

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0114-00

Planning Report Date: November 18, 2019

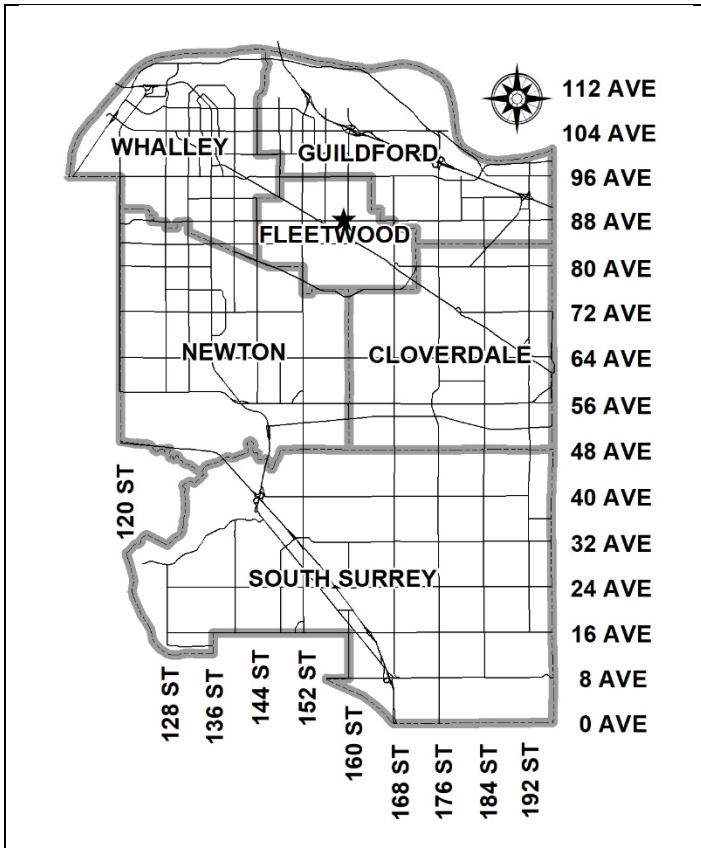
PROPOSAL:

- **Rezoning** from RA to RF and RF-SD to allow subdivision into one (1) single family residential lot and two (2) semi-detached lots.

LOCATION: 15895 - 88 Avenue

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 project complies with the "Urban" designation in the Official Community Plan.
- The proposed RF (single family detached) lot is consistent with the surrounding single-family residential neighbourhood.
- The proposed RF-SD (semi-detached) housing form is considered appropriate infill development close to Fleetwood Town Centre and a future rapid transit corridor (Fraser Highway) and provides an appropriate interface with the surrounding single-family residential neighbourhood.
- The proposed semi-detached housing form creates an opportunity for a more affordable housing option in the area.
- The proposed road dedication and improvements achieves a full road connection on 88A Avenue and completes the east/west lane connection through the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A in the Survey Plan attached as Appendix II from "One Acre Residential (RA) Zone" to "Single Family Residential (RF) Zone" and the portion of the subject site shown as Block B from "One Acre Residential (RA) Zone" to "Semi-Detached Residential (RF-SD) Zone", 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 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on Lots 2 and 3 for structural independence;
 - (h) registration of a Section 219 Restrictive Covenant for lane access to Lots 2 and 3;
 - (i) registration of a Section 219 Restrictive Covenant for minimum front yard setback of 5.5 metres (18 feet) for Lots 2 and 3;
 - (j) registration of a Section 219 Restrictive Covenant for tree protection;
 - (k) registration of an access easement on Lots 2 and 3 for the maintenance and use of a party wall; and
 - (l) 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 IV.

School District: Projected number of students from this development:
 2 Elementary students at Woodland Park Elementary School
 1 Secondary students at North Surrey Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2021.

Parks, Recreation & Culture: Parks does not object to the proposed tree removals along the 88A Avenue frontage, or the retention of trees along the 88 Avenue frontage. Further review of the Servicing Agreement requirements, and potential encroachments into TPZ of the trees along 88 Avenue, may be required during the detailed design stage.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 88A Avenue):	Single Family Residential	Urban	RF
East:	Single Family Residential	Urban	RF
South (Across 88 Avenue):	Single Family Residential	Fleetwood Town Centre	RF and RF-9
West:	Single Family Residential	Urban	

DEVELOPMENT CONSIDERATIONS

Background

- The subject application consists of one lot in Fleetwood with a gross site area of approximately 2,023 square metres (21,775 sq. ft.). The lot is designated "Urban" in the Official Community Plan (OCP) and zoned "One Acre Residential Zone (RA)". The lot is just north of the Fleetwood Town Centre boundary, and is approximately 450 metres (1,476 ft.) from Fraser Highway.
- The property is much larger than its immediate neighbours and is the last remaining lot on the block that is significantly oversized. There is currently one existing dwelling on the lot, fronting 88 Avenue.
- The north portion of the lot currently protrudes approximately 10 metres (32 ft.) into 88A Avenue. As such, the local road is only approximately 6 metres (20 ft.) wide at this location.

