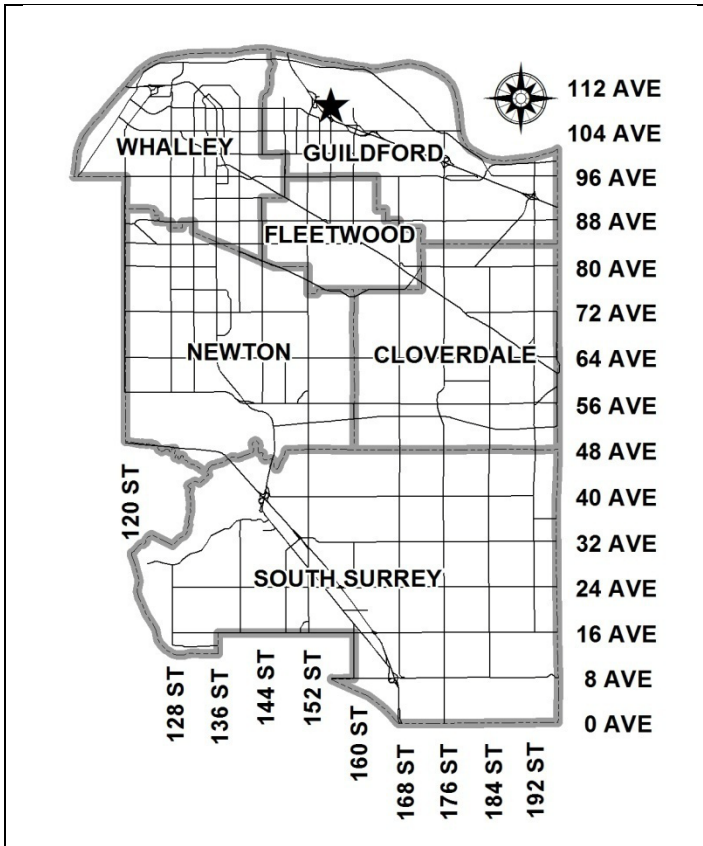


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0266-00

Planning Report Date: July 11, 2011



**PROPOSAL:**

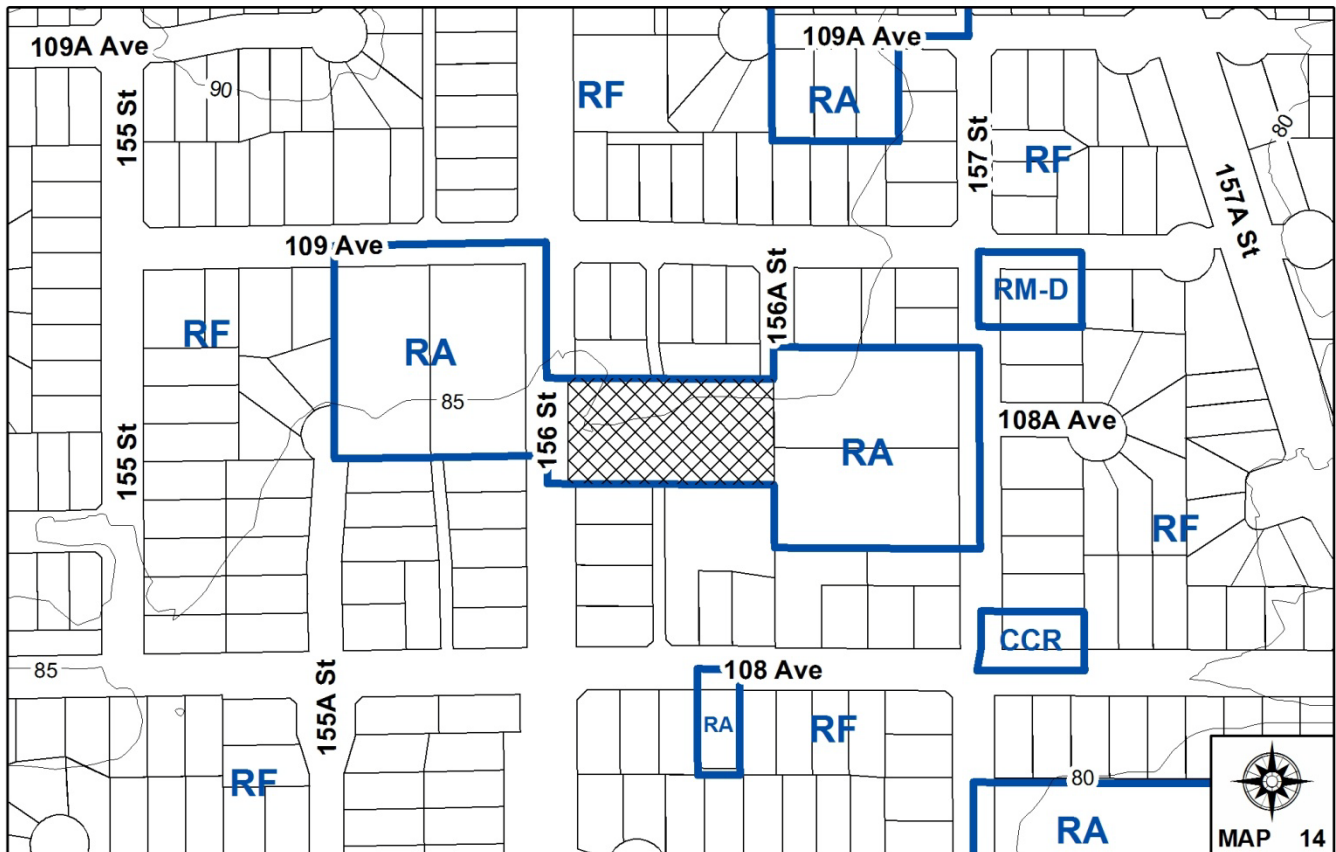
- **Rezoning** from RA to RF in order to allow subdivision into approximately five (5) single family lots, one lot with further subdivision potential.

