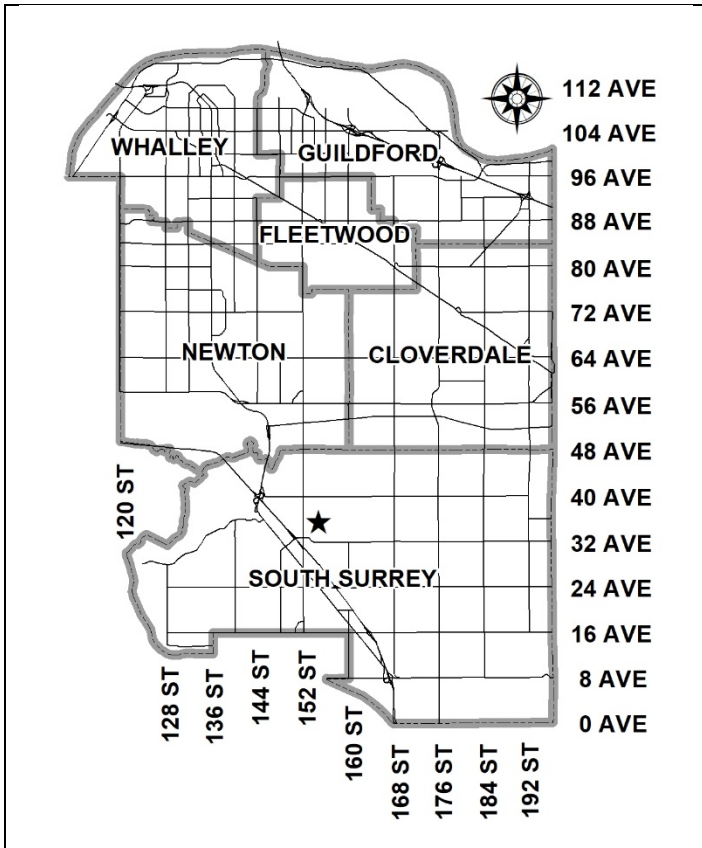


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0454-00

Planning Report Date: March 9, 2020



PROPOSAL:

