

City of Surrey
PLANNING & DEVELOPMENT REPORT

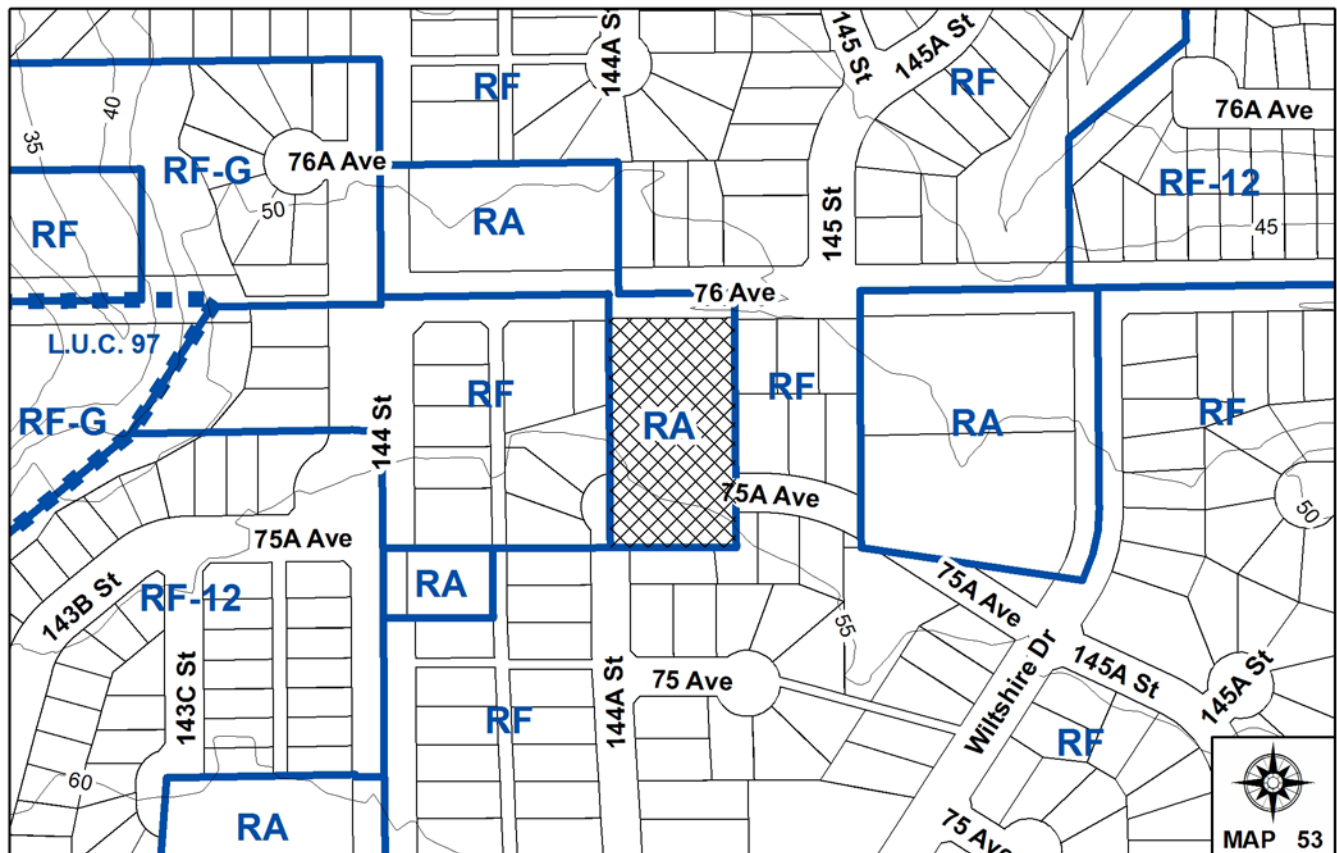
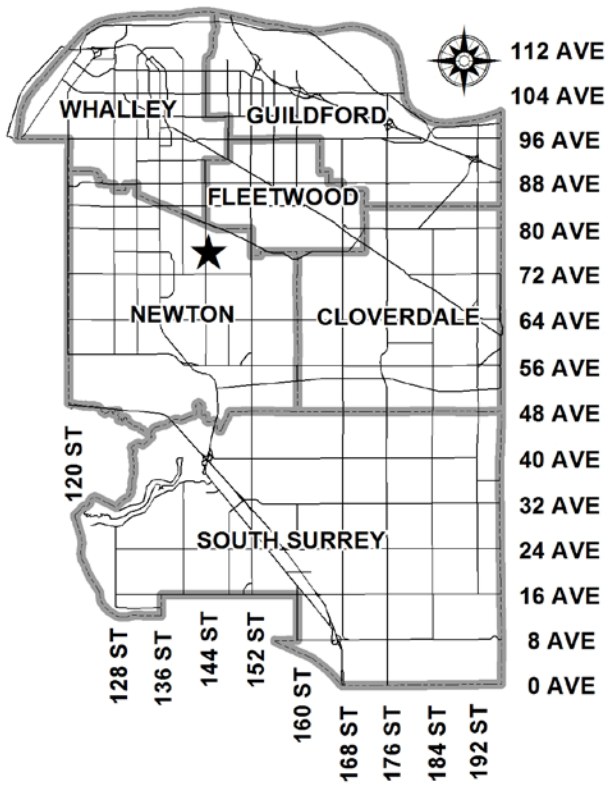
File: 7910-0099-00

