



INTER-OFFICE MEMO

TO: City Clerk, Legislative Services

FROM: Ron Hintsche, Manager, Area Planning – South Division

DATE: October 7, 2019 **FILE:** 7918-0032-00

RE: Item No.B4 at the Regular Council – Land-Use Meeting on October 7, 2019

At the Regular Council – Land-Use Meeting on October 7, 2019, Council will consider an OCP Amendment and Rezoning from CD to RF for subdivision into two (2) lots at 8013 – 144 Street (Development Application No. 7918-0032-00).

The Planning Report inadvertently indicated 8 total retained and replacement trees. The actual number of retained and replacement trees is 14 on the subject property.

As such, the City Clerk’s Office is requested to update the agenda to include 14 retained and replacement trees at subject property 8013 – 144 Street for Item No.B4. The Planning Report has been revised accordingly.

Ron Hintsche
Manager
Area Planning – South Division

CLERKS DEPT.
7918-0032-00
OCT 07 2019
B.4 RCU Oct. 7/19

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

TREES

- Ira Sutherland, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

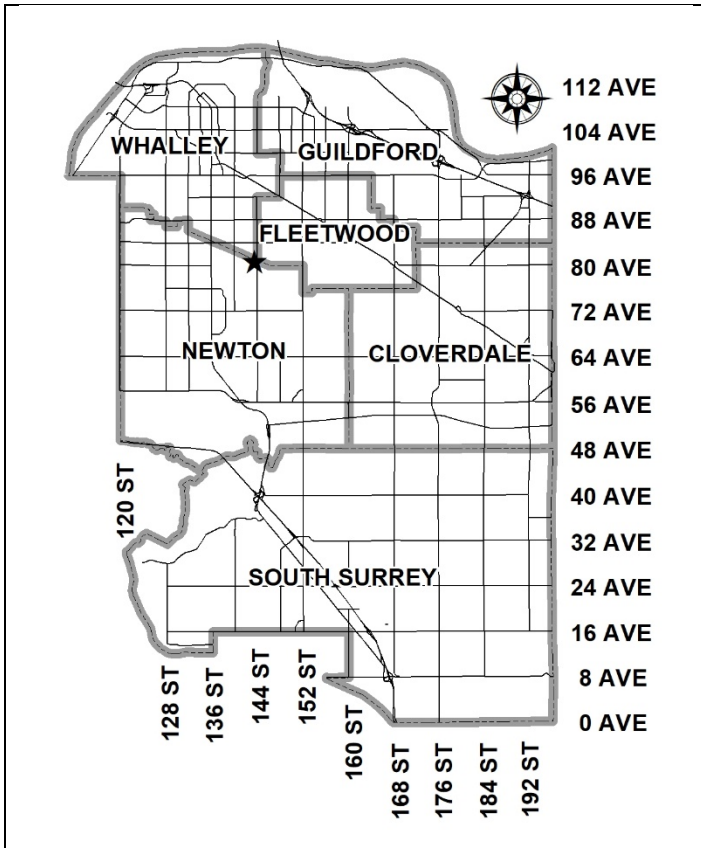
Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
London Plane	3	0	3
Coniferous Trees			
Hiba	1	0	1
Red Cedar Hedge	2	0	2
Western Red Cedar	2	0	2
Total (excluding Alder and Cottonwood Trees)	8	0	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		14	

- The Arborist Assessment states that there are a total of 8 protected trees on or adjacent to the site. It is proposed that all trees be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- While City trees 1 to 6 along the street frontages are proposed for retention, Parks staff is concerned about potential impact to trees along Hawkstream Drive. As such, Parks will review potential impacts to all city trees as part of the detailed service review stage.
- The applicant is proposing to plant three (3) trees on each lot, for a total of six (6) trees.
- The new trees on the site will consist of a variety of trees including Red Flowering Dogwood Blue Spruce and Weeping Nootka Cypress.

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0032-00

Planning Report Date: October 7, 2019



PROPOSAL:

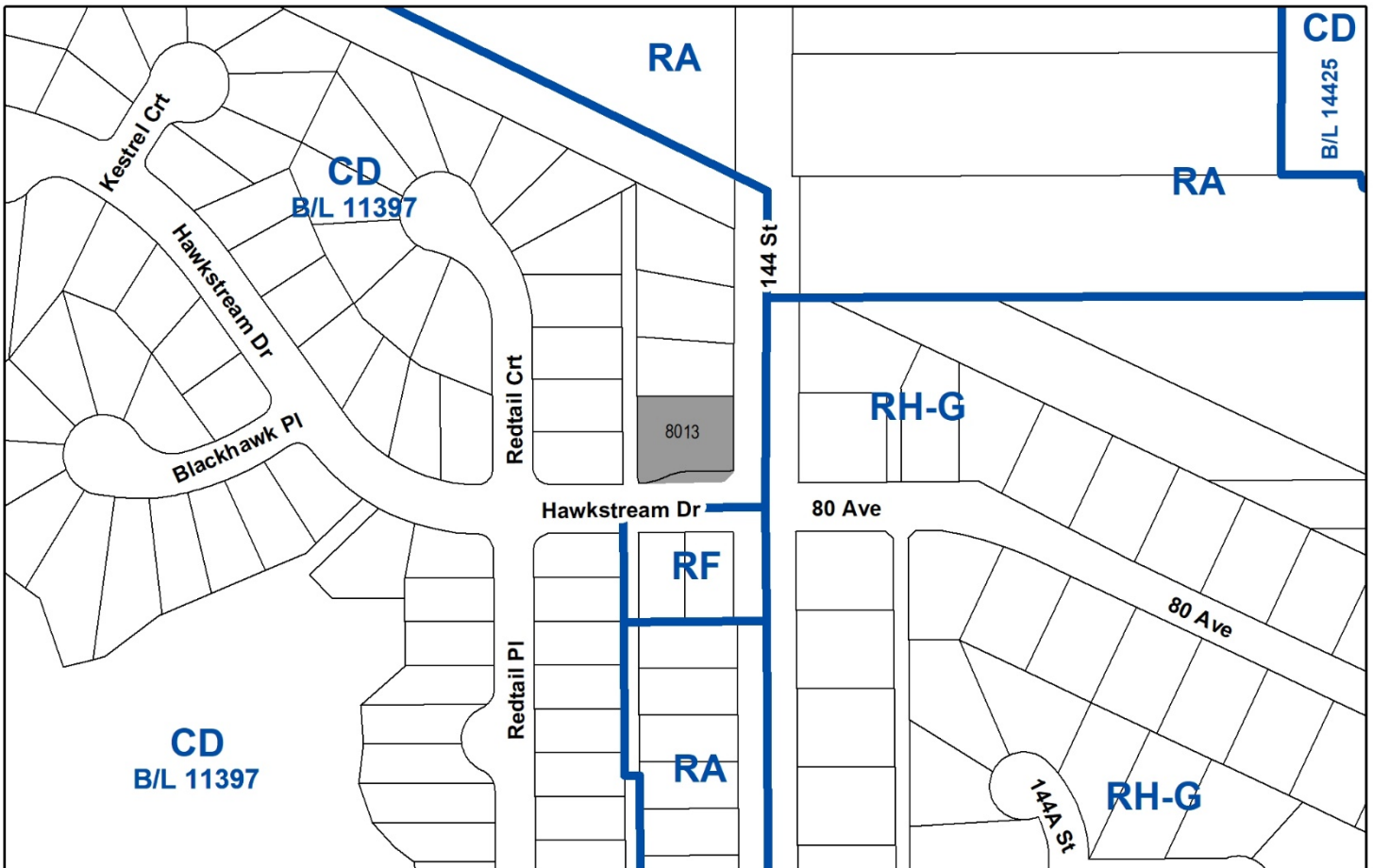
- **OCP Amendment** from Suburban to Urban
- **Rezoning** from CD to RF

to allow subdivision into two (2) single family lots.

LOCATION: 8013 - 144 Street
 Portion of road (Hawkstream Drive)

ZONING: CD (By-law No. 11397)

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the current Suburban OCP designation. The applicant is proposing to redesignate the site from Suburban to Urban to facilitate the proposed RF lots.

RATIONALE OF RECOMMENDATION

- The proposal will allow for RF lots that are consistent with adjacent RF lots on the south side of Hawkstream Drive.
- The two (2) proposed RF lots are oversized and exceed the minimum area and width requirement of the RF Zone by 20%, which creates an appropriate transition to the suburban lots to the north and west of the site.
- Proposed Lot 1 will have a large 2.4 metre (8 ft.) wide northerly side yard captured under a Restrictive Covenant in order to create an improved streetscape transition with the existing home on the neighboring lot to the north.
- An east/west lot orientation allows for lane access and functional backyard configurations for both proposed lots.
- The applicant proposes to purchase approximately 139 square metre (1,495 sq. ft.) portion of Hawkstream Drive road allowance adjacent to the subject site. The City's Transportation Division confirms that Hawkstream Drive has achieved its ultimate road allowance and as such, this additional road allowance to the south of the subject site is not required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site and portions of Hawkstream Drive road allowance shown as Block A on the Survey Plan attached in Appendix I from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site and the portion of Hawkstream Drive road allowance shown as Block A on the Survey Plan attached in Appendix I, from "Comprehensive Development Zone (CD)" (Bylaw No. 11397) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) completion of the road closure and acquisition of a portion of Hawkstream Drive;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a restrictive covenant on proposed Lot 1 for increased north side yard setback of 2.4 metres (8 ft.) to improve the streetscape interface with existing suburban residential lots to the north.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

1 Elementary student at Brookside Elementary School
1 Secondary student at Enver Creek Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2020.

Parks, Recreation & Culture: City trees 1 to 6 are currently proposed for retention, but Parks is concerned about potential impact to the trees along Hawkstream Drive. As such, Parks will review impact to all city trees as part of the detailed service review stage.