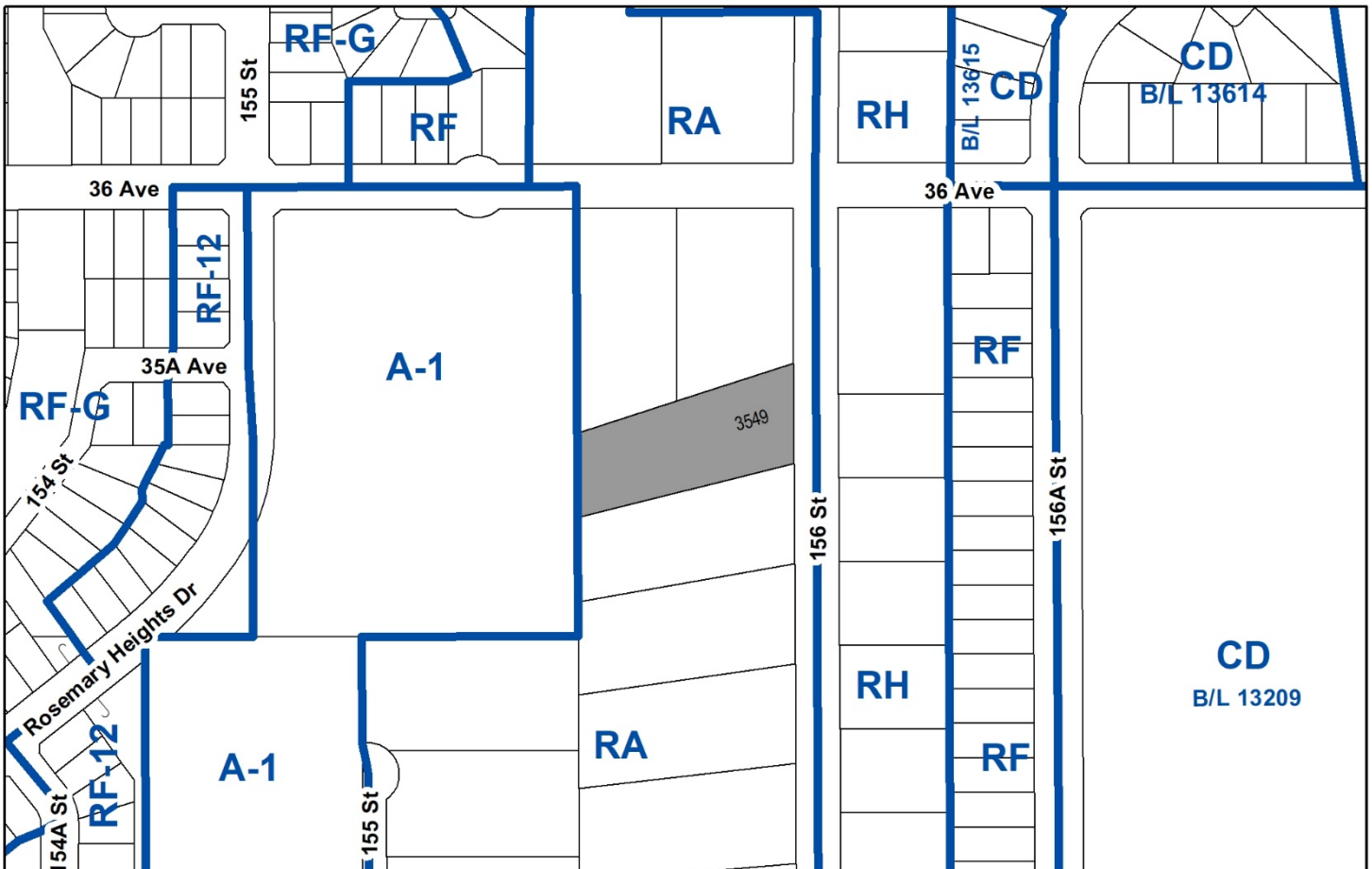
- **Rezoning** from RA to RH and RQ to allow subdivision into 2 lots

LOCATION: 3549 - 156 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP: Suburban ½ Acre Residential and Suburban ¼ Acre Residential



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the Suburban ½ Acre Residential and Suburban ¼ Acre Residential land use designations in the Rosemary Heights Central Neighbourhood Concept Plan (NCP).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" for the portion shown as Block A on the attached Survey Plan (Appendix I); and to "Quarter Acre Residential Zone (RQ)" for the portion shown as Block B on the attached Survey Plan; 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 to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for tree protection.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban ½ Acre Residential & Suburban ¼ Acre Residential	RA
North:	Single family dwellings; under applications to develop (7915-0002-00 & 7918-0455-00) and scheduled to be considered by Council at the Land Use meeting on March 9, 2020.	Suburban ½ Acre Residential (3581-156 St)/ Suburban ¼ Acre Residential (15558-36 Ave)	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 156 Street):	Single family dwelling	Suburban ½ Acre Residential	RH
South:	Single family dwelling	Suburban ½ Acre Residential & Suburban ¼ Acre Residential	RA
West:	Rosemary Heights Elementary School	Elementary School	A-1

