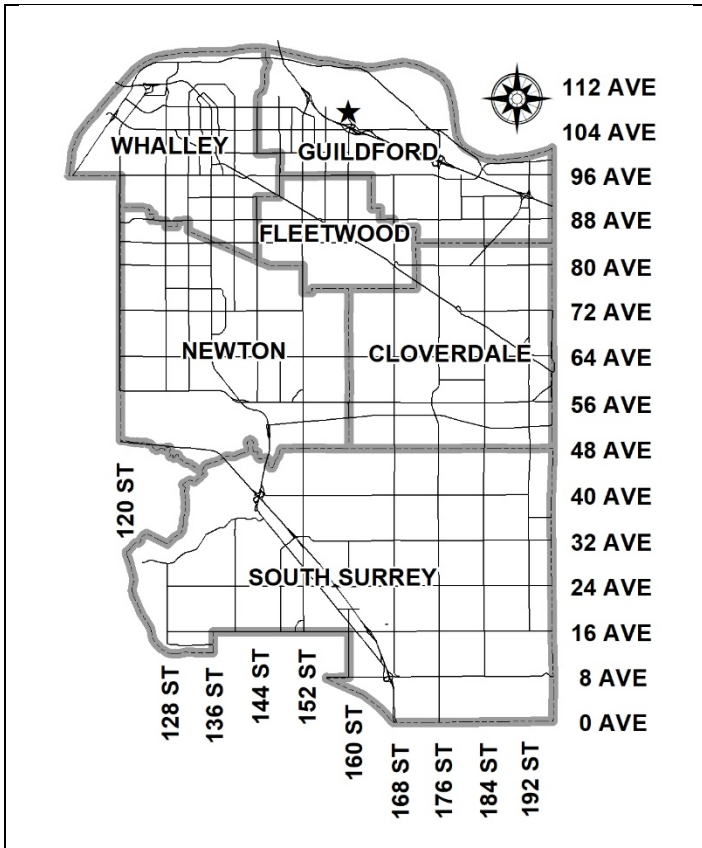


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0202-00

Planning Report Date: April 15, 2019



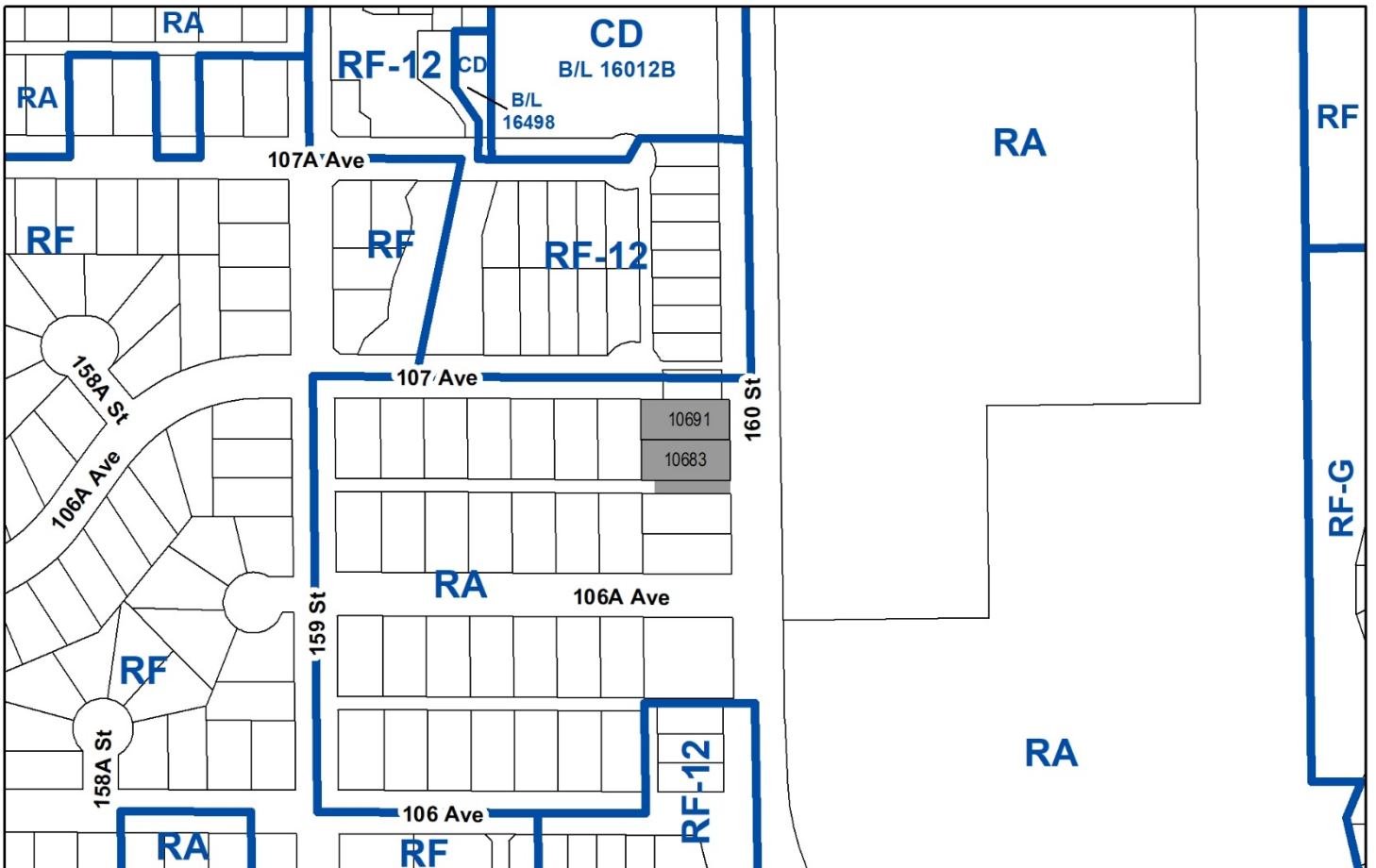
**PROPOSAL:**

- **Rezoning** from RA to RF-13 to allow subdivision into three single family small lots.

**LOCATION:** 10691 – 160 Street  
 10683 – 160 Street  
 Portion of unopened lane

**ZONING:** RA

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban Official Community Plan (OCP) designation.
- The proposed density and building form are appropriate for this part of Fraser Heights, across from the Fraser Heights Park and Recreation Centre and Fraser Heights Secondary School.
- The proposed RF-13 lots fronting 160 Street reflect the lot pattern proposed directly south of the subject property at 10659/10669 – 160 Street (Development Application No. 7918-0177-00). That application received Third Reading on February 25, 2019. The proposal is also consistent with existing RF-12 subdivisions 100 metres (328 ft.) to the south fronting 160 Street.
- To complete the subdivision, as proposed, the applicant will purchase the northerly 3 metre (10 ft.) wide portion of the existing unopened east-west lane located directly south of 10683 - 160 Street. The Engineering Department has deemed the unopened east-west lane as surplus and, therefore, it can be consolidated with the subject site. The applicant will be required to dedicate and construct a re-aligned 6 metre (20 ft.) wide north-south lane that daylights to 107 Avenue to the north in order to provide rear lane access for the proposed RF-13 lots fronting 160 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the properties at 10683 and 10691 – 160 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. A By-law be introduced to rezone the portion of the unopened lane, shown as Block A on the Survey Plan attached in Appendix I, from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
3. 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for increased setbacks along 160 Street for proposed Lots 2 and 3 to accommodate on-site tree preservation;