SITE CHARACTERISTICS

Existing Land Use: Existing Single Family Dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwelling	Suburban	CD By-law 11397
East (Across 144 Street):	Single Family Dwelling	Suburban	RH-G
South (Across Hawkstream Drive):	Single Family Dwelling	Urban	RF
West (Across lane):	Single Family Dwelling	Suburban	CD By-law 11397

DEVELOPMENT CONSIDERATIONS

- The 1,273 square-metre (13,703 sq.ft.) subject property is located at 8013 - 144 Street in Newton. The site is designated "Suburban" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)".
- The applicant proposes an amendment to the Official Community Plan (OCP) to designate the site from "Suburban" to "Urban" and to rezone the subject property to "Single Family Residential Zone (RF)" in order to subdivide into two (2) single family lots.
- The proposed lots exceed the minimum lot area, width and depth requirements of the RF Zone and are directly north of "Urban" designated lots on the south side of Hawkstream Drive.
- The surrounding neighbourhood is characterized predominantly by RF Zoned single family lots south of Hawkstream Drive and CD Zoned suburban single family lots to the north. The proposed lots are considerably larger (20%) in area and width than the minimum RF requirements. The proposed lots are between 674 square metres (7,255 sq. ft.) and 685 square metres (7,373 sq. ft.) in area and 18 metres (59 ft.) wide which exceeds the minimum lot area (560 square metres / 6,000 sq.ft.) and lot width (15 metres / 50 ft.) of the RF-Zone. The oversized lots create an appropriate transition to the suburban lots to the north and west of the site.
- The proposed east/west lot orientation was not initially preferred by staff. Staff informed the applicant that a north/south lot orientation would be preferable and similar to the lots immediately south of the subject property. However, through neighborhood canvassing, the applicant demonstrated support from surrounding neighbors for their proposed east/west lot orientation. An east/west lot orientation also allows for lane access and functional backyard configurations for both proposed lots.
- The applicant proposes to purchase approximately 139 square metre (1,495 sq. ft.) portion of Hawkstream Drive road allowance adjacent to the site. The City's Transportation Division confirms that Hawkstream Drive has achieved its ultimate road allowance and as such, this additional road allowance is not required.
- Should Council be supportive of the subject proposal, the applicant will be required to register a restrictive covenant that requires a larger north side yard on proposed Lot 1 that can provide an improved streetscape transition with the existing homes on the neighboring suburban lot to the north.

Lot Grading and Building Design.

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department with no significant fill proposed.

- The applicant has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The guidelines will facilitate modern design, massing and finishing standards.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 24, 2018 to a total of 255 addresses and the development sign was installed on August 30, 2018. Staff has not received comments from the Newton Community Association but has received the following responses:

- Three residents expressed concern about how rezoning the subject lot to an RF Zone will set a precedent for more development, overcrowding and parking in the area. There was also concern regarding existing services being spread too thin.

(The proposed development exceeds the minimum lot area requirements of the RF Zone and stays within the character of the established lot pattern in the neighborhood. It meets the off-street parking requirements and will conform to the City's Engineering requirements);

(A Restrictive Covenant is required for an increased north side yard setback of 2.4 metres (8 ft.) to provide an appropriate transition between Urban lots to the south and Suburban lots to the north); and

(The proposed lots are wider than typical RF lots).

- One resident expressed concern regarding access to Hawkstream Drive, stating it would be dangerous due to high traffic volumes in the area.

(The proposed lot layout has since been revised to reflect an east/west lot orientation. With rear lane access).

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban designation is consistent with adjacent RF zoned properties south of Hawkstream Drive.
- The two (2) proposed RF zoned lots are oversized and exceed the minimum area and width requirement of the RF Zone by 20%, which creates an appropriate transition to suburban lots to the north.
- Proposed Lot 1 will have a large 2.4 metre (8 ft.) wide northerly side yard to create an improved streetscape transition with the existing home on the neighboring lot to the north.
- The applicant has agreed to provide an OCP Amenity contribution of \$4,850 to achieve the additional lot.

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

TREES

- Ira Sutherland, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
London Plane	3	0	3
Coniferous Trees			
Hiba	1	0	1
Red Cedar Hedge	2	0	2
Western Red Cedar	2	0	2
Total (excluding Alder and Cottonwood Trees)	8	0	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		8	

- The Arborist Assessment states that there are a total of 8 protected trees on or adjacent to the site. It is proposed that all trees be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- While City trees 1 to 6 along the street frontages are proposed for retention, Parks staff is concerned about potential impact to trees along Hawkstream Drive. As such, Parks will review potential impacts to all city trees as part of the detailed service review stage.
- The applicant is proposing to plant three (3) trees on each lot, for a total of six (6) trees.
- The new trees on the site will consist of a variety of trees including Red Flowering Dogwood Blue Spruce and Weeping Nootka Cypress.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 23, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is within an established neighborhood. • The proposed rezoning and subdivision proposes an amendment to the Official Community Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 6.4 upa is proposed in addition to secondary suites on both lots, subject to meeting zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS) through Sediment Control Devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject property is adjacent to a transit route on 144 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Houses are proposed to face the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None Proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were distributed to nearby owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public. The applicant has also discussed with nearby neighbors.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheet and Block Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Re-designation Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