Current Proposal

- The applicant is proposing to rezone the subject lot from "One Acre Residential (RA) Zone" to "Single Family Residential (RF) Zone" and "Semi-Detached Residential (RF-SD) Zone" in order to subdivide into one single family residential lot and two semi-detached lots. The existing dwelling is proposed to be demolished.
- Proposed Lot 1, which will contain a single family dwelling, will be zoned RF and front 88A Avenue. Proposed Lots 2 and 3, which will contain a semi-detached building, will be zoned RF-SD and front 88 Avenue.
- All the proposed lots exceed the minimum lot area, width and depth requirements of the RF and RF-SD zones respectively.
- RF-SD units require party wall agreements between owners, as units share common walls along common property lines. A party wall agreement for shared maintenance, which will be registered as a Section 219 Restrictive Covenant on title, will be required as part of the subject application.

Proposed RF-SD Lots

- The "Semi-Detached Residential Zone (RF-SD)" requires that new lots in a subdivision be created in pairs so that two units, each contained on their own fee-simple lot, can be accommodated within one structure. Secondary suites are not permitted within the dwelling units.
- While one RF-SD structure contains two separate dwelling units, the outward appearance of the building is that of a single-family residential form. In effect, the building has similar massing as a single family (RF) home but contains two individual units.
- The RF-SD housing form is considered appropriate infill development that will provide for additional diversity of housing in the area and provide an appropriate interface with the surrounding single-family residential neighbourhood. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid new housing forms that are not complementary to the existing neighbourhood.

- The current proposal would meet both objectives by providing diversity of housing forms which providing a sensitive interface with the existing neighbourhood.

Road Dedication, Access & Parking

- The applicant will be required to undertake the following road dedication and construction as part of the subject application:
 - Dedicate 10 metres (32 ft.) and construct 88A Avenue to the Through Local Road standard along the site frontage, thereby providing a full through road connection;
 - Dedicate 6 metres (20 ft.) within the site and construct the lane to City standards, thereby providing a through lane connection; and
 - A 1.0 metre (3 ft.) x 1.0 metre (3 ft.) corner cut at the lane on 88A Avenue and a 5.5 metre (18 ft.) x 5.5 metre (18 ft.) corner cut at the east-west lane (south west corner of proposed Lot 1).
- Proposed Lot 1 will have driveway access from 88 Avenue and proposed Lots 2 and 3 will have access from the rear lane.
- A minimum of 3 parking spaces will be provided for the proposed RF lot to the north. A minimum of 2 parking spaces will be provided per RF-SD unit. A third parking space is not required for the RF-SD units as secondary suites are not permitted in this zone.

Building Design Guidelines and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as their Design Consultant, who has created the Building Design Guidelines (Appendix VI) based on the findings of the neighbourhood's Character Study.
- The Building Design Guidelines recommend an increased minimum front yard setback of 5.5 metres for the semi-detached building (proposed Lots 2 and 3), for alignment and compatibility with the neighbouring RF lots, and to provide an appropriate setback from an arterial road (88 Avenue). This will be secured by restrictive covenant.
- A preliminary Lot Grading Plan was submitted by Mainland Engineering. The plans have been reviewed by staff and found to be generally acceptable. It appears that in-ground basements may be accommodated on all three lots, however, whether basements will be achievable will be confirmed at the detailed design stage.
- There is proposed fill in excess of 0.5 metres (1.5 ft) in depth along the east property line of proposed Lot 2 to match the grade of the neighbouring lot.

PRE-NOTIFICATION

Pre-notification letters were mailed out on August 13, 2019 to 197 property owners within 100 metres (328 ft.) of the subject property. A Development Proposal Sign was installed along the frontages of 88 Avenue and 88A Avenue on September 9, 2019.

Staff received correspondence from two members of the public with questions regarding required land dedications, the completion of 88A Avenue, and whether the existing access to the east-west laneway to the west of the subject site would remain. The members of the public expressed support for the widening of 88A Avenue to improve safety and access.