  - (h) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (i) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (j) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (k) completion of the partial lane closure and acquisition of the northerly 3 metre (10 ft.) wide portion of the unopened east-west lane allowance directly south of 10683 – 160 Street.

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:**

2 Elementary students at Dogwood Elementary School  
1 Secondary students at Fraser Heights 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 Spring, 2021.

**Parks, Recreation & Culture:** Parks supports the application but has some concerns with the pressure the application will place on park amenities in the area. The applicant has agreed to a contribution of \$500, which represents a payment of \$500 per newly created lot, and Parks has accepted this amount to address these concerns.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval from MOTI is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwellings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and West:	Single family residential.	Urban	RA & RF-12
East (Across 160 Street):	Fraser Heights Park playing fields and surface parking lot.	Urban	RA
South:	Single family residential lots under application for rezoning and subdivision into 3 RF-13 lots (Development Application No. 7918-0177-00). The application received Third Reading on February 25, 2019.	Urban	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The two subject properties are roughly 1,535 square metres (0.38 acre) in total area and located on the west side of 160 Street, just south of 107 Avenue. The properties are designated "Urban" in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".
- The applicant proposes a similar development pattern, with RF-13 lots fronting 160 Street, as that proposed on the adjacent southerly properties at 10683/10691 - 160 Street, currently under application for rezoning to RF-13 and subdivision into 3 single family lots (Development Application No. 7918-0177-00). That application was granted Third Reading on February 25, 2019.
- In addition, there are several existing RF-12 single family lots approximately 100 metres (328 ft.) to the south of the subject site.

