
TO: City Clerk, Legislative Services Division

FROM: Manager, Area Planning & Development – South Division
Planning & Development Department

DATE: April 15, 2019 **FILE:** 7918-0247-00

RE: Development Application No. 79 18-0247-00
Item B.3 of the April 15, 2019 Regular Council – Land Use Agenda

Address: 14157 – 60A Avenue
File No.: 7918-024 7-00
Owners: H. Sandhu
L. Lever
Agent: Mainland Engineering Design Corp.

This item is to be considered for First and Second Reading at the April 15, 2019 Regular Council Land Use Meeting. The last sentence of Page 4, Bullet 3, of the Planning & Development Report states, “The property directly east of the site at 14167 – 60A Avenue is currently under application (7918-0248-00) and is also being considered at the Regular Council – Land Use meeting of April 15, 2019”. Development Application No. 7918-0248-00 is not on the Agenda for the April 15, 2019 Regular Council Land Use Meeting, therefore the sentence is amended to the following, “The property directly east of the site at 14167 – 60A Avenue is currently under application (7918-0248-00)”.



Ron Hintsche
Manager
Area Planning & Development – South Division

Attachment – Replacement Page 4.

CLERKS DEPT.
7918-0247-00
APR 15 2019
B.3 RCU APR 15 19

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single Family Small Lots	Single Family Residential Flex (6 – 14 u.p.a.)	RF-9
East:	Single Family Residential, currently under application (7918-0248-00)	Single Family Residential Flex (6 – 14 u.p.a.)	RA (Proposed RF-13)
South (Across 60A Avenue):	Semi-detached Residential (Duplex) and Single Family Residential	Single Family Residential Flex (6 – 14 u.p.a.)	RF-SD & RF-9C
West:	Single Family Residential	Single Family Residential Flex (6 – 14 u.p.a.)	RA

DEVELOPMENT CONSIDERATIONSSite Context

- The property is located on the north side of 60A Avenue, west of 142 Street, and is 792 square metres (8,524 sq. ft.) in area.
- The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential Flex (6 – 14 u.p.a.)" in the South Newton Neighbourhood Concept Plan (NCP), and is currently zoned "One-Acre Residential Zone (RA)".
- The property is one (1) of three (3) properties currently under application on the north side of 60A Avenue that is proposing to rezone to Single Family Residential (13) Zone (RF-13). The property directly east of the site at 14167 – 60A Avenue is currently under application (7918-0248-00).
- The south side of the 14100 block of 60A Avenue is fully developed under the South Newton NCP with semi-detached residential and single family small lots with coach houses.

Current Proposal

- The applicant is proposing to rezone the site from the "One-Acre Residential Zone (RA)" to the "Single Family Residential (13) Zone (RF-13)" to allow subdivision of the property into two (2) single family residential lots.
- The two proposed lots are 395 square metres (4,251 sq. ft.) in area, 11.4 metres (37.5 ft.) wide, and 34.6 metres (113 ft.) deep.

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0247-00

Planning Report Date: April 15, 2019

PROPOSAL:

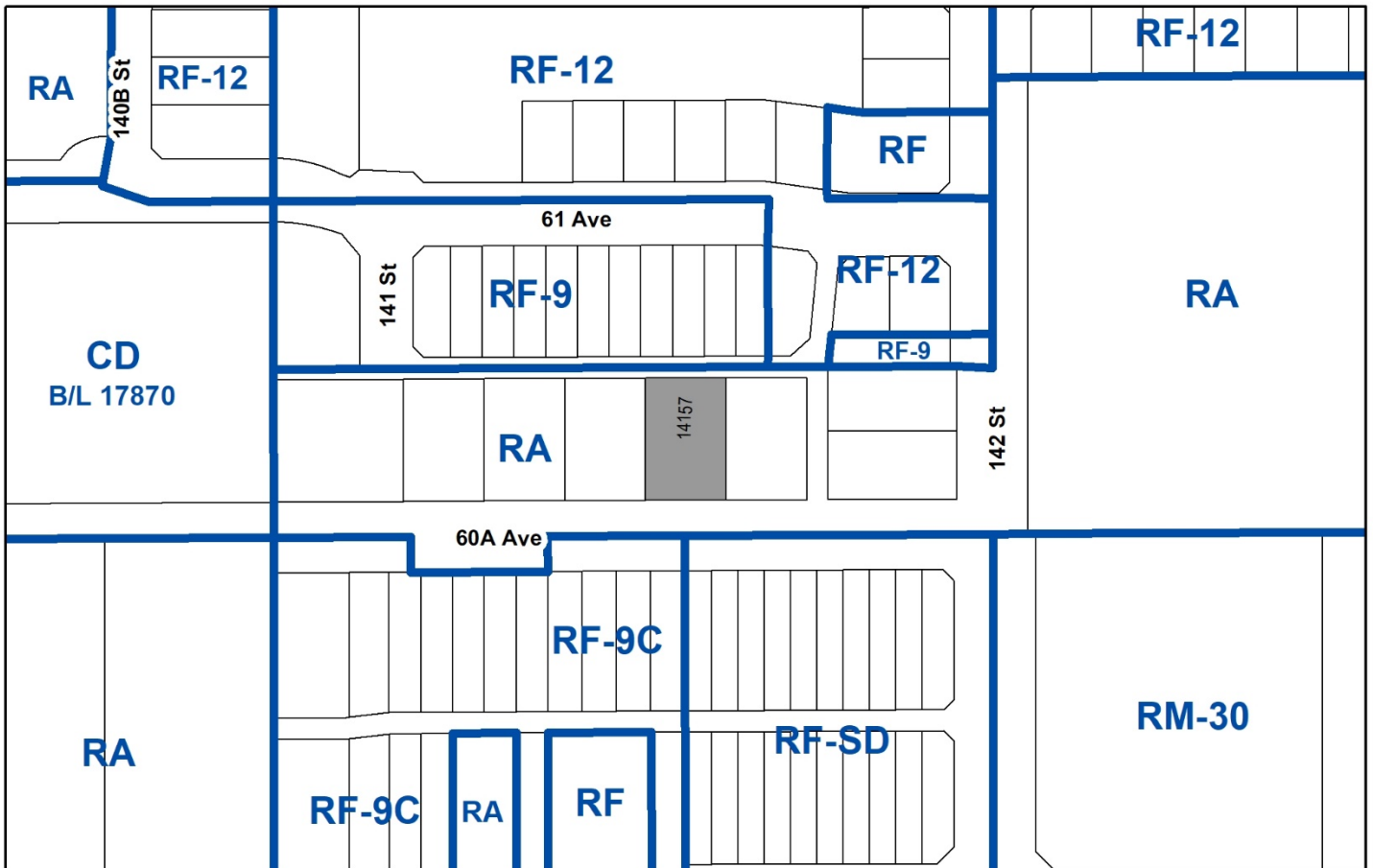
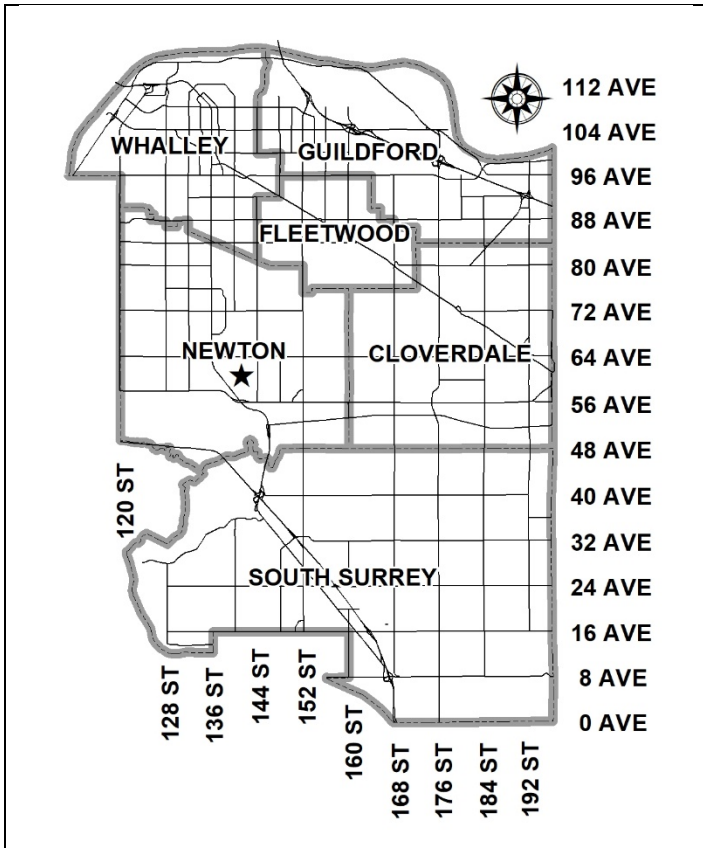
- **Rezoning** from RA to RF-13 to allow the subdivision of the property into two (2) lots.