Staff provided clarification that 10 metres (32 ft.) would be dedicated to the City for road widening and improvement purposes on 88A Avenue, and that an additional 6 metres (20 ft.) would be dedicated to completing the existing east-west lane. Staff confirmed that the existing access to the lane west of the subject site would remain, and that local residents will have continued access to the lane from the existing location.

AFFORDABLE HOUSING STRATEGY

- On April 9, 2018, Council approved the City's Affordable Housing Strategy 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 3 proposed lots.

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)			
Aspen	1	1	0
Cherry	1	1	0
English Oak	1	1	0
Holly	1	1	0
Mountain Ash	1	0	1
Plum	1	1	0
Coniferous Trees			
Douglas Fir	6	6	0
Spruce	4	3	1

Tree Species	Existing	Remove	Retain
Western Red Cedar	8	4	4
Total (excluding Alder and Cottonwood Trees)	25	19	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		0	
Total Retained and Replacement Trees			
		6	
Contribution to the Green City Fund			
		\$152,000	

- The Arborist Assessment states that there is a total of 25 protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on site. It was determined that 6 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.
- The applicant has proposed to retain 6 trees on private property, fronting 88 Avenue. The project Arborist notes that the trees may need to be removed depending on the requirements of the Servicing Agreement. The City's Engineering Department will work with the applicant to try to retain the trees through the infrastructure and servicing design.
- Parks, Recreation & Culture does not object to the proposed removal of the four (4) mature at the north end of the property, to accommodate the widening of 88A Avenue. Parks also supports the proposed retention of the six (6) trees along the property's 88 Avenue frontage should the requirements of the Servicing Agreement allow their retention.
- As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant identifying those on-site and off-site trees, whose tree protection zones encroach into the subject site, to be retained as well as the tree protection areas on each of the proposed lots.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 38 replacement trees on the site. Since no replacement trees can be accommodated on the site; the deficit of 38 replacement trees will require a cash-in-lieu payment of \$15,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$15,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 16, 2019. 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 just north of the Fleetwood Town Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes a mix of housing types.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards are proposed, including absorbent soils, on-lot infiltration trenches, bio-swales, landscaping and sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is located under 500 m from Fraser Highway, a future rapid-transit corridor.
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"> • Development proposal signs were installed on the subject property and pre-notification letters were mailed to adjacent area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Survey (Block) Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Tree Preservation Summary, Tree Removal and Retention Plan

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.4
Hectares	0.2
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	10.5 - 19.1 m
Range of lot areas (square metres)	396.8 - 788.7 sq. m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	20 UPH/ 7.69 UPA
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	35% - RF 60% - RF-SD
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. _____
OVER PART OF PCL "A" (Ex PLAN 12385) W 1/2 LOT 5 BK 2
SECTION 35 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 5281**

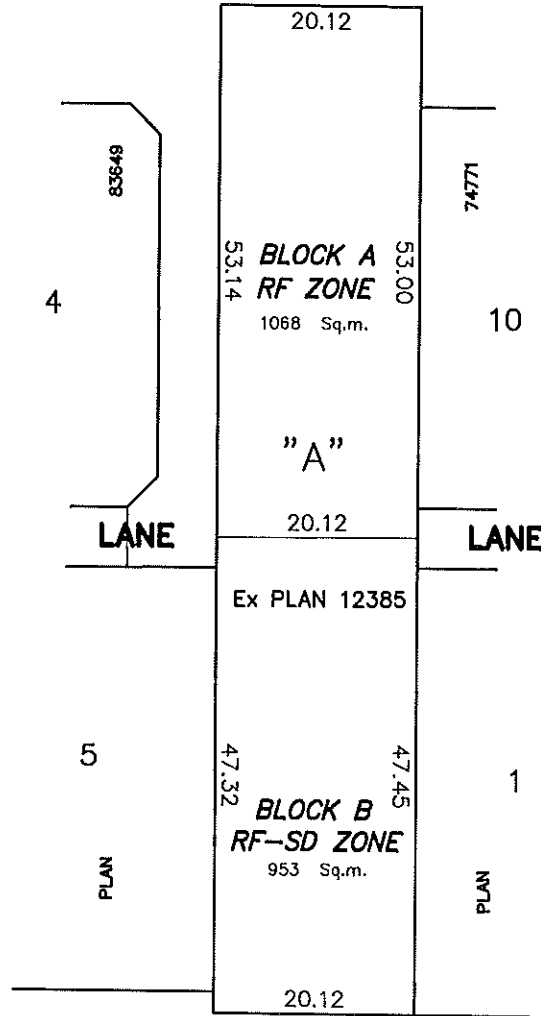
FOR THE PURPOSE OF REZONING

B.C.G.S. 92G026 *-property dimensions are derived
CITY OF SURREY from field survey*