Planning Report Date: November 1, 2010

PROPOSAL:

- **Rezoning** from RA to RF
in order to allow subdivision into 7 single family lots.

LOCATION: 14472 - 76 Avenue
OWNER: High Quality Homes Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Single Family Residential



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 (Urban).
- Complies with the East Newton North NCP Designation (Urban Single Family Residential).

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 Zone (RF)" (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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property (14463 - 75A Avenue);
 - (e) the applicant adequately address the tree replacement deficit;
 - (f) discharge of "no build" covenants from titles of 7569 – 144A Street and 14463 – 75A Avenue;
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree retention and protection; and
 - (h) submission of a finalized lot grading plan to the satisfaction of the Manager, Building Division.

REFERRALS

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

School District: **Projected number of students from this development:**

2 Elementary students at M.B. Sanford Elementary School
1 Secondary student at Frank Hurt Secondary School

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% subdivision dedication requirement; applicant is required to pay the NCP Amenity Contributions on a per unit basis in keeping with the East Newton North Neighbourhood Concept Plan (NCP).

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on an RA zoned lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 76 Avenue):	Single family dwellings.	Urban/Urban Single Family Residential	RF
East:	Single family dwellings developed under Application No. 7904-0307-00.	Urban/Urban Single Family Residential	RF
South (Across 75A Avenue):	One single family lot and one remnant lot developed under Application No. 7904-0307-00.	Urban/Urban Single Family Residential	RF
West:	Single family dwellings developed under Application Nos. 7904-0070-00 and 7904-0164-00.	Urban/Urban Single Family Residential	RF

DEVELOPMENT CONSIDERATIONSProposal

- The subject site is currently zoned "One-Acre Residential Zone" (RA)". It is designated Urban in the OCP and Urban Single Family Residential in the East Newton North NCP. The applicant proposes to rezone to "Single Family Residential Zone (RF)", and subdivide the land into 7 single family lots.
- The lands east and west of the subject property are developed RF subdivisions. All 7 proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth, except for proposed lot six (6), which requires approval from the Approving Officer at the Subdivision stage of a minor 1.07% reduction in lot area.
- The proposed lots range in size from 554 square metres (5,963 square feet) to 599 square metres (6,448 square feet). The proposed lots range in width from 15 metres (49.2 feet) to 18.1 metres (59.4 feet). The proposed lot areas and widths are consistent with the existing lots in the area.
- Under previous application (File 7904-0307-00), a Section 219 No Build Restrictive Covenant was registered on the title of the property abutting the subject site to the east (14463 75A Avenue) for future lot consolidation.

- Similarly, under previous application (File 7904-0164-00), a Section 219 No Build Restrictive Covenant was registered on the title of the property abutting the subject site to the west (7569 144A Street) for future lot consolidation.
- The agent for the subject property contacted the owners of 14463 75A Avenue and 7569 144A Street with regards to land assembly under this application by letters dated June 4, 2010 and June 28, 2010. The property owner to the west (7569 144A Street) is not interested in a land assembly at this time. This information was confirmed by City Staff. As a result, the No Build area to the east (14463 75A Ave) is of no practical use to the developer of the subject property as it does not improve future lot yields. The applicant is prepared, however to register a Section 219 No Build Restrictive Covenant on the southeast portion of the subject site (south of 75A Avenue) for future consolidation with the remnant portion of 14463 75A Avenue. This would facilitate creation of an additional RF lot between the two parties.

Vehicular Access

- In accordance with the approved NCP, the applicant is proposing to dedicate land in order to extend 75A Avenue as per the prepared layout and City requirements.