Context & Background

- The subject site is designated "Suburban" in the Official Community Plan (OCP), and "Suburban ¼ Acre Residential" and "Suburban ½ Acre Residential" under the Rosemary Heights Central Neighbourhood Concept Plan.
- The applicant originally submitted a different proposal under Development Application No. 7915-0085-00 that included 15558-36 Avenue to create an 8 lot subdivision.
- Similar to a number of other applications in this suburban pocket in the Neighbourhood Concept Plan received in 2014 and 2015, the previous application sought amendment to the Official Community Plan to re-designate the site from "Suburban" to "Urban", and amendment to the Neighbourhood Concept Plan from "Suburban 1/2 Acre residential" to "Transitional Single Family Residential (5upa max)", and rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", based on "Single Family Residential Zone (RF)".
- At the time the community was concerned about increased densification and non-suburban lot types associated with these applications, and other implications such as overcrowding of schools, increased through traffic, on site tree retention and additional pressure on existing municipal services. In response to these concerns, Council authorized a review of the NCP in June 12, 2017 and subsequently approved amendments to portions of the suburban pocket within the NCP on March 7, 2018 (Corporate Report Ro48).
- The "Suburban ¼ Acre Residential" designation was introduced in the amended NCP, to apply for the properties north of 36 Avenue, and along portions of the west side of the suburban pocket north of 34 Avenue. Lots created under this designation are expected to comply with the Quarter-Acre Residential (RQ) Zone. The "Suburban ½ Acre Residential" was maintained along both sides of 156 Street between 34 and 36 Avenues.
- The original application on the subject property (Development Application No.7915-0085-00) has been closed. The subject site and the property at 3549-156 Street are now subject to different development applications. These two new applications, (7918-0454-00 and 7918-0455-00) along with the proposed subdivision at 3581-156 Street (Development Application No. 7915-0002-00) are being assessed concurrently.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the site from "One-Acre Residential" to "Half-Acre Residential" and "Quarter-Acre Residential" Zone to allow subdivision into two lots: one RH lot fronting 156 Street, and one RQ lot fronting a new north-south road (155A Street). The dimensions of the proposed lots are listed in the table below.

	Proposed
Lot Area	
Gross Site Area:	4,048m ²
Road Dedication:	519m ²
Net Site Area:	3,529m ²
Number of Lots:	2
Unit Density:	2.3 upa/ 6 uph
Range of Lot Sizes	1,760m ² and 2,229m ²
Range of Lot Widths	38.9m and 45m
Range of Lot Depths	41.6m and 45.8m

Referrals

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

School District: The School District has provided the following projections for the number of students from this development:

1 student at Rosemary Heights Elementary School
1 student at Earl Marriott Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid-2022.

Parks, Recreation & Culture: No concerns

Transportation Considerations

- The applicant is providing a 13.5 metres wide road along the west boundary to facilitate the construction of a north-south road (155A Street) between 36 Avenue and 34 Avenue in accordance with the NCP.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy. The proposal complies with the RGS designation.

Official Community Plan

Land Use Designation

- The site is designated "Suburban" under the OCP. The proposal complies with the OCP designation.

Secondary Plans

Land Use Designation

- The site is designated Suburban ½ Acre Residential (east portion) and Suburban ¼ Acre Residential (west portion) in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). The NCP anticipates a maximum unit density of 2 units per acre on the east portion of the site and 4 units per acre on the west portion.
- The density on the west portion of the site may be considered on a gross site area basis to facilitate dedication of the road.
- The proposed subdivision meets the density and the designation anticipated under the NCP and will facilitate the construction of a road (155A Street) which will ultimately provide a north-south connection between 36 Avenue and 34 Avenue.

Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and "Half-Acre Residential Zone (RH)".
- With the exception of the lot area for Lot 1, all minimum requirement for lot area, lot depth and width are achieved for both lots.
- The eastern lot, Lot 1, is proposed to be RH. The applicant seeks to reduce the minimum site area of 1,858 square metre to 1,760 square metre.

- Under the General Provisions of the Zoning Bylaw, the City's Approving Officer may reduce the area of one lot in a subdivision provided that the area of this lot is not less than 90% of the minimum lot area requirement prescribed in the Zone. With a proposed 1,760 square metres, proposed Lot 1 meets the 90% minimum area of the RH Zone. The Approving Officer has indicated that should Council support the proposal he would be supportive of utilizing this provision.
- The reduced size of Lot 1 is a result of the road dedication required to construct half of a full-width road, and to enable the future creation of two "Quarter-Acre Residential Zone (RQ)" lots on the western portion of the site. However, the width of Lot 1 at 45 metres is 15 metres wider than the minimum 30 metres required and will therefore maintain a wider frontage typical of the larger estate homes in the neighbourhood. Having regard to these, the effects of the reduced lot size is minimal.
- The west lot, Lot 2 is proposed to be zoned RQ. The lot area at 1,769 square metres is larger than the minimum 930 square metres required and meets the minimum lot width of 24 metres and minimum lot depth of 30 metres. As noted above, this lot may subdivide into two lots in the future using a portion of the adjacent property to the north at 15558-36 Avenue.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of 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 IV).
- Styles recommended for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage" and "West Coast Contemporary".
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated December 9, 2019, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

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.
- The applicant will be required to contribute \$1,000 per lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

Pre-notification letters were sent on February 11, 2020, and the Development Proposal Signs were installed on February 10, 2020. In response, Staff received 2 responses from neighbouring residents (*staff comments in italics*):

- Two residents expressed concerns regarding increased densification and non-suburban lot types of this application.