### Current Proposal

- The applicant is proposing to rezone the subject site and adjacent portion of unopened lane from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide into 3 single family small lots.
- The proposed lots range in size from 376 square metres (4,047 sq. ft.) to 469 square metres (5,048 sq. ft.). The proposed lots meet the minimum area and dimensional requirements of the RF-13 Zone.
- To complete the subdivision, as proposed, the applicant will purchase the northerly 3 metre (10 ft.) wide portion of the existing unopened east-west lane located directly south of 10683 - 160 Street. The Engineering Department has deemed this lane as surplus and, therefore, it can be consolidated with the subject site.
- The proposed RF-13 lots fronting 160 Street are required to have vehicle access from a rear lane as 160 Street is an arterial road. As such, the applicant will dedicate and construct a new 6 metre (20 ft.) wide north-south lane that will outlet to 107 Avenue to the north. The existing driveway access points along 160 street will be removed.

### Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. to prepare a Character Study and Building Design Guidelines for the subject property to maintain consistency with the existing single family dwellings in the surrounding neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of existing older homes within the surrounding area do not provide an appropriate context for future re-development. As such, the Building Scheme for the subject property will reflect updated design standards common of modern RF-13 type lots (Appendix V).

- The preliminary Lot Grading Plan by Hub Engineering Inc. was reviewed by City staff and considered generally acceptable. The Lot Grading Plan indicates in-ground basements are proposed for all 3 lots and that minimal amounts of fill are proposed.

### Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$3,000 for the three (3) proposed lots.

### TREES

- Krisanna Mazur, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Flowering Cherry	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	4	1	3
<b>Total</b>	<b>5</b>	<b>2</b>	<b>3</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>3</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	
<b>Contribution to the Green City Fund</b>		<b>\$400</b>	

- The Arborist Assessment states that there is a total of 5 protected trees on the site. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, road dedication, building footprints and proposed lot grading.
- The proposed front yard setback for Lots 2 and 3 will need to be increased in order to maximize tree preservation on the site. A No-Build Restrictive Covenant will be required to identify the tree preservation area.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 4 replacement trees on the site. Given that only 3 replacement trees can be accommodated on the subject site, the deficit of 1 replacement tree will require a cash-in-lieu payment of \$400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 3 trees are proposed to be retained and 3 replaced on the site with a contribution of \$400 to the Green City Fund.

### PRE-NOTIFICATION

The development proposal sign was installed on August 14, 2018 and pre-notification letters were mailed out on July 30, 2018. To date, staff have not received any responses from area residents.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 18, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located within an urban infill area.</li> <li>• The proposal complies with the OCP designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed single family dwellings may include secondary suites that provide for greater housing choice.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposal includes low-impact development standards (LIDS) in the form of: [1] absorbent soils; [2] roof downspout disconnection; [3] vegetated swales, rain gardens and/or bio-swales; [4] dry swales; and [5] sediment control devices.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The houses will front 160 Street and provide "eyes-on-the-street" in keeping with Crime Prevention Through Environmental Design (CPTED) principles.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Information regarding the proposed rezoning and subdivision is provided to adjacent property owners through the standard pre-notification process.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary (Confidential), 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

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/cm



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.38
Hectares	0.15
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.5 m. – 15.5 m.
Range of lot areas (square metres)	376 sq. m. – 469 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	20 u.p.ha./7.89 u.p.a.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF PART OF LANE SHOWN ON PLAN 1832  
SECTION 30 TOWNSHIP 8 NEW WESTMINSTER DISTRICT**

