

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa, and to modify the road network and relocate a drainage corridor.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) designation.
- The proposed redesignation from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa is proposed in order to follow a consistent pattern of development with that proposed under Development Application No. 7915-0218-00 to the west, with RF-10 lots between 20A Avenue to the north and 20 Avenue to the south. This application received Third Reading of the associated rezoning By-law on May 16, 2016.
- The proposed amendments to the road network and the relocation of a drainage corridor are necessary to align with the amendments proposed under Development Application No. 7915-0143-00 to the north, which received Third Reading of the associated rezoning By-law on January 11, 2016.

School District: Projected number of students from this development:

5 Elementary students at Pacific Heights Elementary School
 3 Secondary students at Earl Marriott 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 Summer 2018.

Parks, Recreation & Culture:

Parks requests that the applicant ensure Crime Prevention Through Environmental Design (CPTED) principals, such as unit orientation, clear site lines, and active rooms and windows facing the greenway are applied.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|---------------------------|---|---|---------------------|
| North: | Single family residential (Application to develop as small lots at Third Reading under File No. 7915-0143-00) | Urban/Low Density Residential 6-10 upa | RA (RF-12 proposed) |
| East: | Single family residential | Urban/Low Density Residential 6-10 upa & Buffer | RA |
| South (Across 20 Avenue): | Single family residential | Urban/ Urban Transitional up to 8upa & Low Density Residential 6-10 upa | RA |
| West: | Single family residential with telecommunications tower | Urban/Low Density Residential 6-10 upa | RA |

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Low Density Residential 6-10 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to develop the site into 10 single family small lots, which requires an amendment to the Sunnyside Heights NCP from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa".

- The road network in the proposed subdivision plan has been modified from that shown in the NCP in order to adhere to the road and lot configuration proposed under Development Applications No. 7915-0218-00 to the west and No. 7915-0143-00 to the north, which are both at Third Reading.
- Under the current NCP, 20A Avenue would terminate in a cul-de-sac at the northwest corner of the subject site with a drainage corridor located on the north side of the street. Under Development Application No. 7915-0143-00, it was proposed to instead extend 20A Avenue through to connect with 168 Street to the east and to relocate the drainage corridor to the south side of the street. This results in a slight increase in road dedication on the subject property, which contributes to the increase in the proposed net density for the site.
- The proposed subdivision layout follows the pattern proposed under Development Application No. 7915-0218-00 to the west, which was comprised of two parent parcels. Under this application, the lots proposed north of 20A Avenue are RF-12 and the lots south of 20A Avenue are RF-10 serviced by a rear lane. This results in a blended net density of 24.1 uph (9.7 upa), which is consistent with the land use and density provisions of the NCP designation.
- The proposal for the subject site is also for RF-10 lots south of 20A Avenue serviced by a rear lane, but as this site is developing independently, the effect is a slightly higher net density of 28.2 uph (11.4 upa).
- An alternate layout for the subject site, with RF-13 lots to the north of the proposed lane and RF-10 lots to the south, was discussed with the applicant. This layout would yield 9 lots, rather than 10, resulting in a net density of 25.0 uph (10.1 upa), and therefore would avoid the need to amend the NCP designation. The applicant, however, prefers to proceed with the proposed subdivision layout for 10 RF-10 lots, rather than the alternate layout.
- The proposed amendments to the NCP are reasonable and align with the other proposed developments in the immediate vicinity.

DEVELOPMENT CONSIDERATIONS

Site Description & Proposal

- The 4,572 square metre (1.12 acre) subject property is located on the north side of 20 Avenue, west of 168 Street. The property is currently zoned "One-Acre Residential Zone (RA)". The property currently contains a single family house and accessory structures, which are proposed to be removed.
- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to facilitate subdivision into 10 single family lots (Appendix II).
- As described above, the proposal will require an amendment to the Sunnyside Heights NCP to: 1) Accommodate a modified road network; 2) Relocate a 5.0 metre (16 ft.) wide drainage corridor from the north side to the south side of 20A Avenue; and 3) Redesignate the site from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa".

