

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0082-00

Planning Report Date: January 10, 2011

**PROPOSAL:**

- **Rezoning** from RA to RF-12  
 in order to allow subdivision into 28 single family lots.

**LOCATION:**

15911/21/41/55 – 92 Avenue

**OWNERS:**

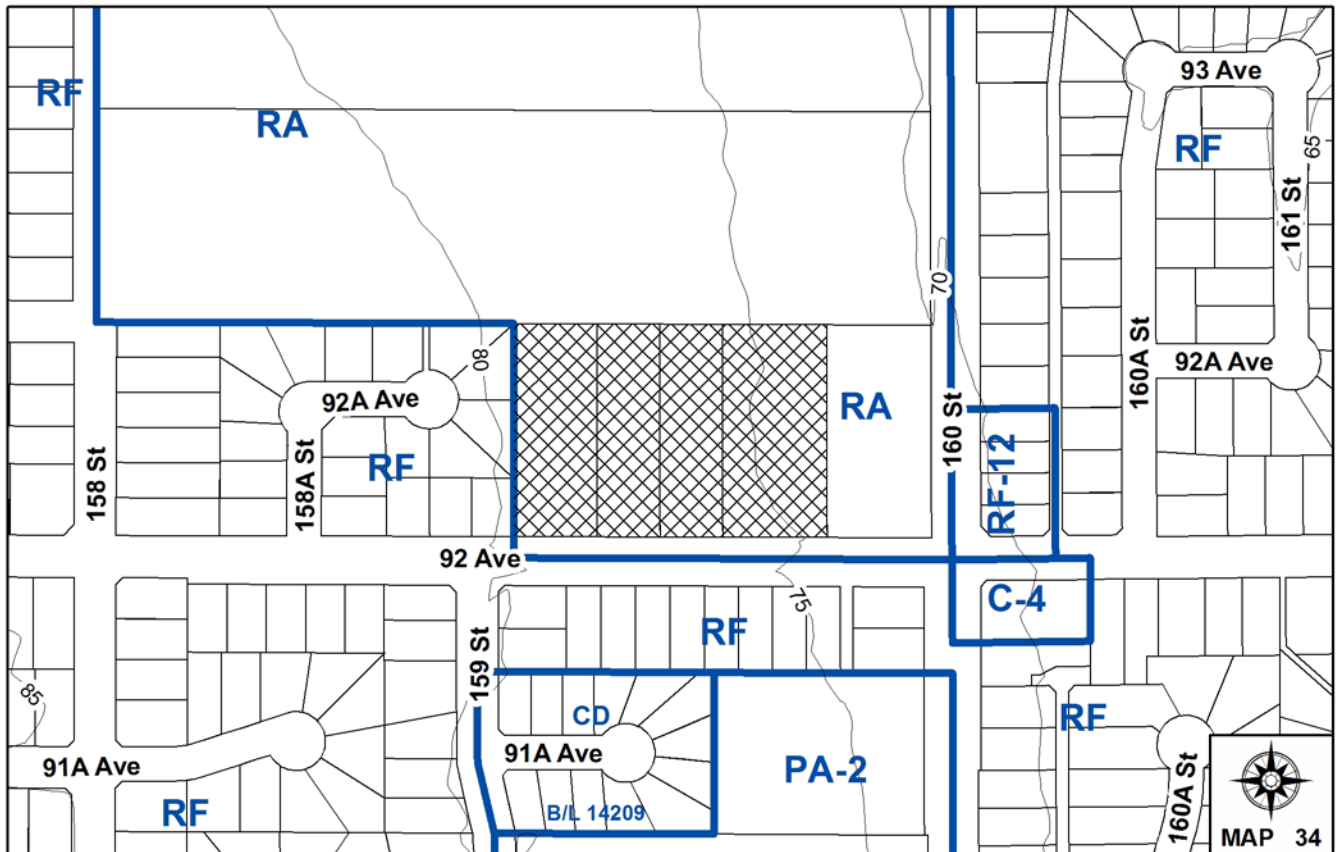
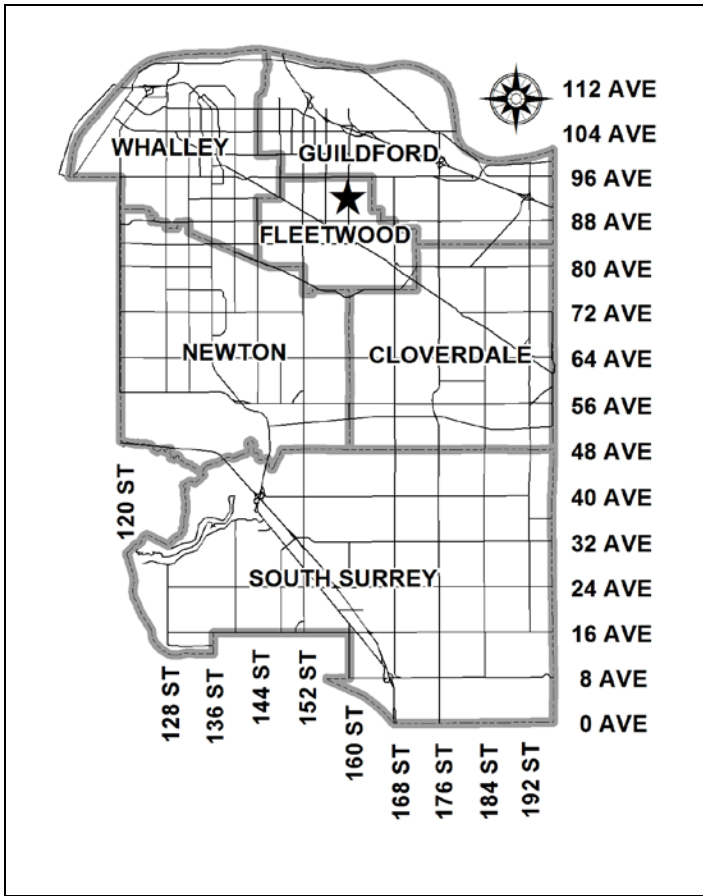
Harbhajan Singh Gill, Manjit Kaur Gill et al