(The proposed development is in keeping with the recently updated land use designations and densities of the Rosemary Heights Central NCP.)

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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)			
Black locust	1	1	0
Katsura	3	2	1
Maple	6	6	0
Oak	2	2	0
Ornamental Plum	1	1	0
Coniferous Trees			
Spruce	2	1	1
Total (excluding Alder and Cottonwood Trees)	15	13	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		8	
Contribution to the Green City Program		\$8,000	

- The Arborist Assessment states that there is a total of 15 mature trees on the site. It was determined that 2 trees can 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.

- 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 26 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with a contribution of \$8,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan and proposed subdivision layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

approved by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CL/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF LOT 3
SECTION 26, TOWNSHIP 1,
NWD, PLAN 78681**

Appendix I

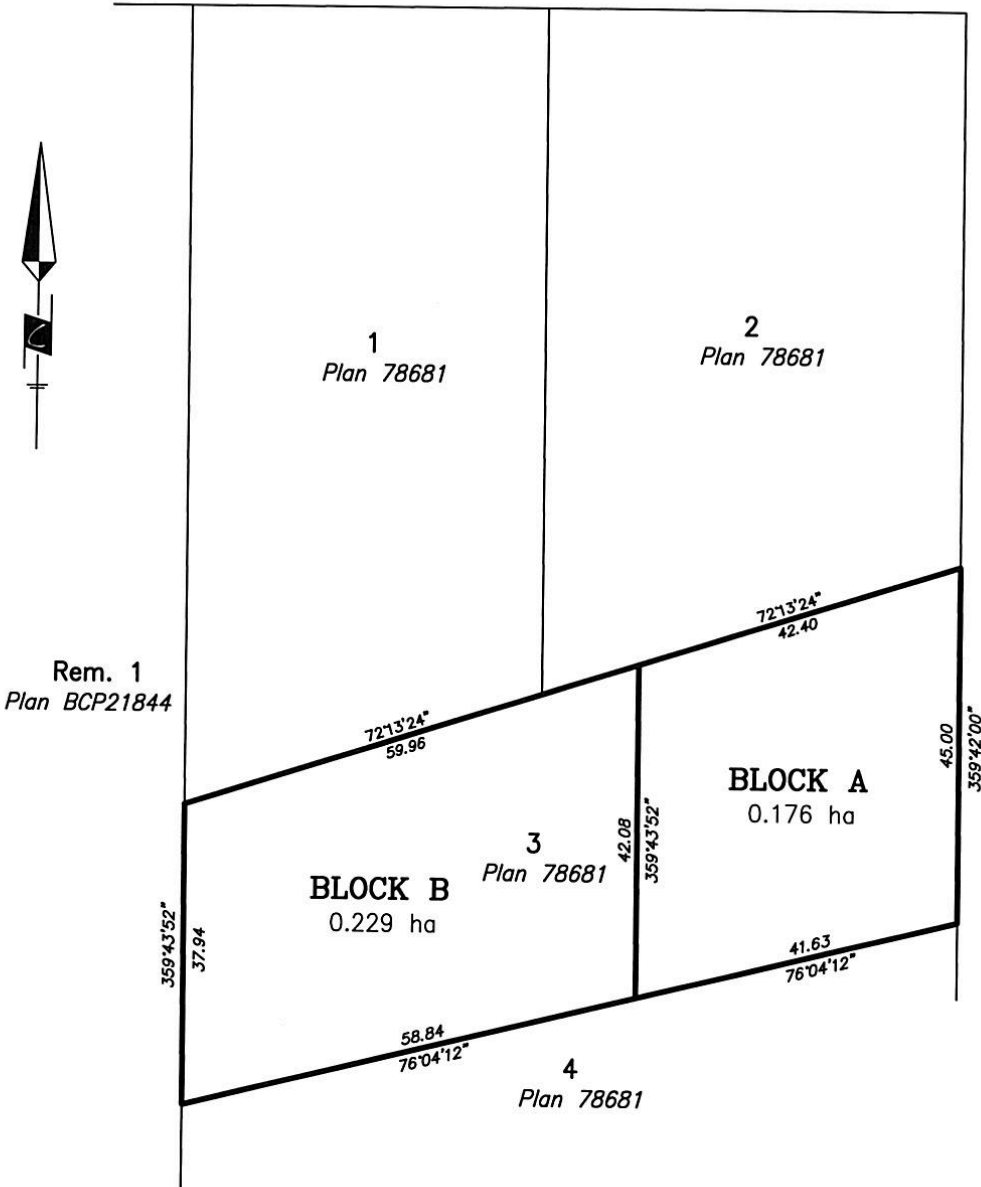
City of Surrey B.C.G.S. 92G.007



SCALE - 1 : 750
All distances are in metres

36th AVENUE

156th STREET



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 18525 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 5442-ZONING B



Certified correct to survey dated
this 26th day of February 2020.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

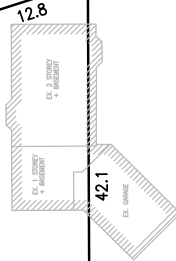
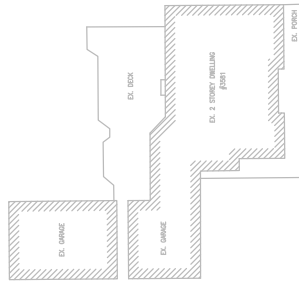
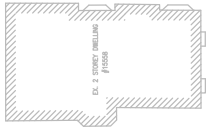
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36 AVENUE

20.11

156 ST

20.06



13.50
RD DED.

519m²

38.9



33.0

2
1769m²

44.9

12.8

42.4

1
1760m²

45.0

41.6

Hub Engineering Inc.