Building Design Guidelines & Lot Grading

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed RF lots (Appendix IV).
- The designs for the proposed lots include Neo-Traditional, Neo-Heritage, and Traditional. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 8:12.
- The only permissible roof materials would consist of cedar shingles, concrete roof tiles in a shake profile, asphalt shingles in a shake profile, and asphalt shingles with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by Hunter Laird Engineering Limited, has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable, however a final Lot Grading Plan is required prior to Final Adoption which shows any proposed retaining walls and addresses the drainage where the subject site meets 14463 75A Avenue and 7569 144A Street.
- Basement-entry homes and secondary suites will not be permitted.

Trees and Landscaping

- Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., prepared the Arborist Report and Trees Replacement Plan for the subject site (Appendix V). The Arborist Report indicates

there are 56 protected trees on the subject site and 3 offsite trees that require protection. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Western red cedar	4	4	0
Sawara cypress	1	0	1
Red maple	1	1	0
Cascara	1	0	1
Japanese maple	1	0	1
Norway maple	1	0	1
Bitter cherry	2	0	2
Cherry plum	9	0	9
Butternut	2	0	2
Red alder (5+26:stand)	30	0	30
Lawson cypress	3	1	2
English hawthorn	1	0	1
Mountain ash	1	0	1
Deodar cedar	1	1	0
Douglas-fir	1	0	1
Total	59	7	52

- The applicant conducted an assessment of tree retention and has determined that of the 59 protected onsite and offsite trees, 52 must be removed. The majority of these trees (30) being removed are non-retainable species (alder).
- The road works, installation of services, land clearing and lot grading impact the potential for retention of trees on these lots. A number of trees proposed to be removed as part of this development are located with the proposed road (75A Avenue). The road pattern was predetermined by previous applications and is in accordance with the servicing plan adopted by Council in the NCP.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 74 replacement trees on the subject site. Since only 13 replacement trees can be accommodated on the proposed lots, the deficit of 61 replacement trees will require a cash-in-lieu payment of \$18,300 representing \$15,000 per acre of land, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.

PRE-NOTIFICATION

- Pre-notification letters were sent on September 3rd, 2010 to 91 households within 100 metres (328 feet) of the subject site. Staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout and Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 – 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 14472 – 76 Avenue

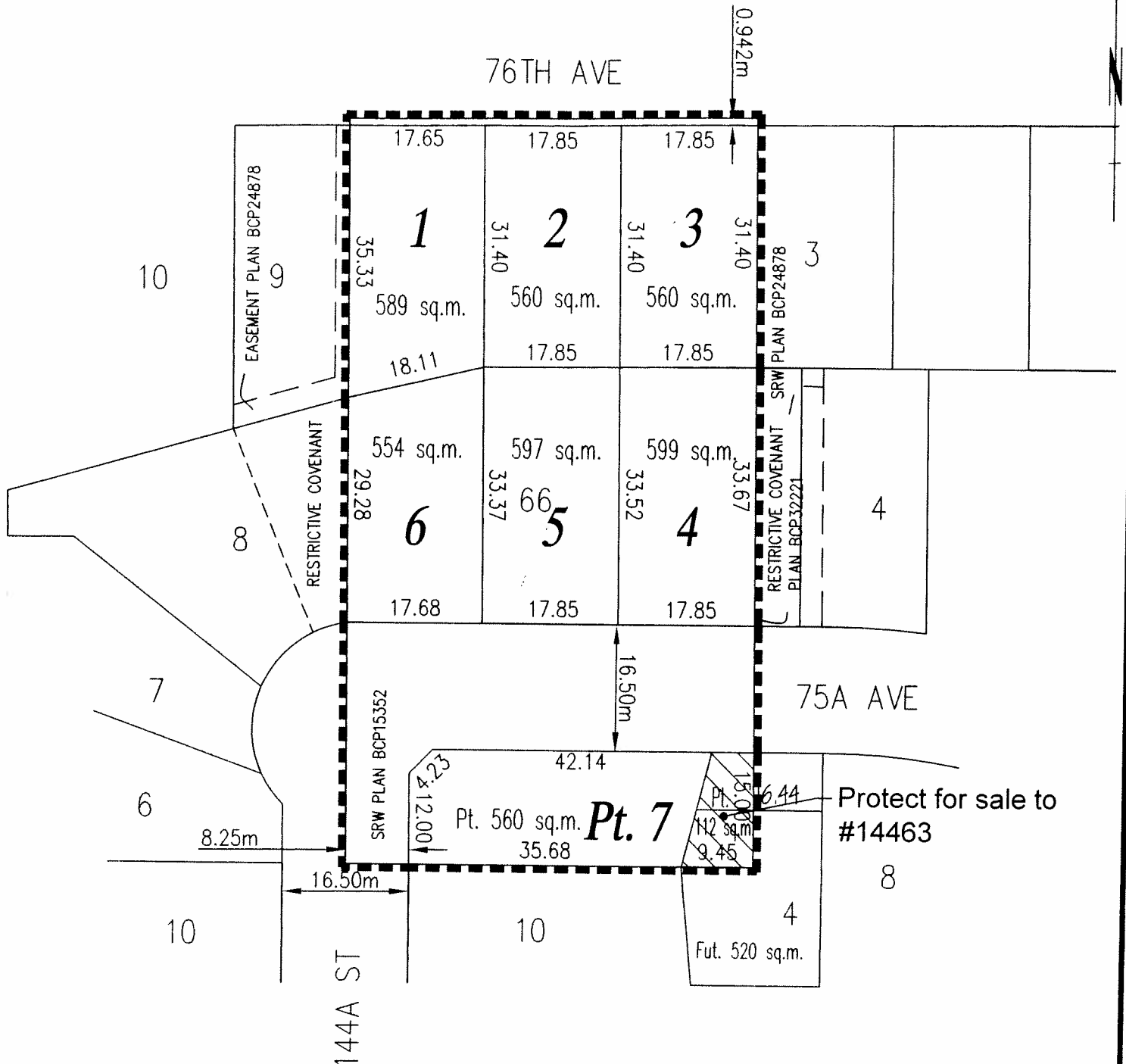
 - (b) Civic Address: 14472 – 76 Avenue
 Owner: High Quality homes Ltd., Inc. No. BCo659799
 PID: 005-034-256
 Lot 66 Section 22 Township 2 New Westminster District Plan 40235