**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

- Complies with OCP Designation.
- Retains some significant trees.
- The proposed density is appropriate for this part of Fleetwood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) 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, 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 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) submission of a Restrictive Covenant for tree preservation purposes on proposed Lots 4 to 8, 16, 22, 23 and 26.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<b>Projected number of students from this development:</b>  10 Elementary students at Woodland Park Elementary School 4 Secondary students at North Surrey Secondary School
Parks, Recreation & Culture:	Parks will accept cash-in-lieu of the 5% park dedication requirement but have some concerns about the pressure this project will place on existing Parks, Recreation & Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Heavily treed, single family lots with existing dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Hemlock Park/North Surrey Works Yard.	Urban	RA
East:	Single family dwelling (Michael Morrissey House – heritage site) on acreage lot.	Urban	RA
South (Across 92 Avenue):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject properties are located at 15911, 15921, 15941 and 15955 - 92 Avenue in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The four properties are heavily treed and each lot contains a single family dwelling which will be demolished.
- The Michael Morrissey House, which is a heritage building, is located to the immediate east of the subject site. Hemlock Park and the North Surrey Works Yard are located to the north.
- The subject properties are the last remaining undeveloped oversized parcels in the area.
- The neighbourhood consists primarily of "Single Family Residential" (RF) zoned lots, however there are "Single Family Residential (12)" (RF-12) zoned lots at the northeast corner of 160 Street and 92 Avenue, and there is a small subdivision at 159 Street and 91A Avenue that is zoned "Comprehensive Development" (CD) based on the RF-12 Zone.

Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential" (RA) to "Single Family Residential (12)" (RF-12) to allow subdivision into twenty eight (28) single family lots. The proposed RF-12 Zone is consistent with the Urban designation in the OCP.
- The proposed layout retains several significant trees, including a Giant Sequoia tree near 92 Avenue that is rated as being in "excellent" condition according to the Arborist Report.

- Each of the proposed lots conforms to the minimum requirements of the RF-12 Zone in terms of lot area, depth and width. The size of the proposed lots range from 370 square metres (3,980 sq.ft.) to 528 square metres (5,680 sq. ft.).
- The widths of the proposed lots fronting 92 Avenue range from 17.4 metres (57 ft.) to 18.2 metres (60 ft.). The widths of the existing RF-zoned lots to the west are approximately 20.11 metres (66 ft.) and to the south (across 92 Avenue) are approximately 16.5 metres (54 ft.)
- The proposed road pattern is consistent with the road pattern shown under the City concept plan.

### Policy Compliance

- The Small Lot Residential Zone Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. C002 approved by Council on January 17, 2000). The RF-12 Zone may be considered in Urban designated areas that are located within 800 metres (1/2 mile) of the edges of City Centre, Town Centres and employment areas. The zone should be applied to provide a gradation of land use intensity and may be considered if the development is small-scale, self-contained and has minimal impacts on the neighbourhood.
- The subject properties are located approximately 800 metres (1/2 mile) north of the Fleetwood Town Centre Plan area, within 400 metres (1/4 mile) of Hemlock Park, Serpentine Heights Park, Woodland Park, Woodland Park Elementary School and 1.5 kilometres (1 mile) from the commercial area at 160 Street and Fraser Highway.
- As described in Corporate Report No. C002, the RF-12 Zone is supportable within the context of the existing land uses in the surrounding area.

### Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the Design Guidelines is attached.
- A new character area is proposed in which well balanced, appropriately proportioned two-storey type homes of a "Neo-Traditional" style.
- Basement-entry homes will not be permitted.

### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering and Surveying Ltd. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements on all lots. However, final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

### Tree Survey and Tree Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by City staff and found generally acceptable, pending some minor revisions that the applicant is currently addressing.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	No. of On-site Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	1	0	1
Ash	1	0	1
Birch	3	0	3
Cedar	26	6	20
Cherry/Plum	6	3	3
Cypress	1	0	1
Douglas-fir	32	3	29
Giant Sequoia	1	1	0
Hemlock	2	1	1
Maple	36	7	29
Norway Maple	1	0	1
Spruce	2	1	1
Willow	4	0	4
Yellow Cedar	1	1	0
Red Alder	23	0	23
Cottonwood	10	0	10
<b>TOTAL</b>	<b>150</b>	<b>23</b>	<b>127</b>

- The preliminary report indicates that of the 155 trees, 131 are to be removed. Based upon the 131 trees to be removed, 221 replacement trees are required. The development proposes 70 replacement trees, leaving a deficit of 151 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 3.3.
- Although the site is heavily treed, the Arborist Report indicates that the majority of the trees are in "fair" or "poor" condition. Most of the trees proposed for removal are either hazardous, or are located within or near the proposed building envelopes.
- A "no-build" Restrictive Covenant will be required to be registered on portions of proposed Lots 4-8, 16, 22, 23 and 26 in order to retain existing trees. According to the applicant, these trees can be retained while accommodating a full size house on each lot without needing a Development Variance Permit (DVP) for reduced setbacks.

### PRE-NOTIFICATION

Pre-notification letters were sent out on November 22, 2010 and staff received no responses.