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: 3549 -156 STREET & 15558-36 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 19043	DATE: SEP 2019	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No: 15-0085-00

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES



INTER-OFFICE MEMO

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

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

DATE: **March 04, 2020** PROJECT FILE: **7818-0454-00**

RE: **Engineering Requirements**
Location: 3549 156 St

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

- dedicate 13.5 m for 155A Street;
- register 0.5 m statutory right-of-way along 156 Street and 155A Street.

Works and Services

- construct west side of 156 Street;
- construct 155 A Street; and
- construct required storm, sanitary, and water mains along road frontage to service the site. This includes all service connections, inspection chambers, water meters and fire hydrants.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Engineer

M51

March 4, 2020
Planning

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.

Rosemary Heights Elementary reached capacity in 2010 after only being open for 2 years. As of September 2019 there are 3 portables + 4 modular units on site used as enrolling space. The school is currently operating at 112%. With Rosemary Heights reaching build out, the 10 year enrolment projections are indicating the start of decline.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, is in construction targeted to open for September 2021. When the school is open, Rosemary Heights will feed into the new secondary school until then the school will continue to report to Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0454 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

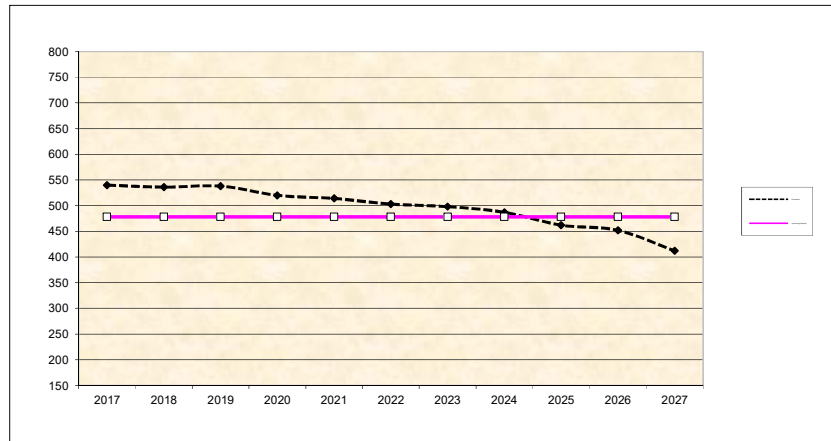
Elementary Students:	1
Secondary Students:	1