LEGEND

SCALE
1:750

88A AVENUE



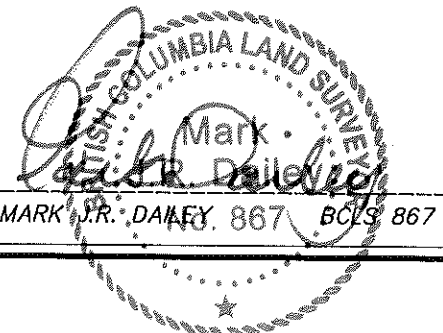
88th AVENUE

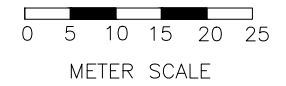
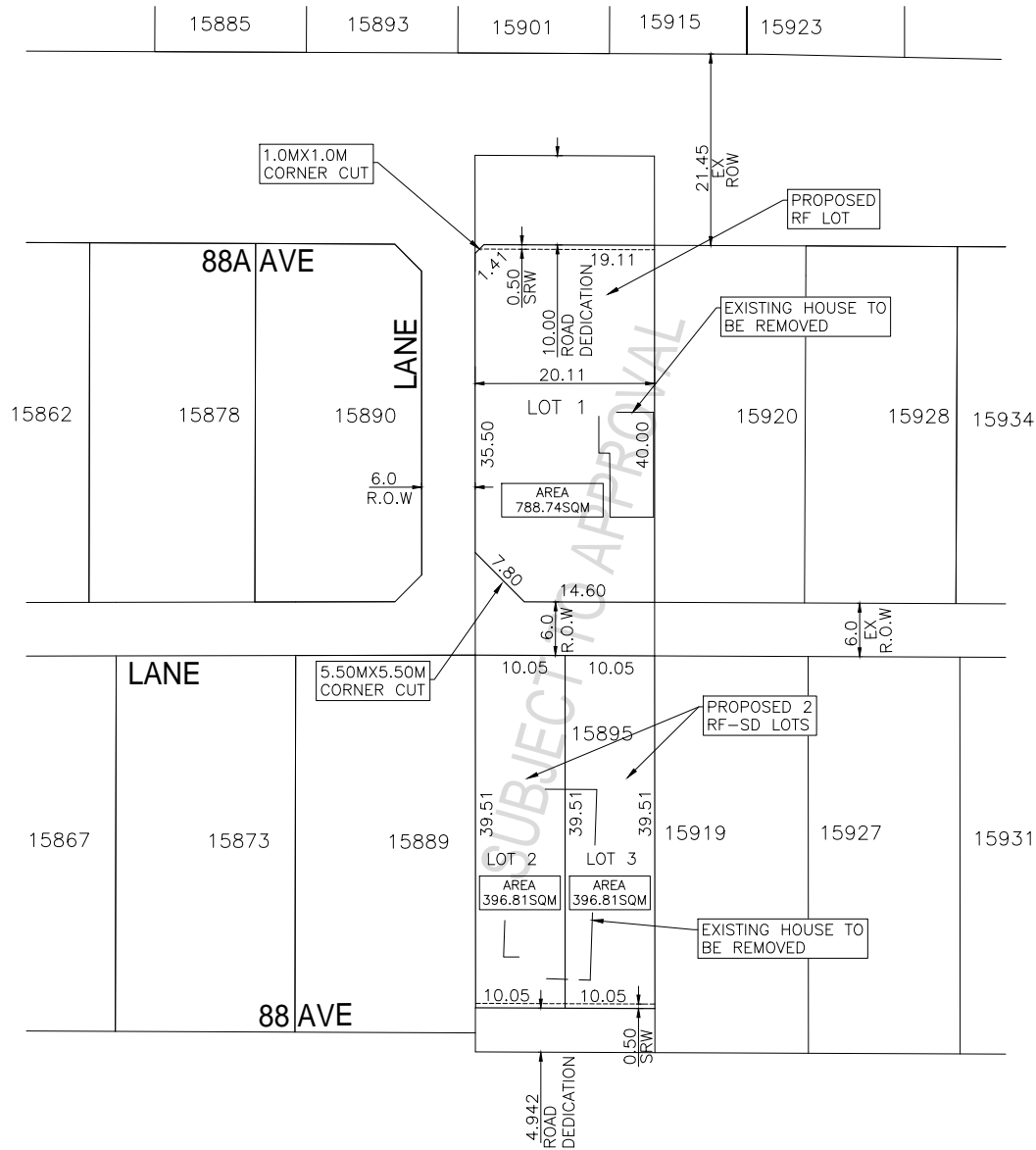
Date of Survey
28th day of October, 2019

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DHALI WAL & ASSOCIATES
LAND SURVEYING INC.
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Surrey, B.C.
V3W 1E6
(ph) 501-6188
email: info@dhaliwalsurvey.com
FILE: 1904116-Z01

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

**THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT**





NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR
 SITE AREA
 GROSS SITE AREA: 2021.0sqm.