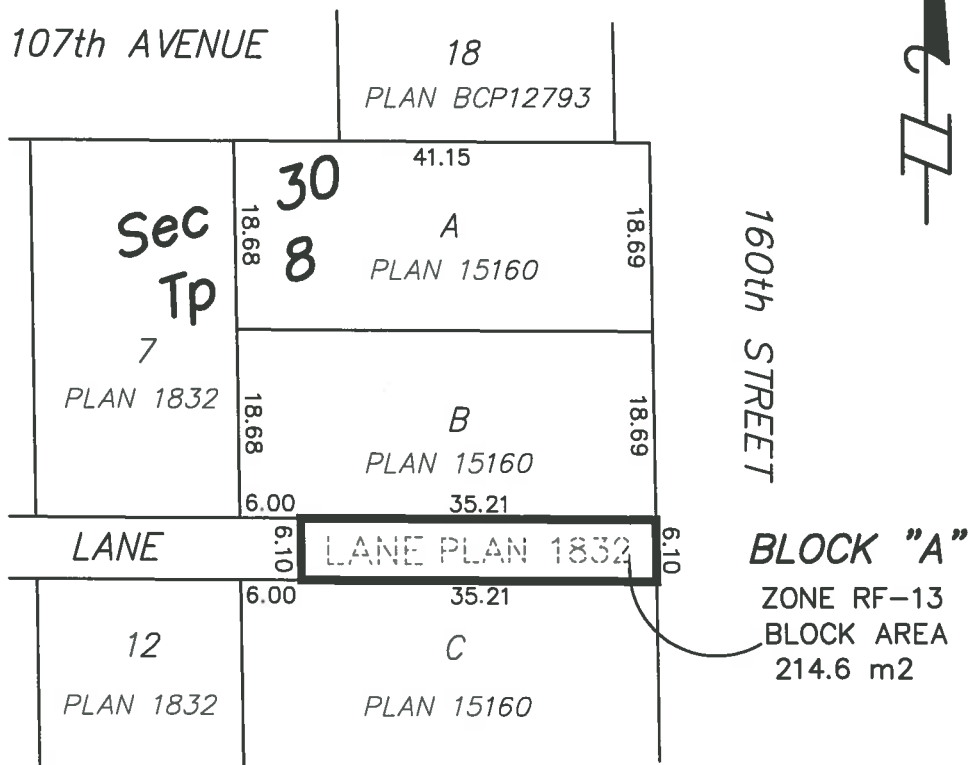
CITY OF SURREY

B.C.G.S. 92G.017

SCALE = 1:750



"ALL DISTANCES ARE IN METRES"



BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LANE	Sec. 30 Tp. 8	1832	214.6 m <sup>2</sup>	BLOCK "A"	RF-13

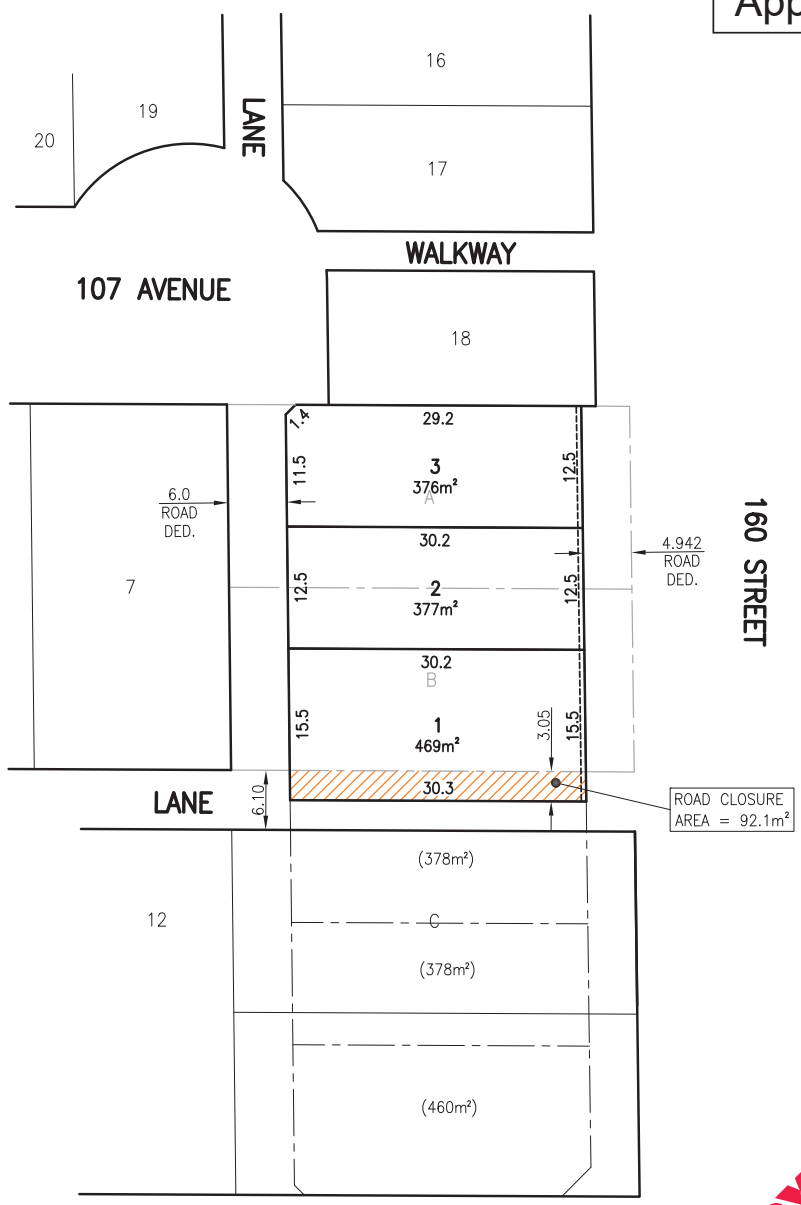
SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
TELEPHONE: 604 599-1886  
FILE: 181197ZONE