September 2019 Enrolment/School Capacity

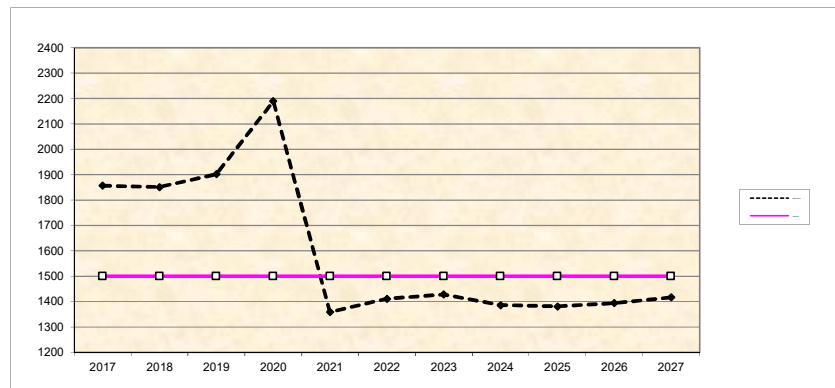
Rosemary Heights Elementary
Enrolment (K/1-7): 54 K + 484
Operating Capacity (K/1-7) 152 K + 326

Earl Marriott Secondary
Enrolment (8-12): 1902
Capacity (8-12): 1500

Rosemary Heights Elementary



Earl Marriott 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: 18-0454-00
 Project Location: 3549 - 156 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 in an old growth suburban neighborhood in the 3400 and 3500 blocks of 156 Street and the 15500 and 15600 blocks of 36 Avenue. Lots on the west side of 156 Street are zoned RA, and contain a mix of old urban Bungalows and Two Storey homes constructed in the 1970's, and two modern (less than 20 years old) suburban homes. Lots on the east side of 156 Street (opposite the subject site) were zoned RH as a result of numerous applications in 1997, 1998, and 1999. Homes on the east side are all suburban estate quality Two Storey homes, most over 4000 square feet in size. The homes are all in the traditional / neo-traditional / neo-heritage style range. All have massing designs that meet a modern standard in which various elements on the front of the home are proportionally consistent with other elements on the front, and are all well balanced across the facade. The homes are clad in stucco and have brick or stone accent veneers, and most have a Tudor batten feature. Roofs are surfaced either in cedar shakes or shake profile concrete roof tiles. Landscapes range from "above average" to "extraordinary". These homes provide excellent architectural context and landscaping context for the subject site.

This area overall, was built out over a time period spanning from the 1970's to the 2000's. The age distribution from oldest to newest is: 40 years old (40%), 30 years old (10%), less than 20 years old (50%). Home size distribution in this area is as follows: 2001-2500 sq.ft. (10%), 2501-3000 sq.ft. (50%), 3001-3550 sq.ft. (10%), over 3550 sq.ft. (30%), Styles found in this area include : "Old Urban" (30%), "West Coast Traditional (Bavarian emulation)" (10%), "Rural Heritage" (10%), "Traditional English" (10%), "Traditional Cape Cod" (10%), and "Neo-Traditional" (30%). Home types include : Bungalow (40%), 1.1/2 Storey (20%), and Two-Storey (40%).

The massing scale found on neighbouring homes ranges from low mass (Bungalow) structures to mid-scale structures with proportionally consistent, well balanced, context quality massing designs. The scale range for the front entrance element is: one storey, understated (10%), one storey (60%), one storey front entrance veranda in heritage tradition (20%), 1.1/2 storey front entrance (10%).