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.28 ac
Hectares	0.52 ha
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	15 m – 18.1 m
Range of lot areas (square metres)	554 sq.m. – 599 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.47 upa/13.46 uph
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	provide 5% cash-in-lieu
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Proposed Subdivision
 High Quality Homes Ltd.
 14472 - 76 Avenue
 Surrey File No. 7910-0099-00



HunterLaird
 ENGINEERING LTD.
 September 2010
 #6331

INTER-OFFICE MEMO

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

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

DATE: **October 21, 2010** PROJECT FILE: **7810-0099-00**

RE: **Engineering Requirements
Location: 14472 76 Ave.**

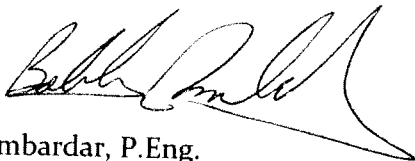
REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 0.942 metres on 76 Avenue;
- Dedicate 16.500 metres for 75A Avenue;
- Dedicate 8.260 metres on 144A Street; and
- Dedicate 3.000m x 3.000m corner cut at the intersection of 144A Street and 75A Avenue.

Works and Services

- Construct 76 Avenue to Major Collector standard;
- Construct 144A Street to Urban Forest Limited Local standard;
- Construct 75A Avenue to Urban Forest Limited Local standard;
- Construct temporary speed hump and provide cash-in-lieu for removal;
- Construct Sanitary sewer main, storm sewer main and water main to service the development; and
- Pay latecomer charges and SDR connection fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB

LAND DEVELOPMENT ENGINEERING REVIEW

File: 7810-0099-00


Location: 14472 76 Ave.

Applicant: Hunter Laird Engineering Ltd.
Address: 65 Richmond Street Unit 300
Phone: 604-525-4651
Fax: 604-525-5715
Email: draft@hunterlaird.com
Owner: Robert A. Murphy

☐ OCP Amendment ☐ NCP Amendment ☐ ALR Exclusion
☒ Rezone ☐ LUC Amendment ☒ Subdivision
 Existing Land Use: RA Existing Lots: 1
 Proposed Land Use: RF Proposed Lots: 7

☐ DP ☐ DVP

Land Development Engineering Contacts:

Harvinder Bains, Project Manager
 604-591-4755, HBains@surrey.ca
 Bob Ambardar, P.Eng., Development Project Engineer
 604-598-5893, BAmbardar@surrey.ca

Attachments:

Project Layout
 Road Right-of-Way Requirements Sketch

Distribution:

Applicant
 Transportation Manager
 Sewer Engineer
 Water Engineer
 Drainage Planning Manager
 Project Manager, Development Services

1	October 21, 2010	Original
No.	Date	Revision

LAND DEVELOPMENT ENGINEERING REVIEW

File 7810-0099-00, Map #053

Background

The applicant is proposing to rezone and subdivide one (1) existing RA lot into seven (7) RF lots. Please refer to the attached sketch number 6331, dated September 2010 prepared and submitted by Hunter Laird Engineering Ltd.