ZONING:
 EXISTING ZONING: RA
 PROPOSED ZONING: RF & RF-SD
LEGAL DESCRIPTION:
 LOT 5 BLOCK 2 SECTION 35 TOWNSHIP 2 PLAN NWP5281 NWD PARCEL A, PART W 1/2, EXPL. PL. 12385.

0	19/09/26	BK	RM	ISSUED FOR REVIEW
NO	YY/MM/DD	DRN	CH	REVISION

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 3 LOT SUBDIVISION
 #15895 88 AVE, SURREY, B.C.
DWS. NAME
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	BK		1
DRAWN	BK	MAINLAND PROJECT NO.	
CHECKED	RM	C-1923	OF 1
APPROVED	AB	DATE 19/09/26	REV. 0



INTER-OFFICE MEMO

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

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

DATE: **October 25, 2019** PROJECT FILE: **7819-0114-00**

RE: **Engineering Requirements
Location: 15895 88 Ave**

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

- Dedicate 4.942 m for 88 Avenue to achieve ultimate 15.0 m from legal centerline;
- Dedicate 10.0 m for 88A Avenue to achieve ultimate 20.0 m road allowance;
- Dedicate 6.0m to complete Lane (E-W) between 88 Avenue and 88A Avenue;
- Dedicate 1.0 m x 1.0 m corner cut at Lane (N-S) and 88A Avenue;
- Dedicate 5.5 m x 5.5 m corner cut at Lane (E-W) and Lane (N-S); and
- Register 0.5 m Statutory Right-of-Way (SRW) along 88 Avenue and 88A Avenue frontages.

Works and Services

- Construct south side of 88A Avenue to the Through Local Road Standard;
- Complete Lane (E-W) to the Lane Standard between 88 Avenue and 88A Avenue;
- Construct storm and sanitary sewer mains within Lane (E-W);
- Provide water, storm and sanitary sewer service connections to each lot;
- Construct on-site stormwater mitigation features as per Upper Serpentine Integrated Stormwater Management Plan;
- Register a Restrictive Covenant (RC) on title for on-site stormwater mitigation features as determined through detailed design; and
- Register RCs on title for Lots 2 and 3, to restrict access to Lane (E-W) only.

A Servicing Agreement is required prior to Rezone/Subdivision.

Tommy Buchmann, P.Eng.
Development Services Manager

DS



Planning

August 13, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0114 00

SUMMARY

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

3 Single family with suites

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

Woodland Park Elementary	
Enrolment (K/1-7):	62 K + 401
Operating Capacity (K/1-7)	38 K + 419
North Surrey Secondary	
Enrolment (8-12):	1415
Capacity (8-12):	1175

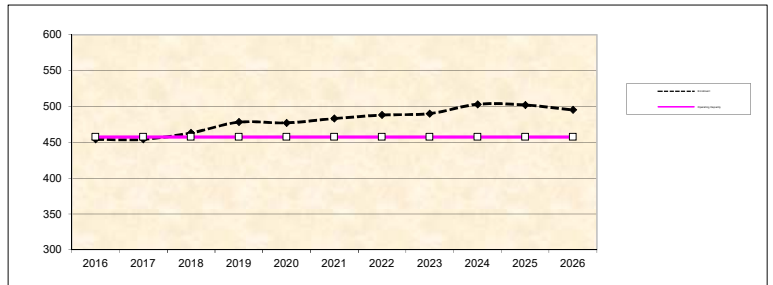
School Enrolment Projections and Planning Update:

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

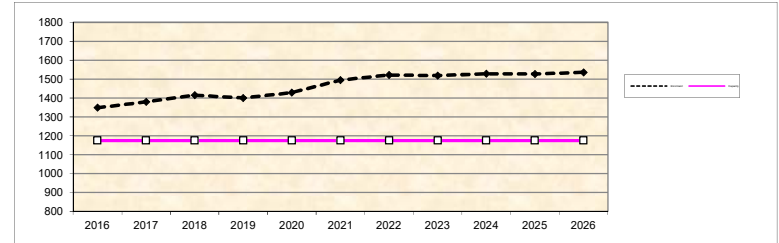
Woodland Park Elementary is located within maturing neighbourhoods. In 2012, to relieve enrolment pressure at Frost Road Elementary, a boundary change was made pushing some of the growth from Frost Road to Woodland Park. The result of this change stabilized the declining enrolment at Woodland Park. The 10 year enrolment projections show that enrolment will grow modestly until 2024 and then start to gently decline again as the last of the effects of the impact from the boundary change will be realized. Because this anticipated growth is slow and not great enough to warrant an addition, future growth will be accommodated by portables as required. There are no plans to expand the capacity of the school at this time.

North Surrey Secondary is currently operating at 120% and is projected to grow to 130% over 10 years. As part of the 2020/2021 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved for funding by the Ministry as of yet.

Woodland Park Elementary



North Surrey 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: 19-0114-00
Project Location: 15895 - 88 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 on an RA zoned double fronting lot, bordered by 88 Avenue to the south and 88A Avenue to the north. With the exception of an early year 2000's eleven lot RF-9 development (Surrey project 02-0367-00) opposite the south side of the subject site, most homes in this area were constructed from the mid 1980's to the early 1990's.

The style of most homes can be described as "West Coast Traditional", "Neo-Traditional", or more generally as "Old urban". Home types include Bungalows in the 1100 – 1400 sq.ft. size range, Two-Storey homes in the 2400 – 3500 sq.ft. size range, and Basement Entry (more than 50% of homes are Basement Entry), ranging in size from 2400 - 3500 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with mid-scale massing (the Two Storey homes), and homes with high scale to box-like massing which is found on the Basement Entry types which typically have a substantial quantity of exposed upper floor wall area exposed to the street. Homes fronting 88 Avenue have rear garages, due to the arterial status of 88 Avenue. Front entrances range in height from one storey to two storeys (only one home has an exaggerated two storey high entrance).

There are a wide variety of roof forms including common hip, common gable, Dutch Hip, Boston gable, Boston hip, carousel hip, and shed, which is a greater variety of forms than are commonly found in post year 2000's developments. Roof slopes range from 4:12 to 16:12, but a majority of homes have roof slopes in the 4:12 - 7:12 range. Roof surfaces include asphalt shingles (clearly dominant), cedar shingles, and shake profile concrete roof tiles.

Wall cladding materials include vinyl (clearly dominant), stucco, and cedar in a colour range that includes neutral and natural colours (95%), and primary colours (5%). Approximately 60 percent of homes have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the 1980's and early 1990's.

Homes in the previously mentioned 11 lot RF-9 site on the south side of 88 Avenue are 1700 sq.ft., 22 foot wide, "Neo-Traditional" style Two-Storey type homes with a main common hip roof and two street facing gable projections at a 7:12 to 8:12 slope. These homes all have a shake profile asphalt shingle roof, and are clad with vinyl siding, a modest stone accent at the base, and wood battens over fibre cement board at gable ends. The trim and detailing standard is typical for early year 2000's RF-9 developments.

Overall, landscaping standards are considered average for 1980's and 1990's era homes.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-SD zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF-SD zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 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 old urban and modern urban. 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 (post year 2018) standards. 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. Due to the proposed RF-SD zoning, and the tendency for designers to produce symmetrical mirror image designs that accentuate the multi family nature of these dwellings, the following section 2.8 clause is recommended: " feature projections on the front facade shall be of a varied size and shape, and shall be distributed across the front facade so as to avoid duplication and mirror imaging, so as to imply the design of one large detached single family residential dwelling from two semi detached units, as determined by the *consultant*."
- 5) **Front Entrance Design :** On RF-SD lots 2 and 3, front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. On proposed lot 1 (RF zone), a 1 – 1 ½ storey high entrance is appropriate, which will be proportional to the expected home size.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl (dominant), 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 :** 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: Overall, the streetscape can be described as "varied old urban" with a pocket of eleven modern 1700 sq.ft. "Neo-Traditional" style RF-9 zone homes located on the south side of 88 Avenue opposite the subject site. The old urban homes from the 1980's and 1990's include small (1100-1400 sq.ft) Bungalows, 2400-3500 sq.ft. Two-Storey homes with mid-scale massing, and 2400- 3500 sq.ft. high mass Basement Entry type. Homes on 88 Avenue have rear access garages. Most homes have a single storey high front entrance. Most roofs have a slope between 4:12 and 7:12. There are a variety of roof surface materials including asphalt shingles (dominant), shake profile concrete roof tiles, and cedar shingles. Cladding materials include vinyl (dominant), stucco, and cedar. Most homes have a natural or neutral colour scheme. Landscaping standards are modest to average for the era.