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. Summary of Tree Survey and Tree Preservation
- Appendix V. Tree Preservation Plan
- Appendix VI. Building Design Guidelines Summary

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/kms

v:\wp-docs\planning\plncom10\11301559jd.doc  
. 11/30/10 4:12 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Mike Helle, Coastland Engineering and Surveying Ltd.  
                         Address:                      #101 – 19292 – 60 Avenue  
                                                              Surrey, BC  
                                                              V3S 3M2  
                         Tel:                                      604-532-9700
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:              15911, 15921, 15941 and 15955 – 92 Avenue
  
  - (b)      Civic Address:                      15911 – 92 Avenue  
                         Owner:                                      Gill & Mattu Developments Ltd., Inc. No. BCo881032  
                         PID:    011-338-091  
                         West 130 Feet Lot 2 Section 35 Township 2 New Westminster District Plan 8709
  
  - (c)      Civic Address:                      15921 – 92 Avenue  
                         Owners:                                      Harbhajan Singh Gill and Manjit Kaur Gill  
                         PID:    000-852-040  
                         Lot 2 Except: Firstly: The West 130 Feet Secondly: The East 98 Feet, Section 35  
                         Township 2 New Westminster District Plan 8709
  
  - (d)      Civic Address:                      15941 – 92 Avenue  
                         Owner:                                      Mattu Family Holdings Ltd., Inc. No. 526183  
                         PID:    011-338-075  
                         East 98 Feet Lot 2 Section 35 Township 2 New Westminster District Plan 8709
  
  - (e)      Civic Address:                      15955 – 92 Avenue  
                         Owner:                                      Mattu Family Holdings Ltd., Inc. No. 526183  
                         PID:    003-184-153  
                         The West Half Lot 1 Section 35 Township 2 New Westminster District Plan 8709
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.



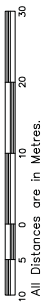
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.74 ac
Hectares	1.51 ha
<b>NUMBER OF LOTS</b>	
Existing	4
Proposed	28
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	5.0 m – 15.5 m
Range of lot areas (square metres)	370 sq.m. – 520 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	18.75 upha/7.5 upa
Lots/Hectare & Lots/Acre (Net)	23.4 upha/9.4 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40.0 %
Estimated Road, Lane & Driveway Coverage	29.0%
Total Site Coverage	69.0%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

PROPOSED SUBDIVISION PLAN OF: WEST 130 FEET LOT 2, REM. 2, EAST 98 FEET LOT 2,  
AND THE WEST HALF LOT 1, SECTION 35, TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 8709