LOCATION: 14157 - 60A Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential Flex (6 - 14 u.p.a.)



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 site's "Urban" designation in the Official Community Plan (OCP).
- The proposal complies with the site's "Single Family Residential Flex (6 – 14 u.p.a.)" designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton and with the established pattern of development in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. 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;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) 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.

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 students at Woodward Hill Elementary School
1 Secondary students at Sullivan 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 Fall 2020.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

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- The two proposed lots are 395 square metres (4,251 sq. ft.) in area, 11.4 metres (37.5 ft.) wide, and 34.6 metres (113 ft.) deep.

- The proposed lots exceed the minimum size requirement of an RF-13 Type I Interior Lot by 59 square metres (635 sq. ft.) but are 0.57 metres (1.87 ft.) less than the minimum lot width requirement of 12.0 metres.
- Part 4 – General Provisions, Section 21 (g) of Surrey Zoning By-law No. 12000, allows that the Approving Officer may reduce the minimum lot width of a particular Zone by a maximum of 10% if the resultant lot area is substantially larger than the minimum area required in a particular Zone.
- In this instance, the lot areas are proposed to be over 17% larger than the minimum area required under the RF-13 Zone; therefore, should Council support the proposed rezoning, the Approving Officer would deem that it is appropriate to utilize Part 4 Section 21 (g) of the Zoning By-law.
- The proposed lots will be accessed via the rear lane that was constructed through Development Application 7912-0151-00 on the properties to the north.

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 \$2,000 for two (2) proposed lots.

Building Design and Lot Grading

- Michael E. Tynan of Tynan Consulting Ltd. conducted a character study of the surrounding homes and prepared Building Design Guidelines for the subject property. A summary of the Building Design Guidelines is attached as Appendix V.
- The Character Study found that the new homes in the 14100 block on the south side of 60A Avenue are constructed in "Neo-Heritage" and "Neo-Traditional" styles and provide good architectural context for the subject site. The Design Guidelines recommends both "Neo-Heritage" and "Neo-Traditional" styles homes, as well as compatible versions of the "West Coast Contemporary" style. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading plan was submitted by Mainland Engineering Design Corporation, dated November 28, 2018 and revised April 04, 2019, and was reviewed by staff and found to be generally acceptable.
- In-ground basements may be achievable without bringing a significant amount of fill on the property, based on the preliminary lot grading plan. The final lot grading plan will be incorporated into the detailed engineering design for the proposed lots, which is required prior to Final Adoption.

PRE-NOTIFICATION

- On July 24, 2018 pre-notification letters were mailed to 111 property owners within 100 metres (328 ft.) of the subject property. Development Proposal Signs were installed on the property October 24, 2018.
- On April 1, 2019 revised pre-notification letters were sent to reflect a change of scope in the project. The Development Proposal Sign was updated March 27, 2019.
- The Planning and Development Department have not received any comments to date, in response to the pre-notification letters.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		4	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there is a total of one (1) protected tree on the site, which is a cherry tree that is not suitable for retention as it has been topped and cannot be repaired. As a result no trees will 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.
- The applicant is proposing to plant two (2) new trees per lot, for a total of four (4) trees, which exceeds the required 2 to 1 replacement ratio dictated by Surrey Tree Protection By-law, 2006 No. 16100.
- The project arborist has proposed one (1) Japanese Snowbell and one (1) Paperbark Maple on each proposed lot.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 27, 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 site is located within the South Newton NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Complies with the density of the NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, sediment control devices, perforated pipe systems, permeable surfaces are proposed for rain water management. • The proposal will increase tree canopy coverage.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- 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 Hintsche