The development site is located within the East Newton North Neighbourhood Concept Plan (NCP). The applicant will be required to service the site in accordance with the NCP Stage II Servicing Report.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

- 0.942 metres on 76 Avenue;
- 16.500 metres for 75A Avenue;
- 8.260 metres on 144A Street; and
- 3.0m x 3.0m corner cut at the intersection of 144A Street and 75A Avenue.

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

Servicing Requirements

These Works are required as a condition of this Rezone and Subdivision.

Transportation/Traffic Management

The following road works are required on existing roads fronting the site:

- Construct south side of 76 Avenue to the Major Collector standard. The applicant will be responsible for construction of the Through Local road standard (4.25-metre wide pavement, curb and gutter, sidewalk and street lights) and the City will complete to the ultimate standard by funding the additional pavement to the ultimate 7.0-metre width plus incremental cost to upgrade to the Major Collector standard pavement structure and street lighting;
- Construct east side of 144A Street to Urban Forest Limited Local standard and match to the existing road standard established under Surrey projects 7898-0199-00 and 7804-0164-00/7804-0070-00, complete with 8.0m pavement width; rollover type of curb; sidewalk, street trees and streetlight; and
- Construct 75A Avenue to Urban Forest Limited Local standard and match to the existing road standard established under Surrey project 7804-0307-00, complete with 8.0m pavement width, rollover type of curb, sidewalk, street trees and streetlight.

ACCESS:

- Pair driveways for proposed Lots 2 and 3; and
- Indicate proposed driveway locations for the remaining lots.

OPERATION:

- No parking will be permitted along south side of 76 Avenue as parking has been established on the north side; and
- Add "Future Through Road" sign at the end of 75A Avenue.

ADDITIONAL ITEMS:

- Temporary access (SROW E2007-0134, BCP 24878) provided under 7804-0307 will not be removed due to the length of 144A St & 75A Ave exceeding the design criteria maximum of 220m; and
- Because of anticipated additional traffic in the lane the applicant is to construct one speed hump in the middle of the temporary lane and provide cash-in-lieu for removal.

Drainage/Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 375mm storm sewer main fronts the site on the south side of 76 Avenue;
- 250mm storm sewer main exists on 75A Avenue, east of development site; and
- 250mm storm sewer main partially fronts the site on 144A Street.

The following storm drainage facilities are required:

- Construct storm sewer main to service the development; and
- A service connection, complete with inspection chamber, must be provided to each lot.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction.

Water

The following City water facilities are located in the vicinity to the site:

- 300mm water main fronts the site on 76 Avenue;
- 200mm temporary water main exists within off-site statutory right-of-way along east property line;
- 200mm water main exists on 75A Avenue, east of development site; and
- 200mm water main fronts the site on the west side of 144A Street.

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

The following water facilities are required:

- Construct water main on 75A Avenue and connect to existing water main on 144A Street; and
- A metered service connection must be provided to each lot.

The temporary water main that exists within statutory right-of-way along east property line of the development site will remain till 75A Avenue road is opened in future. At that time the water main on 75A Avenue is to be connected to water main in Wiltshire Drive.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 250mm sanitary sewer main fronts the site on the south side of 76 Avenue;
- 200mm sanitary sewer main exists on 75A Avenue, east of development site; and
- 200mm sanitary sewer main exists on 144A Street, south of development site.

This existing sanitary sewer system has adequate capacity to service the proposed development.

The following sanitary sewer facilities are required:

- Construct sanitary sewer main across 75A Avenue frontage to service the development; and
- A service connection, complete with inspection chamber, must be provided to each lot.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication, and cablevision in accordance with utility company requirements and City standards.

Project Management

A Servicing Agreement must be executed before the proposed Rezone/Subdivision can be completed.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