SUBDIVISION DATA SHEET

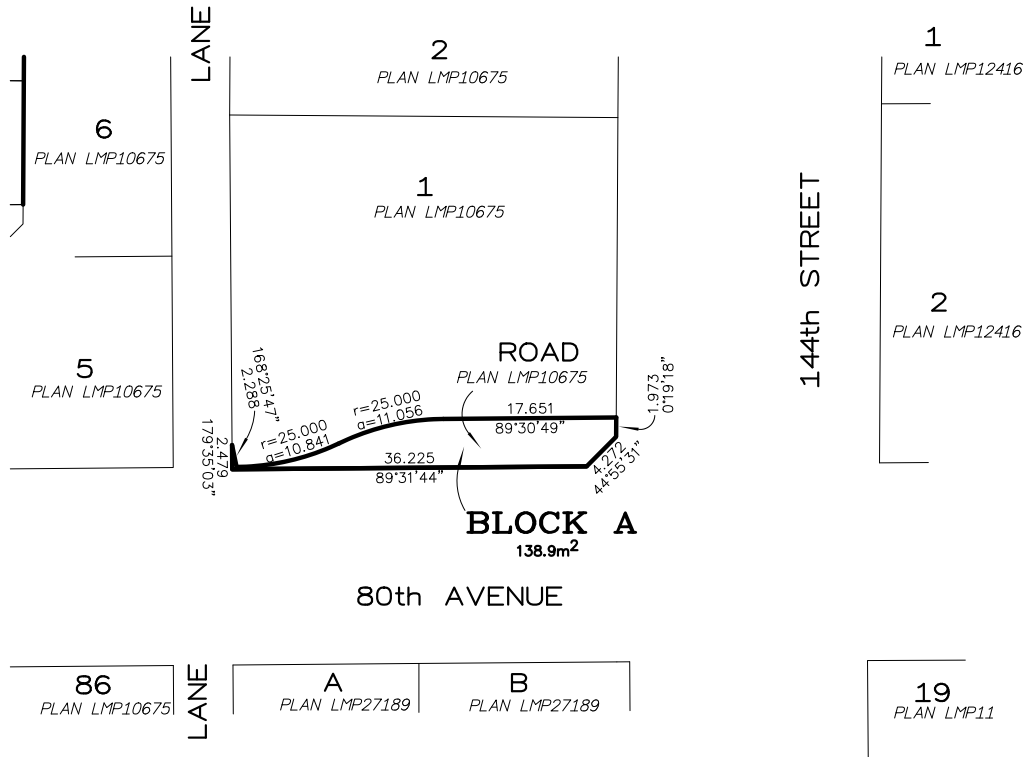
Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.31
Hectares	0.13
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	18 - 18.2
Range of lot areas (square metres)	674 - 685
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.2 / 5.7
Lots/Hectare & Lots/Acre (Net)	14.2 / 5.7
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	YES/NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____
 OF A PORTION OF ROAD ALONG 80TH AVENUE
 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP10675**



SCALE 1 : 500
 ALL DISTANCES ARE IN METRES



Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
 DATED THIS 2ND DAY OF JULY, 2019

----- B.C.L.S.
 Finny Philip





PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

G:\Projects\18004\18004_180 Drawings\Layouts\Lot Layout 11x17 - 7/09/2019 3:41PM

CLIENT:		PROJECT: 8013 144 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	18004	DATE:	JUL 2019	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc. Member PACIFIC LAND GROUP
 Engineering and Development Consultants
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **Sep 06, 2019** PROJECT FILE: **7818-0032-00**

RE: **Engineering Requirements
Location: 8013 144 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.


REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.5 m toward ultimate 30.0 m Arterial Road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 144 Street and Hawkstream Drive intersection.
- Dedicate 1.0 m x 1.0 m corner cut at Hawkstream Drive and Lane intersection.
- Register 0.5 m Statutory Right-of-Way (SRW) along 144 Street and Hawkstream Drive frontage for sidewalk maintenance, as applicable.