Most homes have a steeply sloped roof. Roof slopes include : low slope (flat to 5:12) = (18)%, moderate slope (6:12 to 7:12) = (9)%, steeply sloped (8:12 and steeper) = (72)%. Main roof forms (largest truss spans) include : common hip (40%), common gable (50%), and Dutch hip (10%). Feature roof projection types include : common hip (13%), common gable (53%), Dutch hip (13%), shed (13%), and carousel hip (7%). Roof surfaces include : rectangular profile type asphalt shingles (10%), shake profile asphalt shingles (10%), concrete tile (shake profile) (30%), cedar shingles (50%).

Main wall cladding materials include : horizontal cedar siding (20%), vertical channel cedar siding (20%), stucco cladding (60%). Vinyl is not used in this area. Feature veneers on the front façade include : brick (29%), stone (29%), wood wall shingles (7%), vertical board and batten cedar (7%), stucco (7%), and

Tudor style battens over stucco (21%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (40%), and Natural (earth tones) (60%).

Covered parking configurations : No covered parking (13%), Double garage (50%), Triple garage (38%).

A variety of landscaping standards are evident including : modest old suburban (10%), average old suburban (30%), high quality old suburban (10%), average modern suburban (10%), high quality modern suburban (20%), extraordinary suburban-estate (10%), and above average modern urban (10%). Driveway surfaces include : asphalt (14%), broom finish concrete (29%), exposed aggregate (29%), and stamped concrete (29%).

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

- 1) **Context Homes:** Sixty percent of neighbouring homes can be considered 'context homes', including 15614 - 36 Avenue, 3352 - 156 Street, 3538 - 156 Street, 3516 - 156 Street, and 3496 - 156 Street. Forty percent of homes, as identified in the residential character study are considered 'non-context', and are not recommended for emulation. The recommendation therefore is to adopt standards used on existing context homes described above, in the 3400 and 3500 blocks on the east side 156 Street, and to ensure consistency with standards commonly being used in post year 2018 suburban zone developments.
- 2) **Style Character :** New homes should have a suburban-estate character. Styles suited for this objective include a range of Traditional and Heritage styles in addition to modern interpretations including "Neo-Traditional" and "Neo-Heritage", and compatible styles. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting intent.
- 3) **Home Types :** Home types (Bungalow, Two-Storey, Split Level, Basement Entry, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RQ, RH, and RH-G zoned subdivisions constructed subsequent to 2018. 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 proportions should be located so as to create balance across the façade. Designs should be similar in theme, representation, and character, but have an identifiably unique identity from the context homes described above.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 1/2 storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 1/2 storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** Vinyl is a low cost, utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 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: Most homes on the west side of the 3400 and 3500 blocks of 156 Street are old urban Bungalows or Two-Storey type homes set well back from the front lot line on one acre lots with a variety of landscape standards. On the east of 156 Street opposite the homes, are new (less than 20 year old) suburban estate quality Traditional / Heritage style Two-Storey homes situated on RH zone lots landscaped to a high to extraordinary modern 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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or other compatible styles 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 2015'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.

Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Compatible relationship with neighbouring "context homes" in the 3400 and 3500 blocks on the east side of 156 Street. Homes will therefore be suburban estate manifestations of Traditional and Heritage style homes, including new interpretations; "Neo-Traditional" and "Neo-Heritage" or compatible styles. New homes will meet or exceed standards of the aforesaid context homes at 15614 - 36 Avenue, 3352 - 156 Street, 3538 - 156 Street, 3516 - 156 Street, and 3496 - 156 Street.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl

"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 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:** Permitted, subject to determination that service invert locations are sufficiently below grade. 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 30 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Nov. 13, 2019

Reviewed and Approved by:  **Date:** Nov. 13, 2019

Tree Preservation Summary

Surrey Project No: 18-0454

Address: 3549 156 Street

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers 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)	15
Protected Trees to be Removed	13
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio 13 X two (2) = 26 	26
Replacement Trees Proposed	6
Replacement Trees in Deficit	8
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0
Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio ___ X two (2) = ___ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Anne Kulla

January 2020