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 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys on lot 1, and to one storey only on lots 2 and 3.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2018) RF and RF-SD zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF and RF-SD zoned subdivisions, rather than to specifically emulate the aforesaid two 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 20 shrubs of a minimum 3 gallon pot size on lot 1, and a minimum of 12 shrubs of a minimum 3 gallon pot size on lots 2 and 3. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete, or pervious materials approved by the consultant. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Special Provisions : Due to the arterial status of 88 Avenue, only rear lane access garage area permitted on lots 2 and 3. Also to ensure reasonable alignment with other homes along 88 Avenue, and increased setback is recommended by supplementary covenant. Lastly, due to the noise generated by the arterial 88 Avenue, standard noise mitigation measures are recommended. Double garage required on lot 1. Minimum single garage on lots 2 and 3

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: July 11, 2019

Reviewed and Approved by:  Date: July 11, 2019

Tree Preservation Summary

Surrey Project No:

Address: 15895 88th Ave 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)	25
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
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> 19 </u> X two (2) = 38	38
Replacement Trees Proposed	0
Replacement Trees in Deficit	38
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:

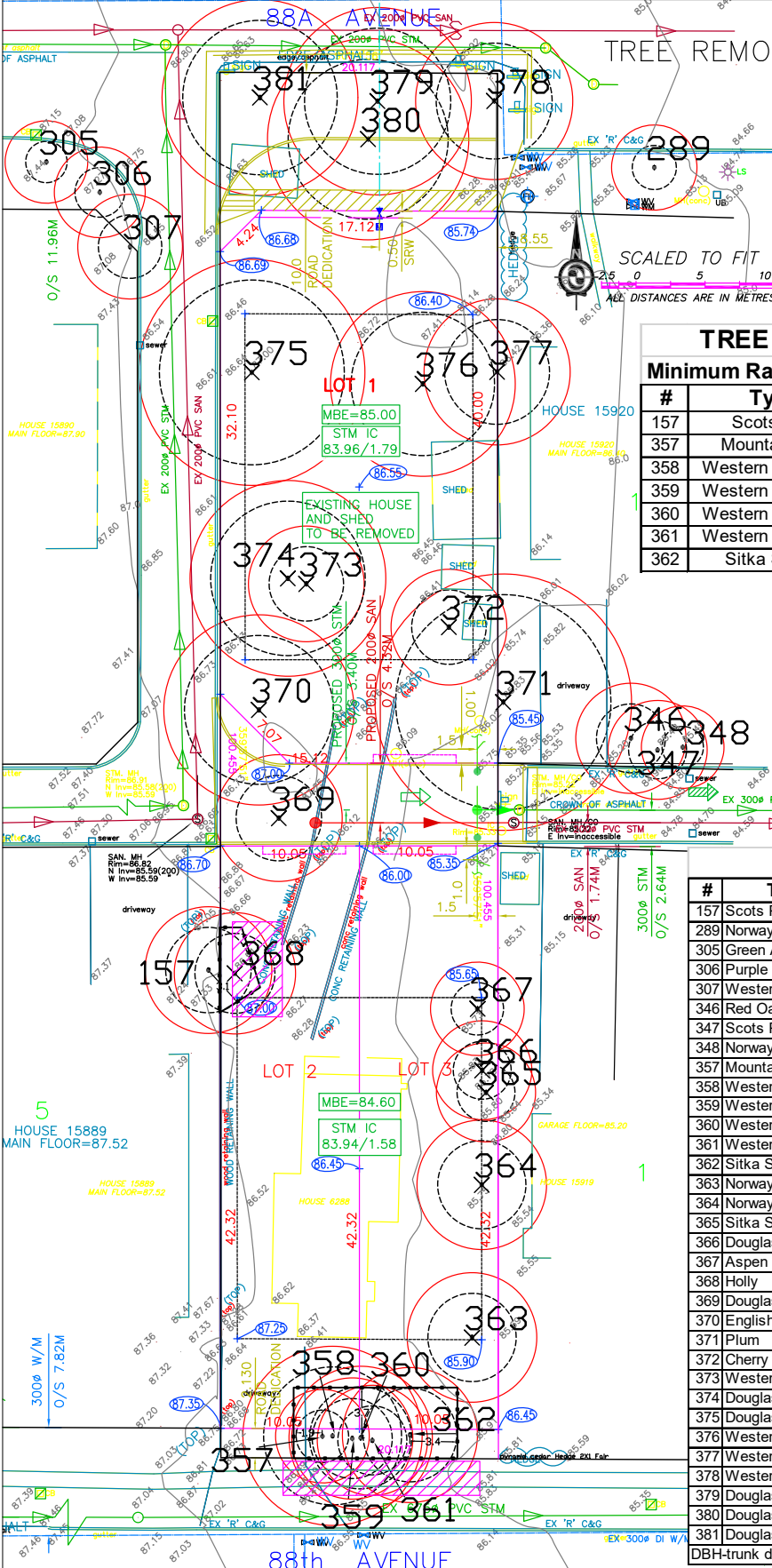


(Signature of Arborist)

17-Jul-19

Date

TREE REMOVAL AND RETENTION PLAN



TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
157	Scots Pine	48cm	2.9m	9.4ft
357	Mountain Ash	17/13cm	1.8m	5.9ft
358	Western Redcedar	77cm	4.6m	15.2ft
359	Western Redcedar	44cm	2.6m	8.7ft
360	Western Redcedar	57cm	3.4m	11.2ft
361	Western Redcedar	39cm	2.3m	7.7ft