Jean Lamontagne
General Manager
Planning and Development

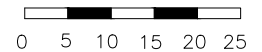
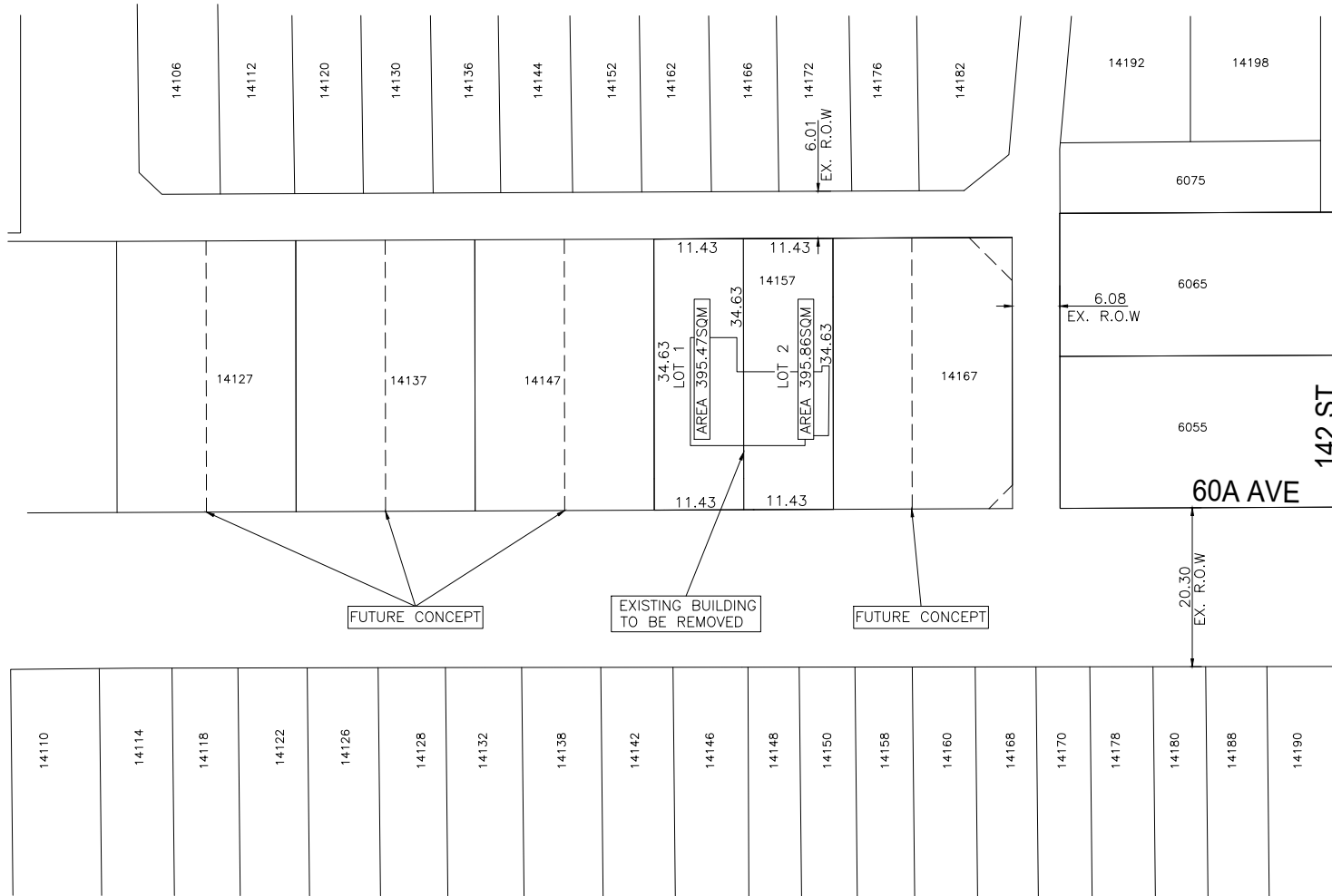
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.1957
Hectares	0.0792
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	11.43 metres
Range of lot areas (square metres)	395.47 – 395.86 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25.25 u.p.h. and 10.21 u.p.a.
Lots/Hectare & Lots/Acre (Net)	25.25 u.p.h. and 10.21 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	52%
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	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



METER SCALE

NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
 EXISTING ZONING: RA
 PROPOSED ZONING: RF-13
SITE AREA
 GROSS SITE AREA: 792sqm.