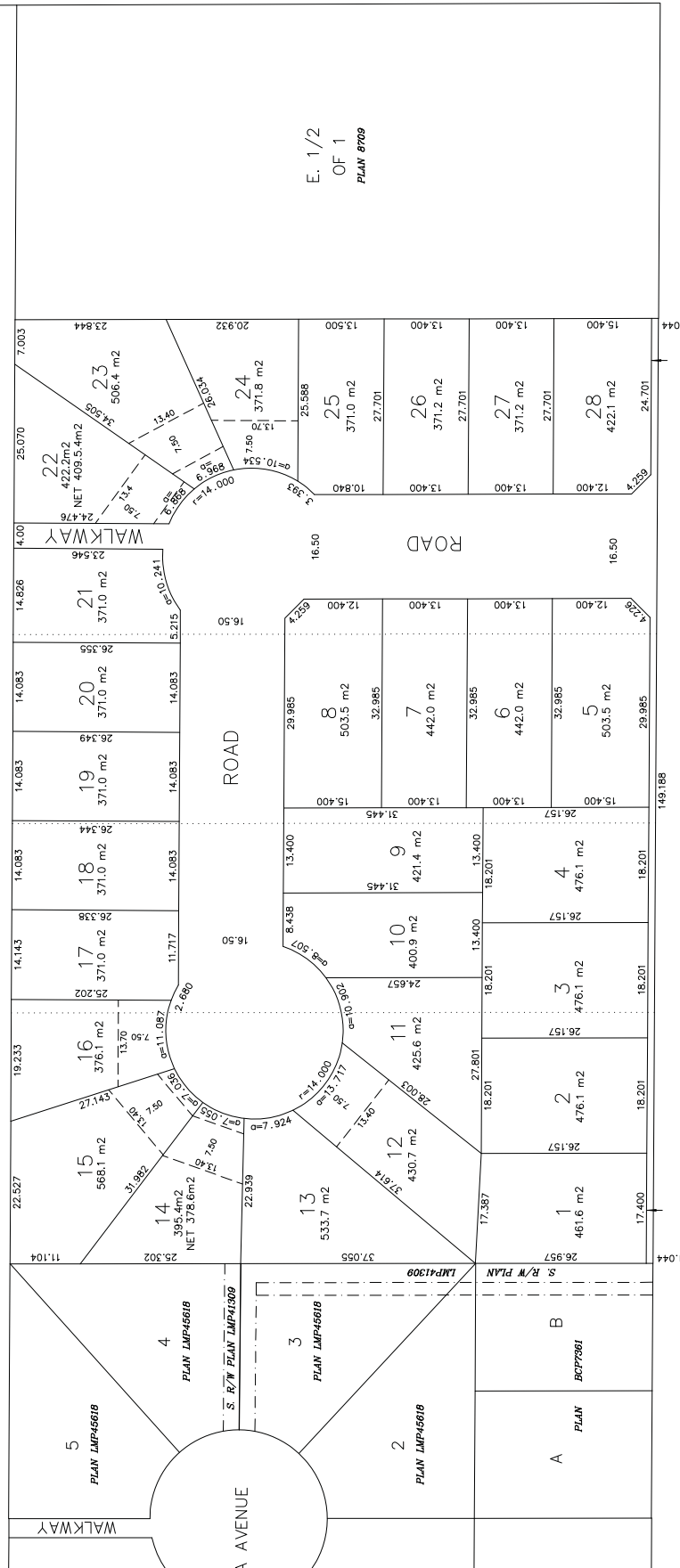
SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESSES:  
15911-15921, 15941 & 15955 92nd AVE.  
SURREY, B.C.  
P.L.D. #s 011-338-091, 000-852-040,  
011-338-075 & 003-184-153

12  
PLAN 8261



159th ST	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	LANE
PLAN LMP41770	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030	PLAN LMP1030

92nd AVENUE

240

159th ST

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

LANE

# INTER-OFFICE MEMO

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **December 8, 2010** PROJECT FILE: **7810-0082-00**

---

RE: **Engineering Requirements  
Location: 15911 92 Ave.**

## REZONE/SUBDIVISION

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

- dedicate 1.044m on 92 Avenue;
- dedicate 16.50 metres for 159A Street including 14.0 metre radius cul-de-sac;
- dedicate 16.50 metres for 92A avenue including 14.0 metre radius cul-de-sac;
- dedicate 4.00 metre walkway;
- provide 3.00 metre statutory right-of-way for water main;

### *Works and Services*

- construct 159A Street and 92A Avenue to limited local road standard;
- construct 14.0m radius cul-de-sac bulbs;
- construct 4.0 metre wide multi-use pathway
- construct water, sanitary, and storm mains to service the site

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

BA



**TREE PRESERVATION SUMMARY**

Surrey Project No.: 7910-0082  
 Project Location: 15911, 15921, 15941, 15955 92<sup>nd</sup> Avenue, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
ISA Certified Arborist (PN1920A)  
Certified Tree Risk Assessor (43)  
BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: 3.71 acre site which is currently 4 lots with a residence on each. Protected sized pioneer, succession and ornamental species trees found within site.

2. Summary of Proposed Tree Removal and Placement:


The summary will be available before final adoption.