362	Sitka Spruce	53cm	3.2m	10.4ft

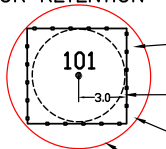
TREE INVENTORY

#	Type	Action	DBH	TPZ	NBZ
157	Scots Pine	Retain	48cm	2.9m	4.4m
289	Norway Maple	Retain	25cm	1.5m	3.0m
305	Green Ash	Retain	23cm	1.4m	2.9m
306	Purple Plum	Retain	28cm	1.7m	3.2m
307	Western Redcedar	Retain	35cm	2.1m	3.6m
346	Red Oak	Retain	38cm	2.3m	3.8m
347	Scots Pine	Retain	33cm	2.0m	3.5m
348	Norway Maple	Retain	23cm	1.4m	2.9m
357	Mountain Ash	Retain	17/13cm	1.8m	3.3m
358	Western Redcedar	Retain	77cm	4.6m	6.1m
359	Western Redcedar	Retain	44cm	2.6m	4.1m
360	Western Redcedar	Retain	57cm	3.4m	4.9m
361	Western Redcedar	Retain	39cm	2.3m	3.8m
362	Sitka Spruce	Retain	53cm	3.2m	4.7m
363	Norway Spruce	Remove	49cm	2.9m	4.4m
364	Norway Spruce	Remove	49cm	2.9m	4.4m
365	Sitka Spruce	Remove	33cm	2.0m	3.5m
366	Douglas fir	Remove	33cm	2.0m	3.5m
367	Aspen	Remove	30cm	1.8m	3.3m
368	Holly	Remove	15/15/15cm	2.7m	4.2m
369	Douglas fir	Remove	48cm	2.9m	4.4m
370	English Oak	Remove	84cm	5.0m	6.5m
371	Plum	Remove	40/40/40cm	7.2m	8.7m
372	Cherry	Remove	22/19cm	2.5m	4.0m
373	Western Redcedar	Remove	53cm	3.2m	4.7m
374	Douglas fir	Remove	87cm	5.2m	6.7m
375	Douglas fir	Remove	103cm	6.2m	7.7m
376	Western Redcedar	Remove	81cm	4.9m	6.4m
377	Western Redcedar	Remove	59cm	3.5m	5.0m
378	Western Redcedar	Remove	65cm	3.9m	5.4m
379	Douglas fir	Remove	59/43cm	4.9m	6.4m
380	Douglas fir	Remove	89cm	5.3m	6.8m
381	Douglas fir	Remove	87cm	5.2m	6.7m

DBH=trunk diameter, TPZ=protection zone, NBZ=no build zone

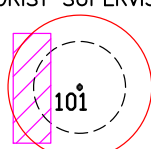
LEGEND

TREE PROPOSED FOR RETENTION

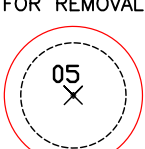


PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
FENCING DIMENSIONS IN METRES
PROTECTION FENCING
NO BUILD ZONE (NBZ)

AREAS REQUIRING ARBORIST SUPERVISION



TREE PROPOSED FOR REMOVAL



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

Froggers Creek
Tree Consultants Ltd
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970
15895 88th SURREY, BC
TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT
July 17, 2019