NO.	YY/MM/DD	DRN	CH.	REVISION
0	19/01/08	AD	RM	ISSUED FOR APPROVAL

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4C1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 2 LOT SUBDIVISION
 #14157 60A AVE, SURREY, B.C.
DWG. NAME
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	AD	7818-0247-00	1
BRAWN	IK	MAINLAND PROJECT NO.	
CHECKED	RM	C-1863	OF 1
APPROVED	AB	DATE 19/01/08	REV. 0

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

FROM: **Development Engineer, Engineering Department**

DATE: **Nov 08, 2018** PROJECT FILE: **7818-0247-00**

RE: **Engineering Requirements
Location: 14157 60A Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m statutory right-of-way for inspection chambers and sidewalk maintenance along 60 A Avenue.

Works and Services

- Construct north side of 60A Avenue to the through local standard including sidewalk;
- Construct Lane to 6.0m Residential standard;
- Construct storm main along rear lane to service the development;
- Construct storm, sanitary and water services to each lot; and
- Register required Restrictive Covenants for stormwater management features necessary to meet Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

P206787



Planning

March 22, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0247 00

SUMMARY

The proposed 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

Woodward Hill Elementary	
Enrolment (K/1-7):	82 K + 589
Operating Capacity (K/1-7)	57 K + 605
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

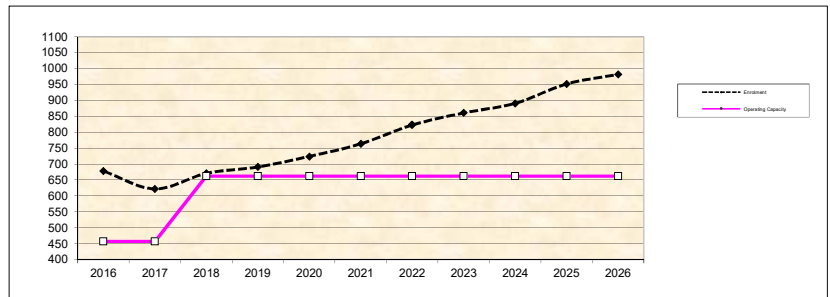
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still higher than the "new" capacity and therefore, 2 portables were required to remain on site to accommodate. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make available more regular stream space to meet in-catchment demand.

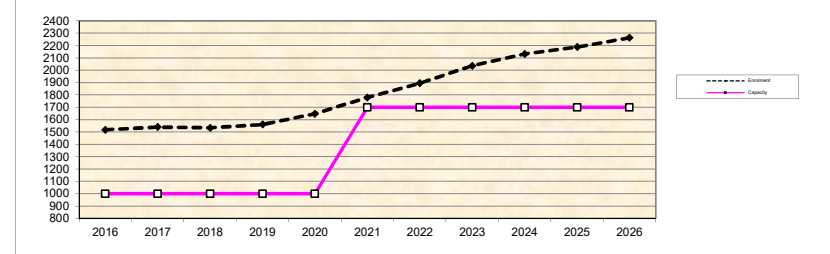
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2019/20 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. We are awaiting funding approval.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition is targeted to open September 2021.

Woodward Hill Elementary



Sullivan 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: 18-0247-00
Project Location: 14157 - 60A Avenue, 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 in the 14100 block on the north side of 60A Avenue. Four lots west of the subject site is a new project, 17-0468-00 at 14111 - 60A Avenue, which is a subdivision from one RA lot to two RF lots. There is one new home currently under construction, a 3000+ sq.ft. "Neo-Traditional" style Two-Storey home with three street facing 10:12 slope common gable projections.