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 8th DAY OF APRIL, 2019

*Gene Paul Nikula*  
GENE PAUL NIKULA B.C.L.S.(803)

181197ZONE



**PRELIMINARY  
SUBJECT TO REVIEW  
AND APPROVAL**

**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

CLIENT:	PROJECT: 10683 & 10691 160 STREET, SURREY, B.C.		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 18052	DATE: DEC 2018	LEGAL: LOTS A & B BOTH OF SEC 22 BL 5 NORTH RANGE 1 WEST NWMD PL 15160	MUNICIPAL PROJECT No:
SCALE: 1:500			

G:\Projects\18052\_san\AO Drawings\Layouts\Lot Layout - Op 6 - Dev 10, 2018.dwg [Lot Portrait 11x17] 12/10/2018 10:13AM

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 09, 2019** PROJECT FILE: **7818-0202-00**

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RE: **Engineering Requirements  
Location: 10683 & 10691 - 160 Street**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 4.942m along 160 Street for the ultimate 30.0m arterial road standard.
- Dedicate 6.0m north-south Lane for a total of ultimate dedication of 6.0m.
- Dedicate 1.0m x 1.0m corner cut at the intersection of the Lane and 107 Avenue.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

#### *Works and Services*

- Construct lane to City standards.
- Complete drainage catchment analysis to determine capacities. Address downstream constraints, if identified.
- Construct sanitary main and storm main along the lane.
- Provide each lot with metered water, storm and sanitary service connections.
- Register applicable legal documents as determined through detailed design.
- Secure off-site working easement and tree cutting permit, if applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Development Services Manager

HB4



Planning April 4, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0202 00

**SUMMARY**  
 The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

**September 2018 Enrolment/School Capacity**

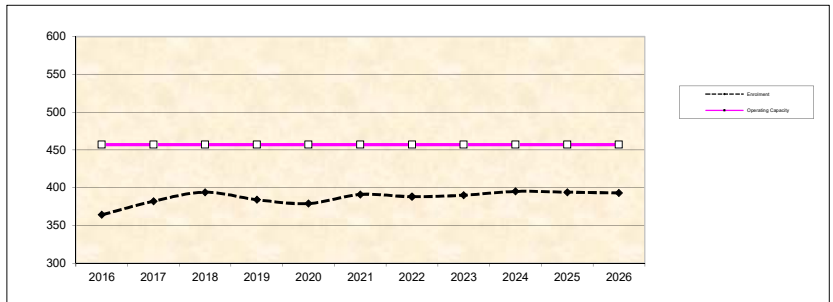
<b>Dogwood Elementary</b>	
Enrolment (K/1-7):	42 K + 352
Operating Capacity (K/1-7)	38 K + 419
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1340
Capacity (8-12):	1200