Works and Services

- Grade property line along 144 Street to +/-300 mm of road centerline elevation.
- Construct north side of Hawkstream Drive to Limited Local standard.
- Construct the Lane to City standard. Provide driveway access to both lots from Lane only.
- Construct water main along Hawkstream drive to service the site, while maintaining tree retention.
- Construct sanitary sewers along property frontage to service the site.
- Construct sustainable drainage features in accordance to the Lower Bear Creek Integrated Stormwater Management Plan as determined through detailed design.
- Provide storm, sanitary, and water service connections to each lot.
- Register a Restrictive Covenant (RC) on title for both lots for access to Lane only.
- Register an RC on title for onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

Fon 
Tommy Buchmann, P.Eng.
Development Services Manager

AY

NOTE: Detailed Land Development Engineering Review available on file



Planning

September 12, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0032 00 (Update Sept 12, 2019)

SUMMARY

The proposed enrolment are estimated to have the following impact on the following schools:

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

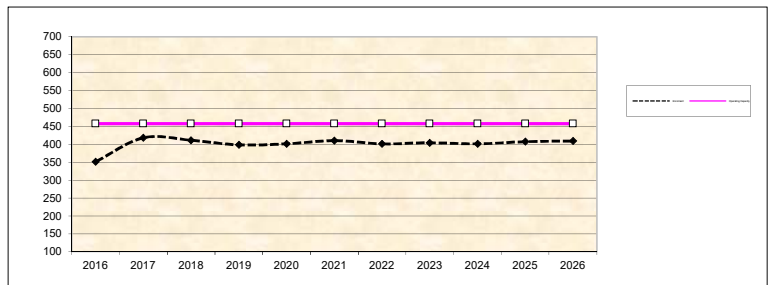
Brookside Elementary	
Enrolment (K/1-7):	46 K + 365
Operating Capacity (K/1-7)	38 K + 419
Enver Creek Secondary	
Enrolment (8-12):	1412
Capacity (8-12):	1400

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

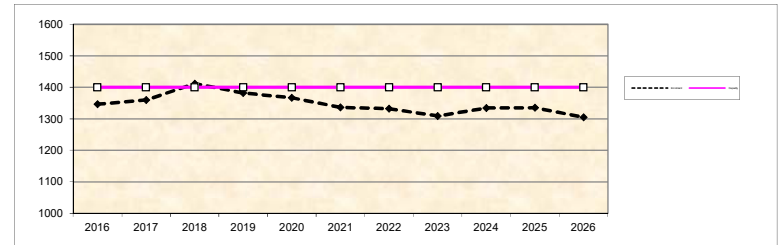
Brookside elementary is located with in a mature neighbourhood. The school's 10 year enrolment projections are steady and fall below the capacity of the existing school. There are no plans to expand the capacity of the school at this time.

Enver Creek Secondary is currently operating at 100%. Enrolment is projected to decline over the next 10 years after 2018. There are no plans to expand the capacity of the school at this time.

Brookside Elementary



Enver Creek Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 18-0032-00
Project Location: 8013 – 144 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is a corner lot located at the intersection of 144 Street and Hawkstream Drive, which is at the only entrance to the "Hawkstream" subdivision. Hawkstream comprises nearly a hundred CD zoned properties developed in the 1990's. The Hawkstream homes are constructed to an average to above-average standard for most homes in Surrey for this era of construction. The homes are 2800 – 3500 sq.ft. Two-Storey type. The homes are clad in stucco, with stucco reveal features on many homes identifying the style as "Modern California Stucco", or more generally, modern urban. Many, but not all of the homes also have a brick or stone masonry accent. Massing designs are mid-scale with upper floors offset toward the rear from the main floor at the front of the home, resulting in a roof concealing some of the upper floor. Front entrances are prominent features on most of the homes, ranging in height from 1 ½ to 1 ¾ storeys. Overall, the homes have proportionally consistent feature projections that are well balanced across the façade resulting in a pleasing shape. Roof slopes range from 6:12 to 8:12 for the main roof, with a larger range for street facing projections. Roof surfaces include cedar shingles, concrete roof tiles, and asphalt shingles. Landscapes meet an average or better standard for the era of construction. The consistencies result in the area being recognizable as "themed", which is a result of a subdivision design control process.