Also west of the subject site, on the north side of 60A Avenue, are four "West Coast Traditional" style "Cathedral Entry (Split Entry) and Basement Entry type homes with high scale, box-like massing designs. These homes have the upper floor situated directly above the main floor, with the upper floor fully exposed to street views. The homes have low-slope (flat, 2:12, and 4:12 pitch) roofs. Roof surfaces include asphalt shingles and tar and gravel. Siding includes stucco, cedar, aluminum, and masonry. There is also one small simple rectangular 1960's "Old Urban" Bungalow with single-mass 5:12 slope common gable roof with asphalt shingle surface. The home is clad in white vinyl siding. None of these homes are considered context homes. Most of these lots have applications pending for subdivision.

On the south side of 60A Avenue opposite the subject site is an RF-SD site with several pairs of zero lot line buildings (duplex-like structures). Each dwelling has a floor area of approximately 1900 sq.ft. including garage (or 3800 sq.ft. for the entire structure). The buildings are "Colonial" style, featuring vertically aligned and vertically oriented windows with bold trim. Roofs are steeply sloped common gable type with an asphalt shingle surface. Walls are clad in vinyl with very generous brick feature veneers.

Also on the south side of 60A Avenue, and west of the subject site are numerous RF-9C (coach house) zoned lots, developed under Surrey project 11-0147-00. These homes are all 1700 sq.ft. "Neo-Heritage" and "Neo-Traditional" style Two-Storey homes that meet a modern massing design standard. There is no unbroken wall mass exceeding one storey. The homes have prominent front entrances, but all one storey in height. Homes have multiple steeply pitched street facing common gable projections articulated with wall shingles or Tudor battens. Walls are clad in Hardiplank at the front and in vinyl along the sides. These homes are consistent in quality and theme, and meet high standards for post year 2015 compact urban developments in the City.

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

- 1) **Context Homes:** All of the new homes in the 14100 block on the south side of 60A Avenue are considered to provide good 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. Therefore, new homes at the subject site should be of a compatible style and have mid-scale massing designs that meet or exceed the standards found on these homes.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early 2010's. Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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 :** The recommendation is to limit the range of entrance portico heights to one storey , or 10 feet, 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, aluminum, 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 2017 developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that the two new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. 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: On the north side of 60A Avenue west of the subject site is a new 3000+ sq.ft. Two-Storey home currently under construction. Also west of the site are several 1970's box-like Cathedral Entry and Basement Entry homes with low slope roofs. Southeast of the site (south side of 60A Avenue) are several early 2010s Colonial style Two-Storey duplexes (RF-SD structures) with steeply sloped roofs, vertically oriented and aligned windows and generous brick feature veneers. West of the subject site on the south side of 60A Avenue are numerous 1700 sq.ft. "neo-Traditional" and "Neo-Heritage" style RF-9C homes that meet a mid-scale, well balanced, modern massing design standard.

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: "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 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 one storey, or 10 feet.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Compatible relationship with neighbouring "context homes" in the 14100 block, on the south side of 60A Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and compatible 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: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also 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: December 16, 2018

Reviewed and Approved by:  Date: December 16, 2018

Tree Preservation Summary

Surrey Project No:

Address: 14157 60A Avenue Surrey

Registered Arborist: Glenn Murray

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)	1
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 1 </u> X two (2) = 2	2
Replacement Trees Proposed	4
Replacement Trees in Deficit	-2
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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 <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