Number of Protected Trees Identified		<u>150</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>-</u>	(B)
Number of Protected Trees to be removed		<u>127</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>23</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>221</u>	(E)
Number of Replacement Trees Proposed		<u>70</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>151</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>93</u>	(H)
Number of Lots Proposed in the Project		<u>28</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>3.30</u>	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_
- This plan will be available before final adoption \_\_\_\_\_

Summary prepared and submitted by:

  
 \_\_\_\_\_  
 Arborist

December 31, 2010  
 \_\_\_\_\_  
 Date



**LEGEND**

- = TREES TO BE RETAINED
- ✂ = TREES TO BE REMOVED
- = PROTECTION BARRIER

REV	DATE	DESCRIPTION	BY
01	NOV/10	REVISED LOT LAYOUT	1
02	NOV/10	REVISED CODE #4	2
03	DEC/10	CITY OF SURREY REQUEST	3

**C. KAWOLINS & ASSOCIATES INC.**  
 BCSLA CSQA  
 2442 JUNGHUL COURT  
 SURREY, B.C.  
 V3Z 3J9  
 PHONE (604) 897-2378

**CLIENT**  
 MR. MIKE WELLE  
 CONSTANT ENGINEERS & SURVEYING LTD.  
 SUITE #101  
 18300 80TH AVENUE  
 SURREY, B.C.  
 PHONE (604) 532-0700

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 28 LOT SUBDIVISION  
 18911, 18921, 18941 & 18955 - 82nd AVENUE  
 SURREY, B.C.

DATE	JUNY/10
SCALE	AS SHOWN
APP'D	AS SHOWN
PREP'D	AS SHOWN
CHECK'D	AS SHOWN
DATE	AS SHOWN
SCALE	AS SHOWN
APP'D	AS SHOWN
PREP'D	AS SHOWN
CHECK'D	AS SHOWN
DATE	AS SHOWN