Homes along 144 Street (7900 and 8000 blocks) are comprised of some homes from the eastern edge of Hawkstream which are similar to the homes described above, and of a number of older homes developed prior to the conception of Hawkstream. The older homes include a 2000 sq.ft. low profile Bungalow (the site home to be demolished), a 1960's Bungalow with above ground basement (with entrance at the upper floor), a 1970's attractive 1 ½ storey "Cape Cod Heritage" home with only dormers visible at the upper floor, and a 1970's box-like Cathedral Entry home with fully exposed upper floor. These homes have simpler massing designs and simpler roofs (except the Cape Cod home) than are found on most modern homes. The homes are clad in cedar, stucco, brick, or stone. Roofs on the older homes are surfaced with asphalt shingles. The homes are also finished to a simpler standard, and so these homes do not provide suitable context for post year 2017 developments.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** The Hawkstream homes can be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting, given that they were constructed 20 – 30 years ago. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes, but also to require reasonable compatibility between any new home at the subject site and the Hawkstream homes.
- 2) **Style Character:** There are a mix of old urban styles including "West Coast Traditional" (the Bungalows and Cathedral Entry homes), Cape Cod Heritage (the 1 ½ storey home), and the "Modern California Stucco" and "modern urban" homes found within Hawkstream (all Two-Storey type). There can be some flexibility in style due to the more diverse style range found on 144 Street (both subject lots front 144 Street), provided there is reasonable style compatibility with the Hawkstream homes. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos range from one to 1 ¾ storeys in height and are a prominent element on most homes in Hawkstream. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** Vinyl is a little-used cladding material in this area, and given that the subject site is at the entrance to Hawkstream where all houses are clad in stucco, vinyl is not recommended for the front or flanking street sides of the home.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope:** The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: At the context site to the west ("Hawkstream") there is obvious continuity of appearance. All homes are 2800 - 3500 square foot Two-Storey type modern urban style homes (circa 1990's), with some emphasis on the "Modern California Stucco" style. The homes have mid-scale massing designs with mass allocations distributed in a proportionally consistent and balanced manner across the façade. The homes all have 1½ - 1¾ storey high front entrances. Main roof forms are common hip or common gable at 6:12 to 8:12 slopes. All homes have shake profile asphalt shingle roofs or a shake profile concrete tile roof and most are clad in stucco, some with raised feature stucco elements, and many with feature masonry accents. Homes in the 7900 and 8000 blocks of 144 Street are a combination of the homes above (at the eastern boundary of Hawkstream), or are old urban homes from the 1960's and 1970's with simple massing designs that do not meet modern massing design standards.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in the Hawkstream area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding permitted only on exterior walls located at the rear of the dwelling or adjacent to an interior sideyard. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted.

“Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast.

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 12 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 8, 2019

Reviewed and Approved by:  **Date:** August 8, 2019

4.0 Tree Removal and Retention

Table 2: City of Surrey tree retention and removal summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number 18-0032-00
 Site Address 8144 144 St. Surrey, BC
 Registered Arborist Ira Sutherland

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	8
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

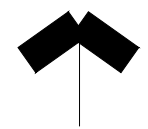
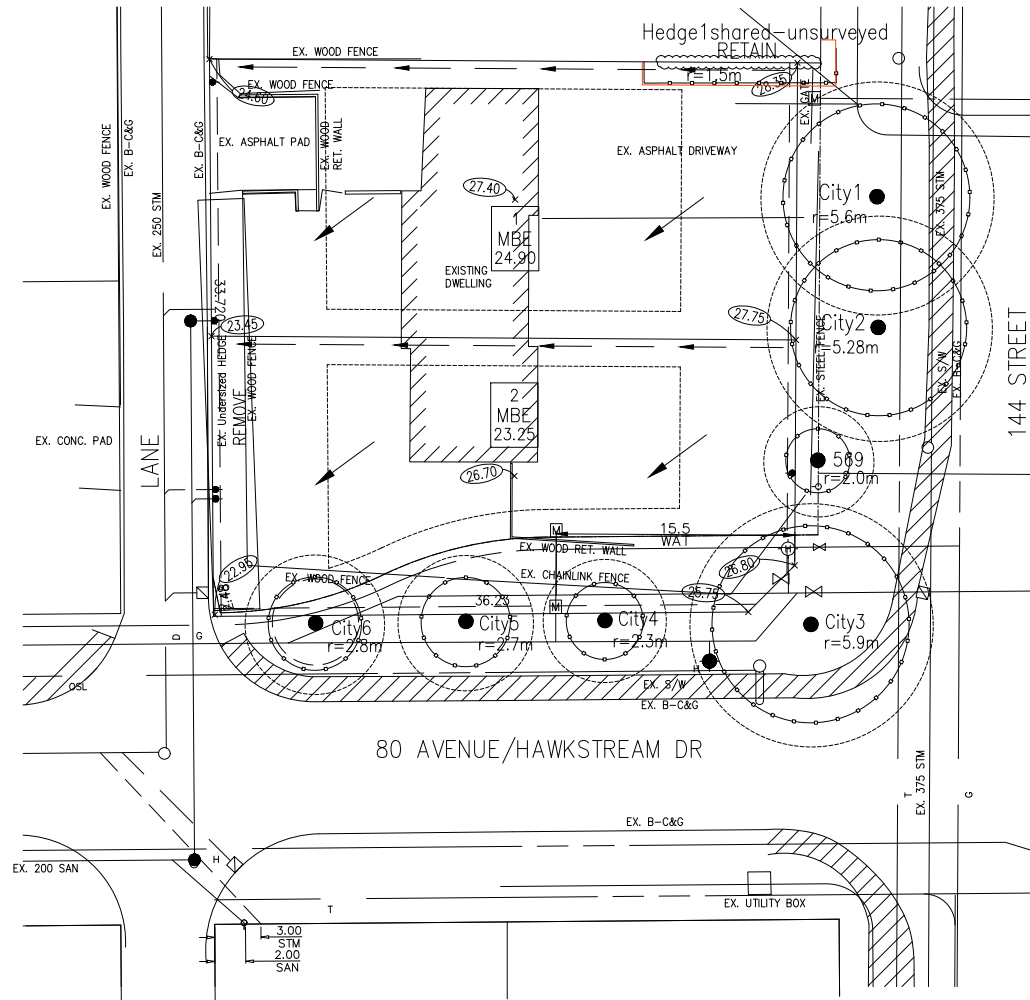
Summary, report and plan prepared and submitted by



Signature of Arborist

January 4, 2018

Date



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = NO BUILD ZONE (1.5m FROM BARRIER)

SEP/18	NEW LOT LAYOUT	1
DATE	REVISION	NO.