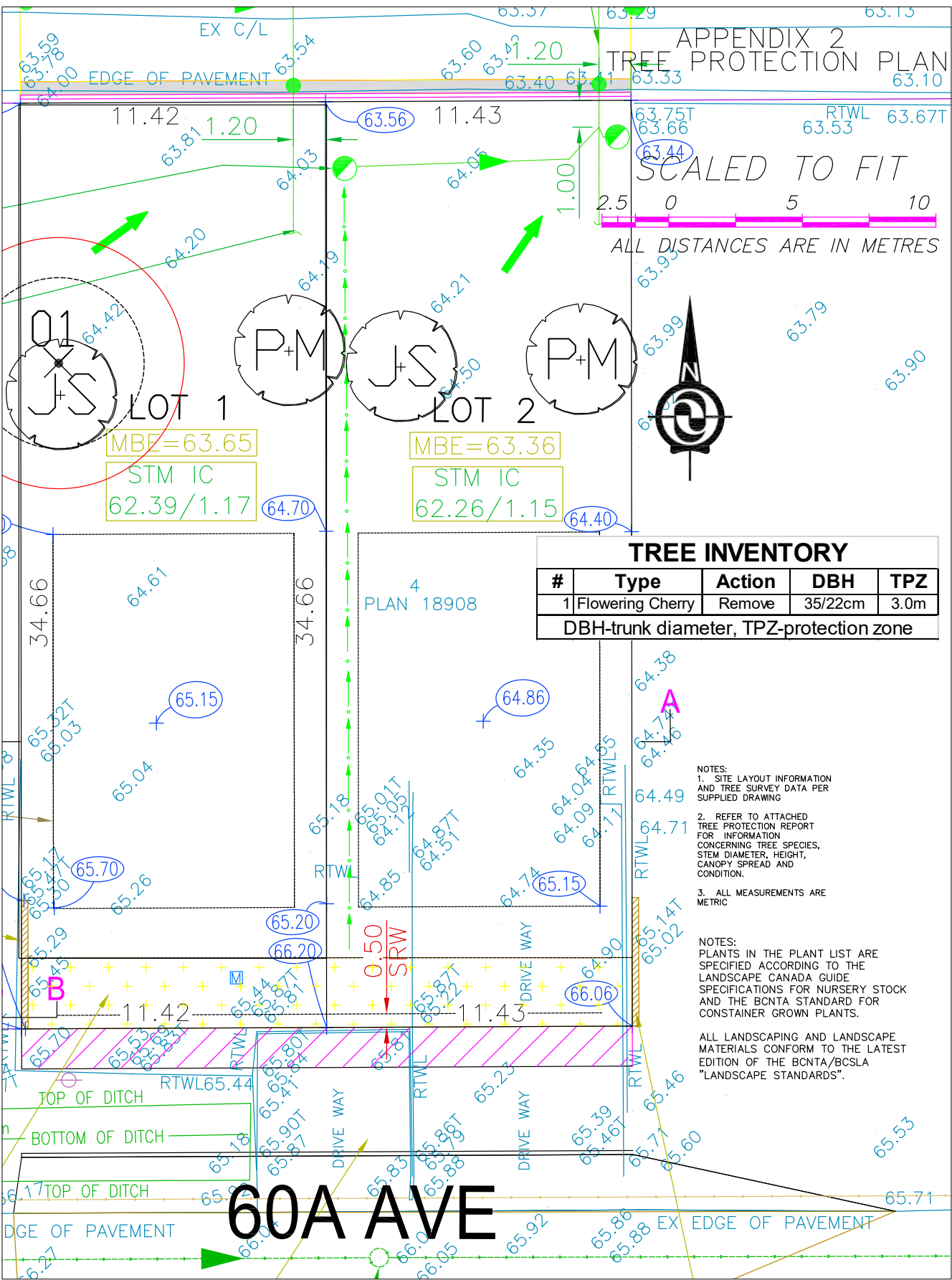


(Signature of Arborist)

27-Nov-18

Date

APPENDIX 2
TREE PROTECTION PLAN



TREE INVENTORY

#	Type	Action	DBH	TPZ
1	Flowering Cherry	Remove	35/22cm	3.0m

DBH-trunk diameter, TPZ-protection zone

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

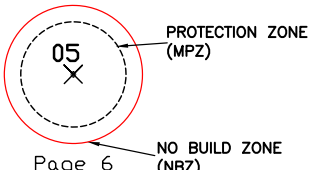
ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

LEGEND

REPLACEMENT TREES

QTY	Type	Size
2	Japanese Snowbell	5cm
2	Paperbark Maple	5cm

TREE PROPOSED FOR REMOVAL



Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

14157 60A Ave SURREY, BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL, THEIR PROTECTION ZONES AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT

November 27, 2018