**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.

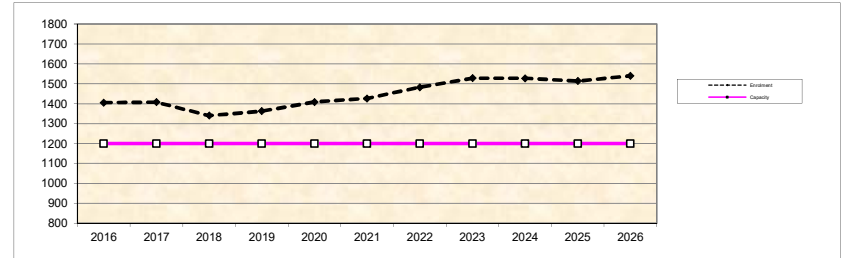
Dogwood Elementary has for the last 10 years been under capacity and it is projected over the next 10 years not to change. Prior to 2010, a boundary change was adopted to move families in the Erma Stephenson catchment into the Dogwood catchment to utilize the surplus classroom space. With most of the catchment built out and only a few sites in development for infill projects, the enrolment in this school is stable. Therefore, there are no plans to expand the school in coming years.

In 2014, a 200 capacity addition was added to Fraser Heights Secondary; but even with the addition the school enrolment will continue and surpass the larger capacity school post 2022. As part of the 2019/2020 Five Year Capital Plan, the District has requested a 300 capacity addition for the school. The Ministry of Education has yet to approve any funding for this request.

**Dogwood Elementary**



**Fraser Heights 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: 18-0202-00  
Project Location: 10683 and 10691 - 160 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 located within an old growth area in recent transition to a modern urban character. Forty five percent of existing homes within the survey area are classified as "old urban" or "West Coast Traditional" style homes from the late 1950's to the early 1970's. There is one 2400 sq.ft. "West Coast Traditional Split Level home with 4:12 common hip roof with asphalt shingle surface, that is clad in swirled white stucco with an antique brick veneer. All the other older homes are small, simple rectangular Bungalows ranging in size from 700 to 1000 sq.ft. None of these homes provide suitable architectural context for a year 2019 RF-13 zone development.

Fifty five percent of homes are classified as modern urban homes, all of which can be further classified as "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" style Two-Storey type homes. These new to 10 year old homes are all designed to a modern standard with well balanced, consistently proportioned, architecturally interesting, mid-scale massing characteristics. These homes have roof slopes ranging from 7:12 to 20:12, though most are at 8:12. Roofs are main common hip or common gable forms with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with vinyl, stucco, or Hardiplank (or other fibre cement board) and more than half of these homes have a significant stone feature accent. All of these newer homes can be considered suitable "context homes".

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

- 1) **Context Homes:** More than half of the homes in this area 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. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant that provide a style bridge between the old urban and modern urban 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-13 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 ½ storeys in height. The recommendation 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** : A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2018 developments.
- 7) **Roof surface** : Roof surfacing materials used in this area include shake profile concrete roof tiles, and asphalt shingles in a variety of profiles. 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. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF-13 bylaw. 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:** There is a stark dichotomy between the 45-60 year old small (700-1000 sq.ft.) "Old Urban" and "West Coast Traditional" simple low mass Bungalows (and one Split Level), and the new (less than 10 years old) 2800 sq.ft. "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" Two-Storey homes. The new homes, representing 55% of the housing stock in this area, have well balanced, consistently proportioned, architecturally interesting, mid-scale massing characteristics. These homes have roof slopes ranging from 7:12 to 20:12, though most are at 8:12. Roofs are main common hip or common gable forms with a shake profile asphalt shingle roof surface. Gable



ends are articulated with shingles or other wood detailing. Homes are clad with vinyl, stucco, or Hardiplank (or other fibre cement board) and more than half of these homes have a significant stone feature accent. All of these newer homes can be considered suitable "context homes"

## 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", compatible forms of "West Coast Contemporary", 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 2018'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)**

Strong relationship with neighbouring "context homes" including 10711, 10705, 10699, 10625, 10617, and 10605 - 160 Street. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage" and "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

#### **Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"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 only.

**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:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. 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:** February 7, 2019

**Reviewed and Approved by:**       **Date:** February 7, 2019

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 10683 & 10691 160 Street

**Registered Arborist:** Woodridge Tree Consulting Arborists Ltd., Krisanna Mazur - PN7530A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	5	<b>Protected Trees Identified</b>	0
<b>Protected Trees to be Removed</b>	2	<b>Protected Trees to be Removed</b>	-
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3	<b>Protected Trees to be Retained</b>	-
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	4	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 2 X two (2) = 4		- All other species to be removed (2:1) 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	3	<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	1	<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



October 25, 2018

(Signature of Arborist)