C. KAVOLINAS & ASSOCIATES INC.
 BCSCA CSLA
 2462 JONQUIL COURT
 ABOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. MIKE KOMPIER
 HUB ENGINEERING INC.
 SUITE #012
 12902 - 78 AVENUE
 SURREY, B.C.
 V3W 2K6
 604-572-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 2 LOT SUBDIVISION
 8013 - 144 STREET
 SURREY, B.C.

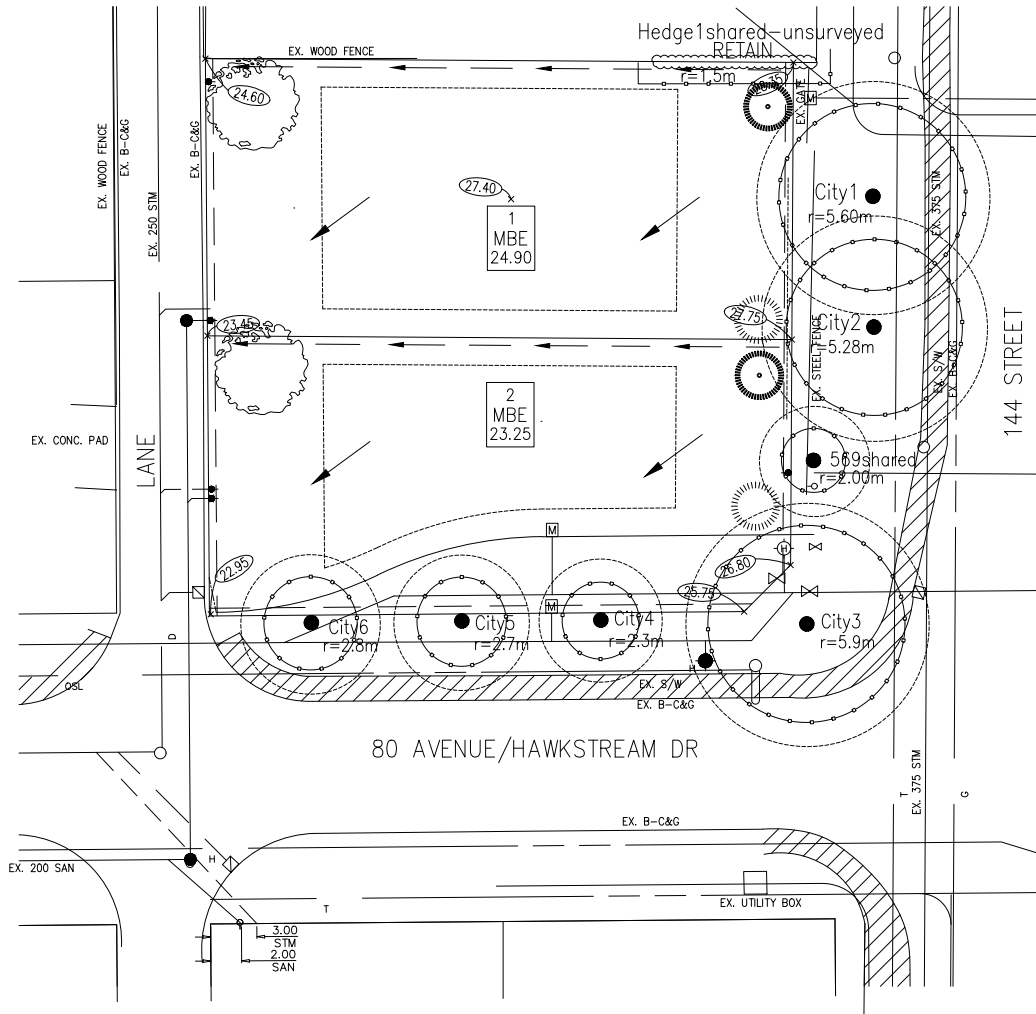
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DRAFT	CHK'D
ENG.	CHK'D
APPROV.	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	TR-1



REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	2	3.00 METERS	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	2	3.00 METERS	AS SHOWN	B. & B.



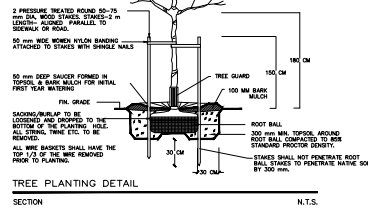
NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "OTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND RETAIN MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTION" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON RECEIPT. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSLA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS. EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SARGOL, WOOD INCL, WOODY PLANT FRAGS, NESTS OR REPRODUCTIVE FRAGS, OF NESTS, PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR 15MM FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

SHRUB DOMINANT LEADER

NEEDS NOT BE THINNED



TREE PLANTING DETAIL SECTION

N.T.S.

LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = NO BUILD ZONE (1.5m FROM BARRIER)

SEP/19	NEW LOT LAYOUT	1
DATE	REVISIONS	NO.
	REVISIONS	

C. KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

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V3G 3E8

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CLIENT

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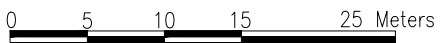
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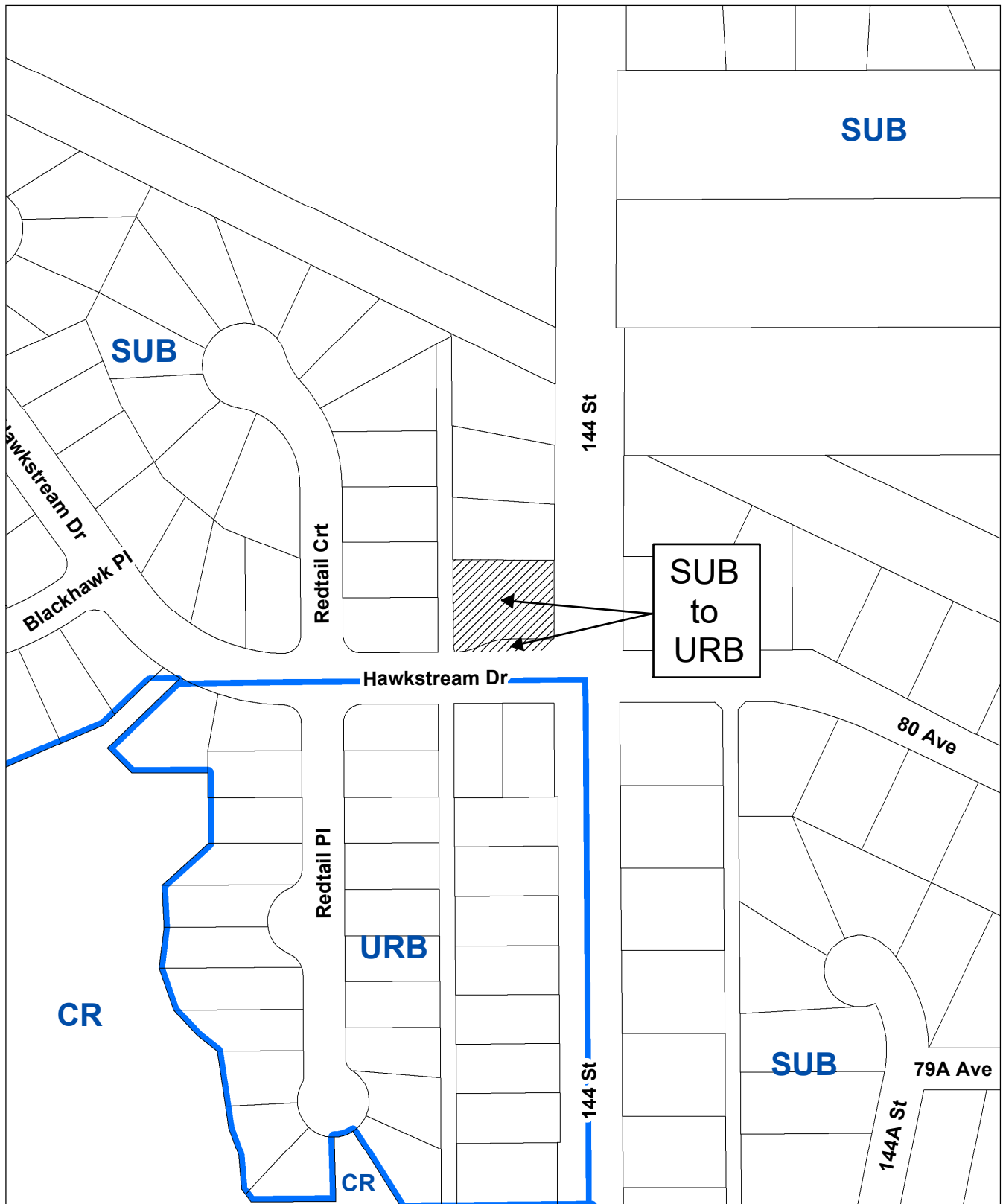
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TREE LOCATION PLAN
TREE REPLACEMENT PLAN
2 LOT SUBDIVISION
8013 - 144 STREET
SURREY, B.C.

SCALE 1:150	DATE JAN/18
DRAWN DWD	
ENL DWD	
APPROV AS BUILT	

PRINTED	JOB NO.
DRAWING NO.	
TR-2	





OCP Amendment 7918-0032-00
Proposed amendment from Suburban to Urban