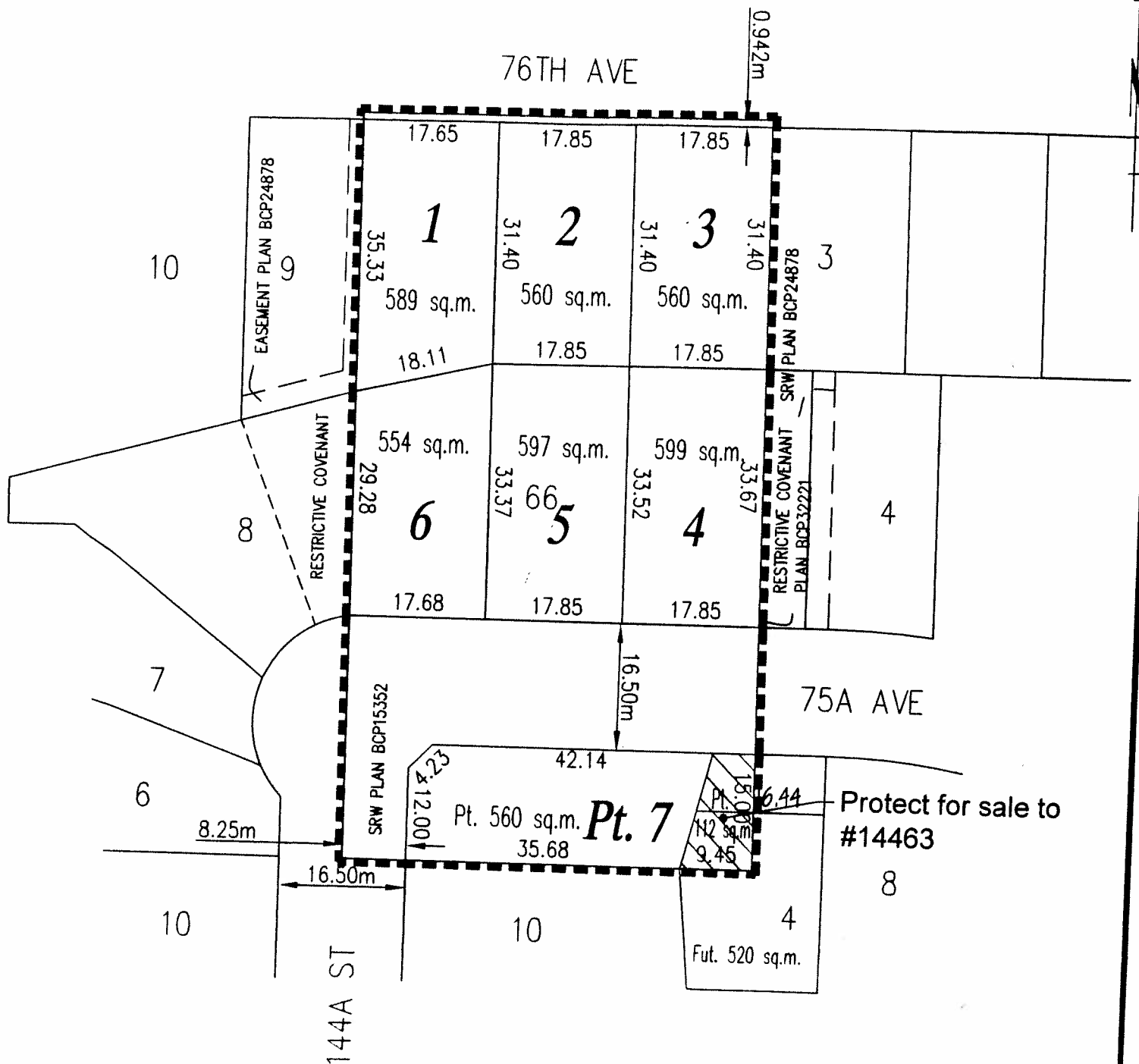
Financial

A processing fee of \$8,232.00 (HST included) is required for the Servicing Agreement.

The following charges and levies must be paid as a condition of the Servicing Agreement:

- Drainage Latecomers under Surrey project 5900-0253-00-1 – cost \$7,283.58, (year 8 rate);
- Water Latecomers under Surrey project 5700-0253-00-1 – cost \$7,450.16, (year 8 rate);
- Sanitary Latecomers under Surrey project 5800-0253-00-1 – cost \$4,223.92, (year 8 rate).
 - The above year 8 rates expire on December 16, 2010 and will change after this date.
- Sanitary Connection Fee (SDR, \$2,200.00 per connection).