- The proposed RF-10 zoned lots will range in area from 338 square metres (3,638 sq. ft.) to 362 square metres (3,897 sq. ft.). The proposed lots all meet the minimum dimensions of the RF-10 Zone in terms of lot area, width, and depth.
- A 4.0-metre wide multi-use pathway identified under the Surrey Greenways Plan will be provided, and located adjacent to and parallel to 20 Avenue.
- Rear lane access to the lots will be provided through a temporary lane on proposed Lot 5 connecting to 20 Avenue. Therefore, proposed Lot 5 will require a "no-build" restrictive covenant to be registered on title.

Building Design and Lot Grading

- The applicant has retained Michael E. 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 has proposed a set of Building Design Guidelines for the proposed subdivision. A Summary is attached as Appendix V.
- A preliminary lot grading plan, submitted by WSP Canada Inc. has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. 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.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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) | | | |
| Laburnum | 1 | 1 | 0 |
| Lombardy Poplar | 16 | 16 | 0 |
| Coniferous Trees | | | |
| Douglas Fir | 2 | 2 | 0 |
| Lawson Cypress | 4 | 4 | 0 |
| Norway Spruce | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 24 | 24 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 20 | |

| | |
|---|-----------------|
| Total Retained and Replacement Trees | 20 |
| Contribution to the Green City Fund | \$11,200 |

- The Arborist Assessment states that there are a total of 24 protected trees on the site. It was determined that no 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 48 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site, the deficit of 28 replacement trees will require a cash-in-lieu payment of \$11,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Dogwood, Katsura, Paperbark Maple, Serbian Spruce, and Weeping Nootka Cedar.
- In summary, a total of 20 trees are proposed to be replaced on the site with a contribution of \$11,200 to the Green City Fund.

PRE-NOTIFICATION

- Pre-notification letters were mailed on March 7, 2017 to 28 property owners within 100 metres of the subject property and the Grandview Heights Stewardship Association and the Little Campbell Watershed Society. A Development Proposal Sign was installed on the subject property on April 24, 2017. To date, staff have received no comments on the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 5, 2016. 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 Sunnyside Heights NCP. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • The proposal is consistent with the OCP. • An NCP amendment is required to accommodate the proposed RF-10 lots, resulting in a small increase in density, and for a modified road network and relocation of a drainage corridor. |

| Sustainability Criteria | Sustainable Development Features Summary |
|---|--|
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • Absorbent soils (greater than 300 mm in depth), dry swales, and sediment control devices will be provided on site. • Recycling pick-up will be made available. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • A 4.0 metre (13 ft.) wide multi-use pathway will be provided along 20 Avenue as per the Surrey Greenways Plan (2012). |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles will be incorporated for houses facing the greenway. |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • N/A |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • Public notification in the form of a development proposal sign and pre-notification letters has taken place. • Surrounding residents will have an opportunity to voice the concerns at a future Public Hearing. |

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary 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 |
| Appendix VII. | Proposed Sunnyside Heights NCP Amendments |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

| Requires Project Data | Proposed |
|--|--------------------------|
| GROSS SITE AREA | |
| Acres | 1.13 |
| Hectares | 0.46 |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 10 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 9.2 – 9.3 m |
| Range of lot areas (square metres) | 338 – 362 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 21.7 uph/8.8 upa |
| Lots/Hectare & Lots/Acre (Net) | 28.2 uph/11.4 upa |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 52% |
| Estimated Road, Lane & Driveway Coverage | 8% |
| Total Site Coverage | 60% |
| PARKLAND | |
| Area (square metres) | - |
| % of Gross Site | - |
| Required | |
| PARKLAND | |
| 5% money in lieu | YES |
| 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 |



Preliminary Subdivision Concept Plan
Balandra Developments Inc.

16755 - 20 Avenue



WSP CANADA INC
#300 - 65 RICHMOND STRE
NEW WESTMINSTER, B.C
CANADA V3L 6P5
TEL: 604-525-4651 | FAX: 604-525-5
www.wspgroup.com

OCT, 2016 161-14124 S

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

FROM: Development Services Manager, Engineering Department

DATE: May 3, 2017 **PROJECT FILE: 7816-0706-00**

**RE: Engineering Requirements
Location: 16755 - 20 Avenue**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Provide additional drainage source controls to address higher density and associated greater impervious lot coverage.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.042 m along 20 Avenue towards 30.2 m Collector Road allowance.
- Dedicate varying widths, 10.0 m to 12.5 m, along 20A Avenue toward a 25.0 m Local Road allowance, including 5.0 m drainage corridor.
- Dedicate 6.0 m for a residential Lane.
- Register 3.0 m SRW on 20 Avenue for Sunnyside Greenway.
- Register 0.5 m SRW on 20A Avenue for inspection chambers and sidewalk maintenance.
- Register temporary 9.29 m wide SRW on Lot 5 and 5.5 m x 5.5 m SRW corner cut on Lot 4 to provide lane outlet to 20 Avenue, with a no-build Restrictive Covenant on Lot 5.