Date



**Tree Plan for Development at  
10683 & 10691 160th Street  
Surrey, BC**

**Date: April 5, 2018  
Updated: December 10, 2018**

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
0485	Douglas Fir	60	3.60
0486	Douglas Fir	37	2.22
0487	Douglas Fir	70	4.20
0488	Flowering Cherry	84	5.04
0489	Douglas Fir	60	3.60

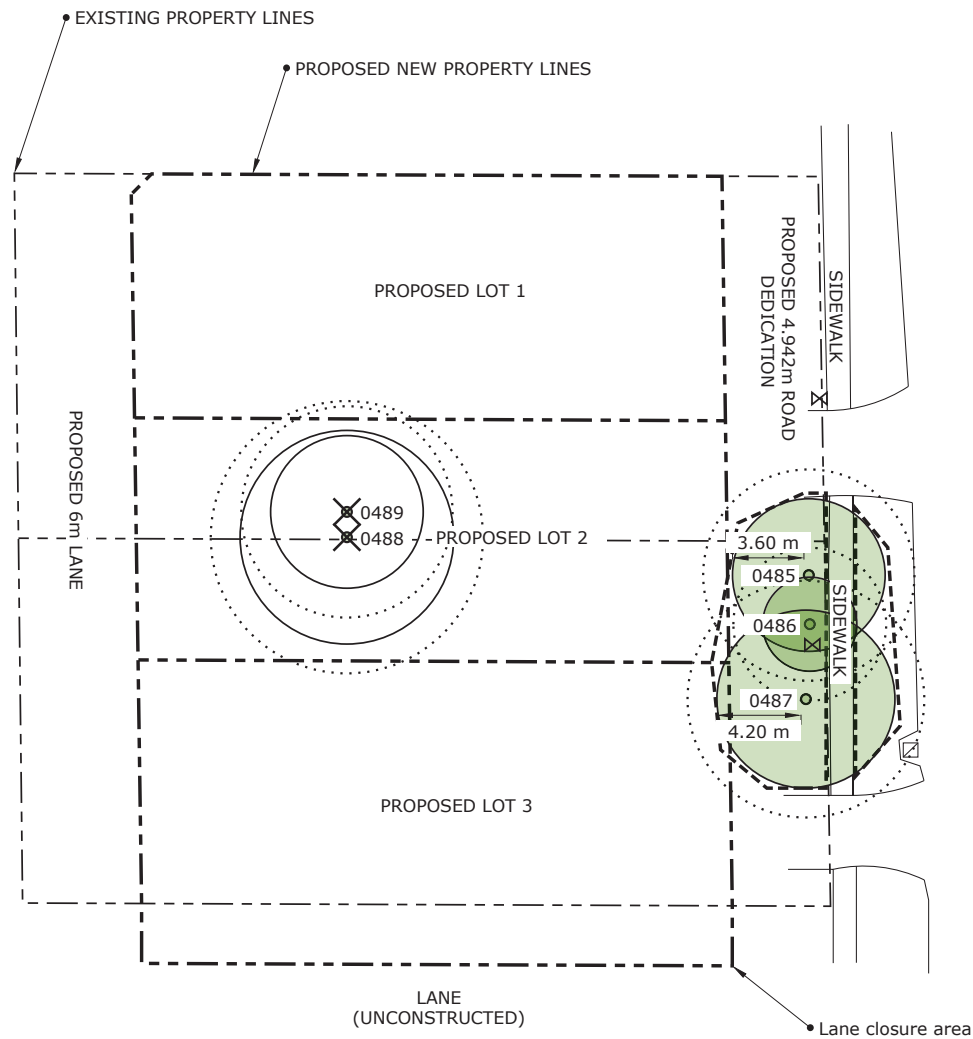
**Notes**

**Legend**

N  
 = remove tree  
 = good retention suitability  
 = tree barrier  

- no build zone
- center of tree
- DBH x 6 + 1/2 of DBH

1m 1:250 10m





**Replacement Tree Plan for  
10683 & 10691 160th Street  
Surrey, BC**

**Date: December 10, 2018**

**Replacement Trees**

Tag	Species	Size
rt1	Persian ironwood	5cm cal.
rt2	Persian ironwood	5cm cal.
rt3	Persian ironwood	5cm cal.

**Notes**

- Replacement tree locations are approximate suggestions
- Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BCSLA Landscape Standards

**Legend**

N  
 = existing tree  
 = replacement tree