L-2

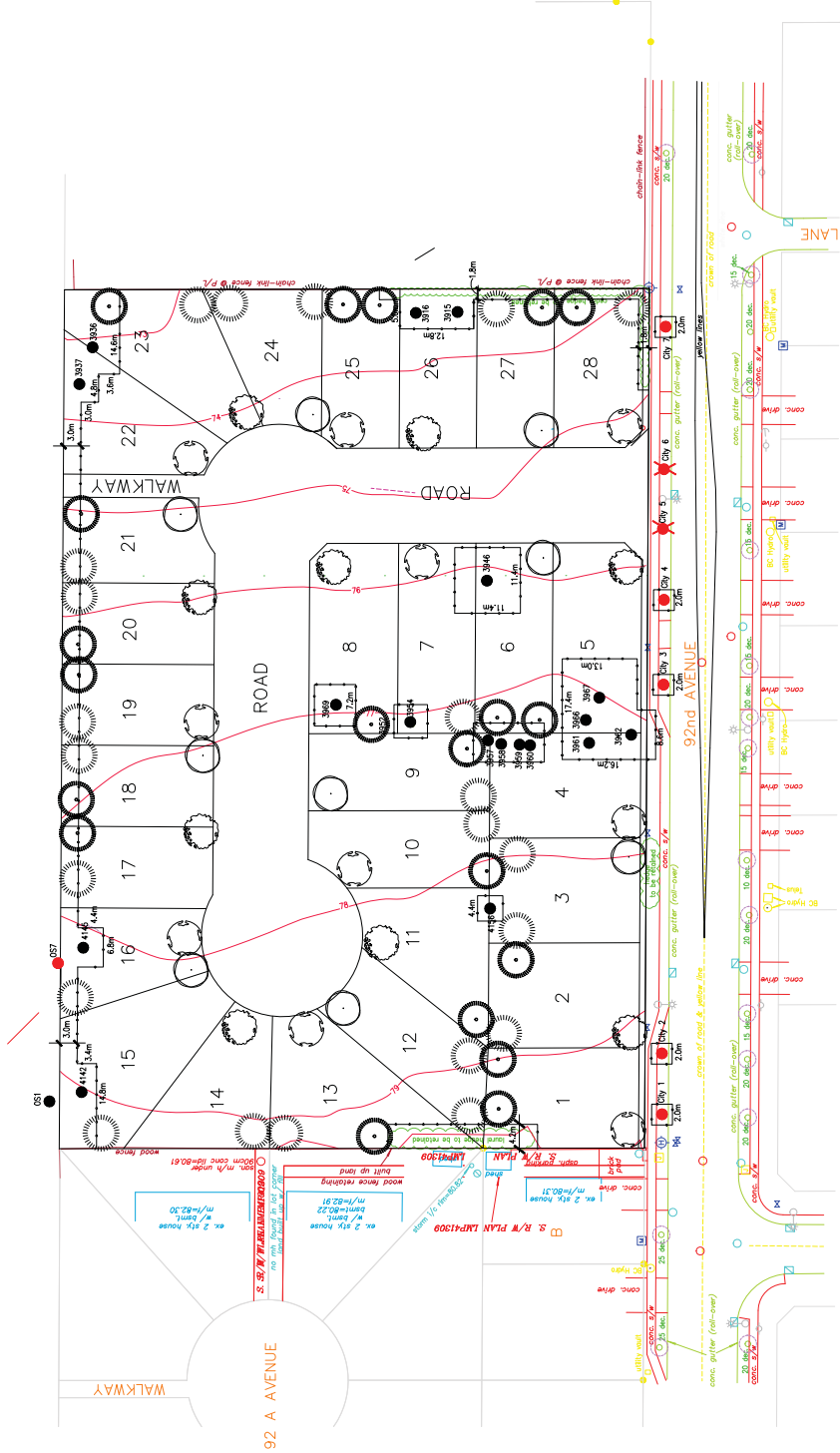


KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'OSAKAZIKI'	GREEN JAPANESE MAPLE	10	4.00 METERS	AS SHOWN	B. & B.
	MAKHOILA SOLLANGIANA	SAUCEUR WAKOJUA	9	4.00 METERS	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	9	4.00 METERS	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	20	4.00 METERS	AS SHOWN	B. & B.
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	22	4.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED, ACCORDING TO THE LANDSCAPE CANADA HANDBOOK, WHICH RECOMMENDS NURSERY STOCK AND THE BENTON STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/LNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS, MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7910-0082-00  
Project Location: **15911, 15921, 15941, and 15955 - 92 Avenue, Surrey**  
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 area surrounding the subject site was settled originally in the 1940's and 1950's. All three remaining homes from this era are located on the subject site properties, and all are to be demolished. The homes are 700-800 sq.ft simple rectangular or "L" shaped old urban Bungalows with 6:12 to 7:12 slope common gable roofs surfaced with either asphalt shingles or roll roofing. The homes are clad in stucco with cedar accent or cedar only.

There is one home from the 1970's, a 1900 sq.ft. "West Coast Traditional" style Split Level home. The home has desirable mid-scale massing characteristics. It has a 5:12 pitch Dutch hip roof with a cedar shingle surface. The home is clad in horizontal cedar siding. This home is also located on the subject site and is also to be demolished.

All other homes in this area were constructed in the late 1980's to mid 1990's, and represent 77% of all neighbouring homes. There is one Basement Entry home and twelve Two-Storey type homes. The style range includes "Modern California Stucco" (7 homes), "West Coast Modern" (3 homes), and "Neo-Traditional" (3 homes). All of the homes are constructed at the maximum size permitted by the RF by-law (3550 sq.ft. including garage). All of these homes are high mass structures, with significant exposure of the upper floor to street views. Four of these homes have a one storey front entrance, four have a 1 ½ storey high front entrance, and five have an exaggerated two storey high front entrance that dominates both the home and the street. All homes but one have a common hip roof with several street facing common gable projections. Roof slopes range from 5:12 to 7:12. One home has an asphalt shingle roof surface, four have a cedar shingle roof surface, and eight have concrete tile roofs. One home has stucco used in combination with vertical vinyl, one has vinyl siding with wood and stone feature materials, and the other ten are "stucco only" (no accent materials). Landscaping standards are "common modern urban" with sod, 10-20 shrubs and a front yard tree. A few of these homes have a rear access driveway. All others have front access double garages with an exposed aggregate concrete driveway.