Works and Services

- Construct the north side of 20 Avenue to modified Collector Road standard.
- Construct the south side of 20A Avenue to Local Road standard.
- Construct the ultimate residential Lane and temporary access to Lane.
- Construct on-lot stormwater management features in accordance with Fergus Creek Integrated Stormwater Management Plan.
- If not completed under neighbouring projects, complete drainage, water, sanitary, and road works upgrades along frontages and extend as required beyond site to service the development.
- Provide water, drainage, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

P206358

NOTE: Detailed Land Development Engineering Review available on file



Planning April-04-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0706-00

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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is the highest priority in the District's 2016/17 5-Year Capital Plan. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020). A proposed addition to Pacific Heights Elementary is also included in the Five-Year Capital Plan as a high priority. The enrolment projections include anticipated residential growth from approved NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines for new elementary space are unknown at this time. Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

SUMMARY

The proposed 10 Single family with suites are estimated to have the following impact on the following schools:

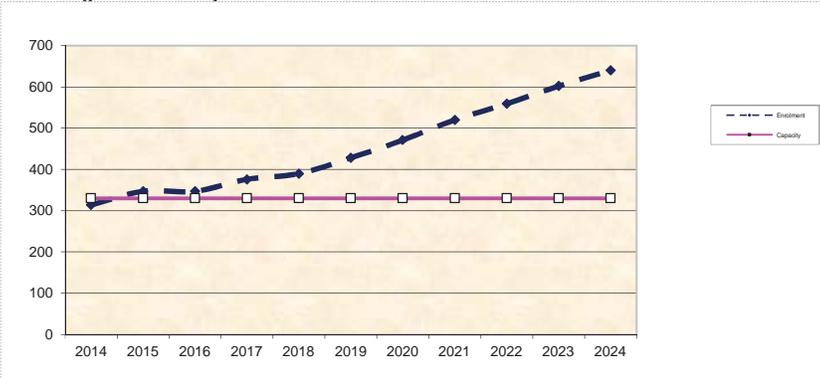
Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 5 |
| Secondary Students: | 3 |

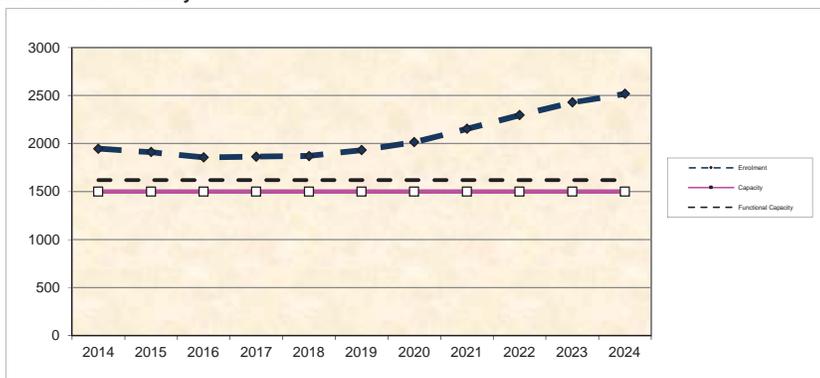
September 2018 Enrolment/School Capacity

| | |
|-----------------------------------|------------|
| Pacific Heights Elementary | |
| Enrolment (K/1-7): | 40 K + 307 |
| Capacity (K/1-7): | 80 K + 250 |
| Earl Marriott Secondary | |
| Enrolment (8-12): | 1856 |
| Nominal Capacity (8-12): | 1500 |
| Functional Capacity*(8-12): | 1620 |

Pacific Heights Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0706-00
Project Location: 16755 - 20 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 within an old rural / suburban RA zone development area which is now the subject of dozens of compact/urban lot applications that will completely transform the character of the area. This area is therefore in rapid transition from old suburban to modern compact/urban. The result will be that most of the existing homes will eventually be replaced with numerous homes on small lots, and so the existing character will be replaced entirely by a new modern compact urban character.