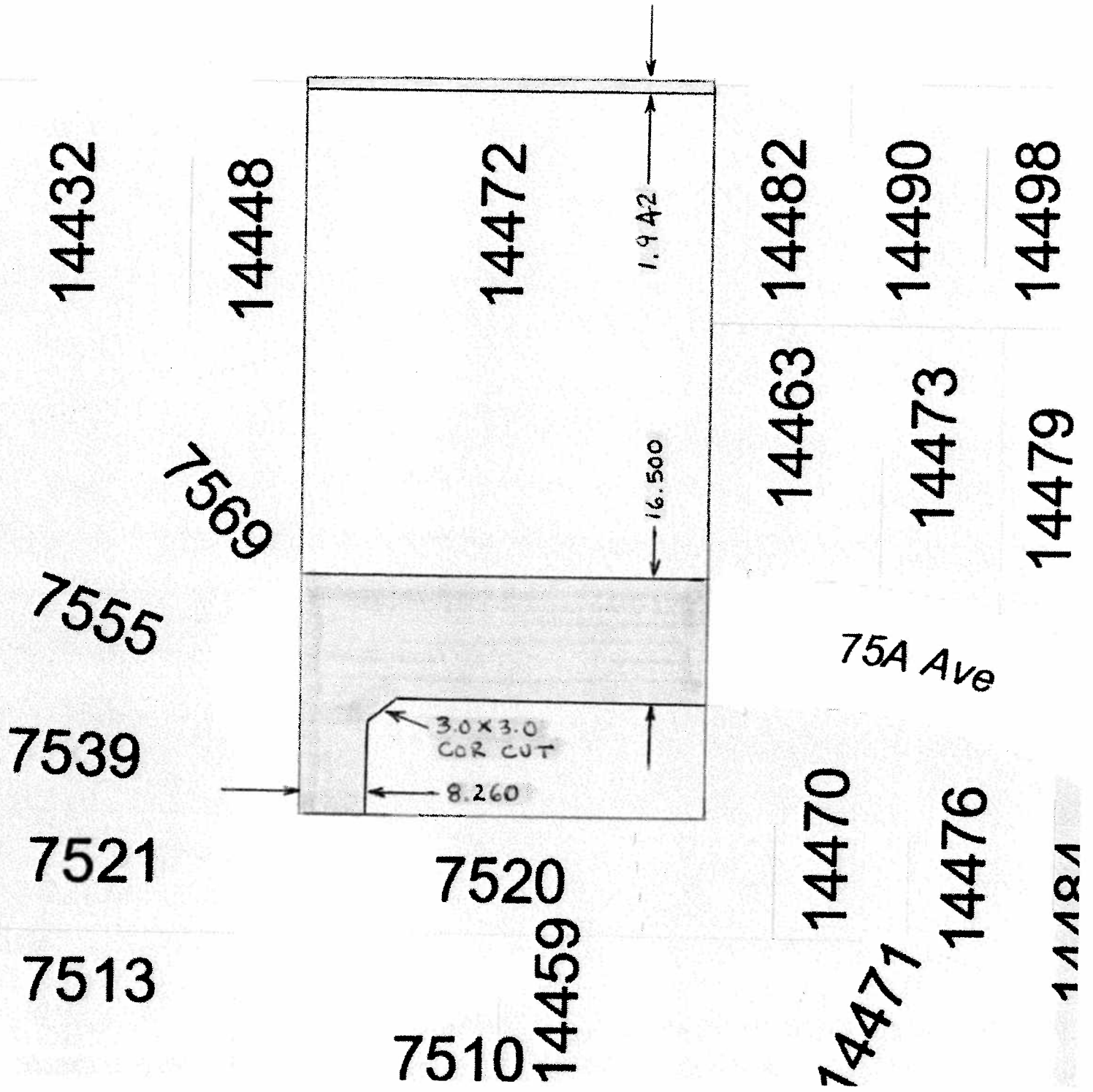
An application fee of \$420 (HST exempt) is required for administration of the ESC Permit process.



Proposed Subdivision
High Quality Homes Ltd.
 14472 - 76 Avenue
 Surrey File No. 7910-0099-00



Hunter Engineering Ltd
 ENGINEERING LTD
 September 2010
 #6331



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0099-00
 Project Location: 14472 – 76 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 near the northwest corner of the area-defining "Chimney Heights" development bordered by 72 Avenue to the south, 76 Avenue to the north, 144 Street to the West, and 148 Street to the east. Substantial redevelopment of this area occurred in the late 1990's and early 2000's, completely transforming the old urban area to a modern urban RF zone area with a desirable and homogenous theme.

There are still a few old urban homes in this area including a 1980's, 2600 sq.ft "Cape Cod" style Two-Storey home, a 1970's 1400 sq.ft "West Coast Traditional" style Bungalow, and a 1970's 2800 sq.ft. "West Coast Traditional" style Basement Entry home (the site home to be demolished). None of these homes provide suitable architectural context for a year 2010 RF zone development in this area.