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

- 1) Context Homes : Although several homes in this area have massing designs that present an acceptable appearance, none provide suitable architectural context for a year 2010 RF-12 development in the Fleetwood area.
- 2) Style Character : In order of precedence, styles in this area include "Modern California Stucco", "West Coast Modern", "Neo-Traditional", "Old Urban" and "West Coast Traditional". The recommended style range for the proposed new character area is "Neo-Traditional".
- 3) Home Types : Dominance of Two-Storey home type (71% of homes are Two-Storey type). There is one Basement Entry home and three Bungalows in this area. Note however that all three Bungalows are site homes to be demolished. There is one Split Level, a "site home", which is also to be demolished.
- 4) Massing Designs : Some surrounding homes have well balanced correctly proportioned elements. However, several homes do not. The recommendation is not to emulate existing massing designs, but rather to employ new design standards in which mid-scale massing designs with proportionally correct, well balanced elements, create a stable, attractive appearance.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 storeys in height. Twenty nine percent of homes have a proportionally exaggerated two storey front entrance portico that dominates the front façade and the streetscape. The recommendation is to limit the maximum height of the front entrance to 1 ½ storeys, which is a more suitable standard for all developments, but especially RF-12 zone developments.
- 6) Exterior Wall Cladding : Stucco is clearly dominant. In two cases, vinyl had been used in combination with stucco, which is normally not recommended. There is one vinyl home with wood and stone feature areas. All homes with cedar as a main cladding material are designated for demolition.
- 7) Roof surface : 71% of homes have a concrete tile roof, 23% have a cedar shingle roof, and 6% have an asphalt shingle roof.
- 8) Roof Slope : Roof pitch ranges from 4:12 to 12:12.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	71%
	Basement Entry/Cathedral Entry	6%
	Rancher (bungalow).....	18%
	Split Levels.....	6%

**Exterior Treatment /Materials:** Stucco is dominant. Vinyl has been used on 3 homes. All homes with cedar siding are "site homes" designated for demolition. Wood wall shingles have been used in gable ends on one home.

**Roof Pitch and Materials:** 71% of all homes in the subject area have a concrete tile roof surface. Other materials include cedar shingles (on 4 homes) and asphalt shingles.

**Window/Door Details:** Rectangular dominant. Half round windows have also been used.

**Streetscape:** Homes include small old urban Bungalows that are proposed for demolition, and large (3550 sq.ft) Two-Storey type homes, most of which are finished in stucco only (no feature materials). Many of these homes exhibit proportionally inconsistent two storey high entrances. The homes have a main common hip roof at a 5:12 to 7:12 slope with a concrete tile roof surface. Most homes are clad in stucco only. Landscapes range from "modest modern urban" to "above average modern urban".

## 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 “Neo-Traditional” style. 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 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

<b>Dwelling Types/Location:</b>	Two Storey or Split Level only. No Basement Entry.
<b>Interfacing Treatment with existing dwellings)</b>	Neighbouring homes are not being emulated. Rather, a new character area is proposed in which well balanced, appropriately proportioned Two-Storey type homes of a "Neo-Traditional" style are to be situated on RF-12 size lots in a common modern urban setting.
<b>Restrictions on Dwellings (Suites, Basement Entry)</b>	No Basement Entry type. No third kitchen or food preparation area; Not more than one bedroom on the main floor of a <i>two- storey single family dwelling</i> . No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor. No access to the basement from outside other than from the rear of the single family dwelling. Not more than two bathrooms in the basement.
<b>Exterior Materials/Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, 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 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 8:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a minimum 40 year warranty with a raised ridge cap. Grey, black or brown only.
- 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 18 shrubs of a minimum 3 gallon pot size on interior lots, and a minimum of 30 shrubs of a 3 gallon pot size on corner lots #7 and #30. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** December 16, 2010

**Reviewed and Approved by:**



**Date:** December 16, 2010