Homes in the immediate area include two 40-50 year old 3000 sq.ft. Basement Entry homes with high scale box-like massing characteristics, five 45 - 55 year old 2000 - 2400 sq.ft. Bungalows, a 50-60 year old 1800 sq.ft. Bungalow in tear-down condition, a 40 - 50 year old 900 sq.ft. agricultural structure with Gambrel roof, a 35 year old 3500+ sq.ft. Tudor style Two-Storey, a 40-50 year old Colonial style Two-Storey, a 170's 2400 sq.ft. Split Level, and a 40 year old 3500+ sq.ft. Rural Heritage Two-Storey with five street facing dormers and a Gambrel roof.

None of the homes above are objectionable, but none can be considered context homes that are suitable for a year 2017 RF-10 zone development. Many are at or near the end of their service life and are likely to be replaced in the foreseeable future. Context for the subject site therefore, should be derived from the building scheme regulations of dozens of new applications in the area, most of which are designed to accommodate post year 2016 compact/urban lot homes. The style range anticipated in these guidelines includes the now common "Neo-Traditional" and "Neo-Heritage" homes constructed throughout Surrey over the past 20 years, and also compatible forms of "West Coast Contemporary" designs, which will define this area well into the future. This style range will result in more variety than is found in many compact/urban subdivisions constructed in the past 20 years, a result of greater variation in roof slopes and a greater variety roof types, and wall and cladding materials. Given the location within Surrey, standards have been established at a high level (for example, vinyl siding is not permitted). It is likely that more than 95 percent of these homes will be Two-Storey type of a 2300 sq.ft. size.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2016 compact modern urban development. Therefore existing homes will not be emulated. Rather, a new modern urban character is proposed. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post year 2016 compact/urban zone developments in South Surrey, especially those within several blocks surrounding the subject site.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet standards for compact/urban lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and compatible hybrid styles. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Most surrounding homes are either Two-Storey, Basement Entry, or Bungalow type. It is expected however that all new homes constructed at the subject site will be Two-Storey type. 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 compact/urban 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 :** Building schemes in most new applications in this area have a maximum front entrance height of one storey (10'-0") for RF-10 zone homes.
- 6) **Exterior Wall Cladding :** Building schemes for all new applications prohibit the use of vinyl siding. 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 new homes will be of high value and quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** Existing homes have either cedar shingle or shake profile asphalt shingle, or tar and gravel roof surfaces. However, the building schemes for surrounding developments permit only shake profile asphalt shingles, environmentally sustainable roof products in a shake profile, membrane roofs where required by BC building code, and metal for feature areas only.
- 8) **Roof Slope :** Roof slopes range from 4:12 to 12:12 on existing homes.

Streetscape: The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old 1400 - 4000 sq.ft. Bungalows, Basement Entry, or Two-Storey type dwellings situated on large lots. The future streetscape implied by new surrounding developments will result in modern compact/urban "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and compatible style homes with desirable mid-scale massing characteristics and high quality finishing materials situated on lots that are mostly 9m to 15m in width that are landscaped to a high modern urban 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”, “West Coast Contemporary”, or 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 post year 2016'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)

Existing neighbouring homes do not provide suitable context for the proposed compact type homes at the subject site because the existing homes are large, wide Two-Storeys or Bungalows, or box-like Basement Entry homes situated on acreages that do not relate to the proposed small lot modern urban context of numerous new applications in this area. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in compact lot developments constructed in South Surrey subsequent to the year 2016.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“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 are permitted only if accompanied by substantial neutral colour elements as approved by the design 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:

Either less than 3:12 or greater than 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 permitted where required by B.C. Building Code. Feature metal roofs permitted if approved by the consultant.