All other homes in the surrounding area are "Neo-Traditional" style Two-Storey type homes ranging in size between 2900 and 3550 square feet including the garage. The homes all have desirable massing characteristics wherein individual design elements are proportionally consistent with one another and are balanced across the façade. Front entrance heights range from one to 1 ½ storeys, though nearly all the home have a 1 ½ storey entrance. Most homes are configured with a main common hip roof at a 7:12 or 8:12 slope and several street facing common gable projections at slopes ranging from 8:12 to 12:12. Roof surface consist of either shake profile concrete roof tiles or shake profile asphalt shingles. Main wall cladding materials include either stucco or vinyl. Most homes are generously detailed with large stone or brick veneer area, and wood shingles or wood battens at gable ends. Landscape standards are average or better, with at least two homes in this area meeting an extraordinary landscape standard. Driveway surfaces include exposed aggregate or stamped concrete. These homes provide desirable architectural and landscape context for the subject site.

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

- 1) Context Homes : All newer homes constructed in the late 1990's and early 2000's in this area provide desirable architectural context for the subject site.
- 2) Style Character : The "Neo-Traditional" style is clearly dominant. Recommended styles include "Neo-Traditional", "Neo-Heritage", and "Traditional".
- 3) Home Types : All newer homes in the surrounding area are Two-Storey type. There are no new Basement Entry homes in this area. (the only Basement Entry type home is the site home to be demolished).
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on most new homes in this area – nearly all homes have a 1 ½ storey entrance).
- 6) Exterior Wall Cladding : Vinyl or stucco have been used as the primary wall cladding material. Brick or stone have been used generously. Wood shingles or wood battens have been used at gable ends.
- 7) Roof surface : Roof surfaces are shake profile concrete tiles or are shake profile asphalt shingles
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes. Many homes have 12:12 slope feature common gable projections.

Dwelling Types /Locations: All new homes are Two-Storey type.

Exterior Treatment /Materials: Context homes are clad in vinyl or stucco with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Stone and brick veneers have been used generously throughout this area.

Roof Pitch and Materials: Homes are configured with a main common hip roof at a 7:12 or 8:12 slope, with several street facing gables at slopes ranging from 8:12 to 12:12. All homes have a roof surface comprised of either shake profile asphalt shingles or shake profile concrete roof tiles.

Window/Door Details: Rectangular dominant.

Streetscape: There is obvious continuity of appearance throughout this neighbourhood. All homes are 2900 – 3550 sq.ft (including garage) "Neo-Traditional" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Most homes have a 1 ½ storey high front entrance. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof or shake profile concrete tile roof. Homes are clad in vinyl or stucco with generous trim treatments. Landscaping meets a common 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", or "Traditional". 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:

Dwelling Types/Location:	Two Storey, Split Levels, Bungalows, No Basement Entry.
Interfacing Treatment with existing dwellings)	Strong relationship with neighbouring "context homes" in the 7500 block of 144A Street, the 14400 block of 75A Avenue, and in the 14400 block of 76 Avenue. Homes will therefore be "Neo-Traditional", "Neo-Heritage", and "Traditional" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.
Restrictions on Dwellings (Suites, Basement Entry)	No Basement Entry type. No second 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 one bathroom in the basement;
Exterior Materials/Colours:	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.

Roof Pitch:	Minimum 8:12.
Roof Materials/Colours:	Cedar shingles, shake profile concrete roof tiles, and min 30 year quality shake profile asphalt shingles 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:	<i>Moderate to high modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size on interior lots and a minimum of 25 shrubs of a 3 gallon pot size on corner lots. 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:** October 8, 2010

Reviewed and Approved by:



Date: October 8, 2010

**TREE PRESERVATION SUMMARY**

Surrey Project No.: 10-99
Project Location: 14472 76 Ave, Surrey
Registered Arborist: Lesley Gifford, ISA Certified Arborist PN#5432-A
Tree Risk Assessor 083, Parks and Rec 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: A single residential lot proposed to be developed. Sixty-one bylaw sized trees are located on the site(s). Two trees were found to be hazardous and require removal. No off site trees require protection on the subject site throughout development.

2. Summary of Proposed Tree Removal and Placement:

☐ The summary will be available before final adoption.

Number of Protected Trees Identified	56	(A)
Number of Protected Trees declared hazardous due to natural causes	-	(B)
Number of Protected Trees to be removed	53	(C)
Number of Protected Trees to be Retained (A-B-C)	3	(D)
Number of Replacement Trees Required (C-B) x 2	76	(E)
Number of Replacement Trees Proposed	13	(F)
Number of Replacement Trees in Deficit (E-F)	63	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	16	(H)
Number of Lots Proposed in the Project	5	(I)
Average Number of Trees per Lot (H / I)	3.20	

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

October 28, 2010

Date