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 - no corner lots.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete permitted only where the driveway directly access a rear lane. Asphalt, and gravel not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 15, 2017

Reviewed and Approved by:



Date: April 15, 2017

Arborist Report – 16755 20 Avenue Surrey BC

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 16755 20 Avenue Surrey BC
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN-0599A)
 ISA Qualified Tree Risk Assessor (TRAQ)
 BC Parks Wildlife and Danger Tree Assessor

| 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) | 24 |
| Protected Trees to be Removed | 24 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad\quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $24 \times \text{two (2)} = 48$ | 48 |
| Replacement Trees Proposed | 20 |
| Replacement Trees in Deficit | 28 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | |
| Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad\quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $4 \times \text{two (2)} = 8$ | 8 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 8 |

March 29, 2017

Summary prepared and
 submitted by:

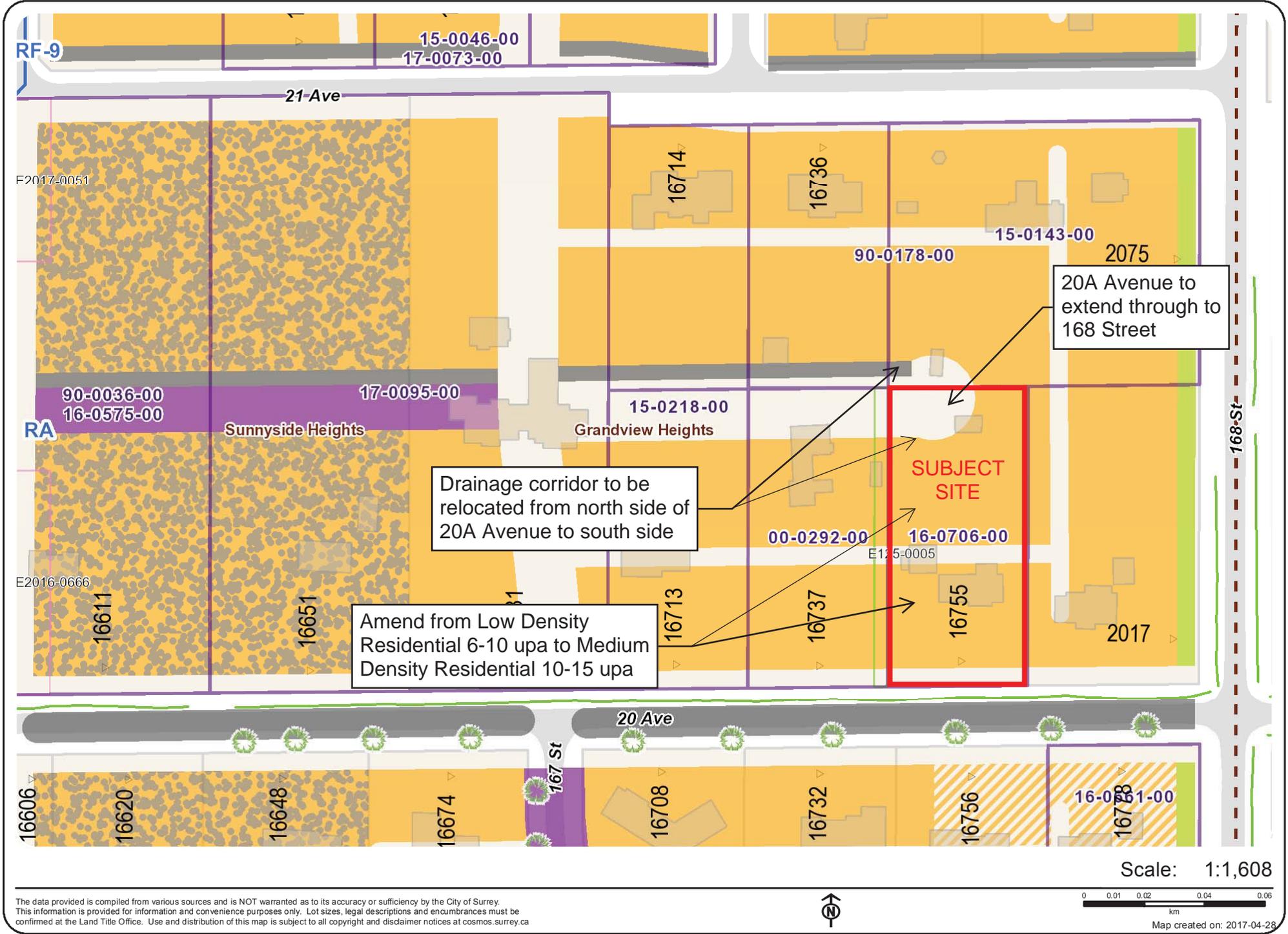


Arborist

Date



Proposed Sunnyside Heights NCP Amendments



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