**LOCATION:** 10860 - 156 Street

**OWNERS:** Amy Z Wang  
 Shu X Jia

**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.
- The proposed subdivision is compatible with surrounding single family lots.
- The proposed 16.8-metre (55 ft.) lot frontages are comparable in width to neighbouring properties.

## 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) approval from the Ministry of Transportation and Infrastructure;
  - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant for increased rear yard setbacks and driveway location for proposed Lots 2, 4 and 5 for the purposes of tree preservation; and
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of proposed Lot 5.

## 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 Dogwood Elementary School  
1 Secondary student at Fraser Heights 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 June 2012.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to discuss these concerns.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval is granted.

### SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcel, with existing dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Acreage residential lots.	Urban	RA
South:	Single family dwellings.	Urban	RF
West (Across 156 Street):	Acreage residential lots and single family dwellings.	Urban	RA and RF

### DEVELOPMENT CONSIDERATIONS

#### Site Context

- The approximately 0.49-hectare (1.22-acre) subject site is located on the east side of 156 Street in the Fraser Heights community.
- The site is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The subject property is among a few remaining lots with subdivision potential in this area of Fraser Heights. Existing subdivisions in the area were built out starting from the late 1980s and early 1990s through to the early 2000s.

#### Current Application

- The current proposal is to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into 5 single family lots.

- Proposed Lot 5 will be an over-sized lot. It will be registered with a "no build" Restrictive Covenant over the southern portion of the lot, until such time as a statutory right-of-way or road dedication can be achieved for the southern-most portion of 156A Street. Once 156A Street can be completed and can meet the City's criteria for the provision of City and utility services, the southern portion of proposed Lot 5 can be further subdivided creating an additional lot and the "no build" covenant can be discharged.
- All of the proposed lots meet the minimum dimensional requirements of the RF Zone. Proposed Lots 1 through 3 will front onto 156 Street and each will have a lot width of 16.8 metres (55 feet), a depth of 36.5 metres (120 feet), and an area of 612 square metres (6,588 sq.ft.).
- Proposed Lots 4 and 5 will front onto 156A Street. Proposed Lot 4 will have a width of 16.8 metres (55 feet), a depth of 45.5 metres (150 feet) and an area of 764 square metres (8,224 sq.ft.). Proposed Lot 5 will have a width of 33.5 metres (110 feet), a depth of 45.5 metres (150 feet) and an area of 1,470 square metres (15,823 sq.ft. / 0.36 ac). Ultimately, however, once proposed Lot 5 is further subdivided, the two new lots will have dimensions comparable to proposed Lot 4.
- Proposed Lots 1 through 5 will gain vehicle access from a completed north-south lane that will bisect the subject site. Although proposed Lots 4 and 5 do not front an arterial road, and therefore do not require rear lane access, lanes access is proposed to match the existing condition of the property to the north.

#### Road Dedication Requirements

- Additional widening will be required along 156 Street to contribute towards the ultimate 27.0-metre (89 ft.) wide major collector standard.
- A 6.5-metre (21 ft.) wide road right-of-way, along with a portion of a 14-metre (46 ft.) radius cul-de-sac, is required to be dedicated on 156A Street. In addition, in order to provide access to proposed Lots 4 and 5, the applicant is required to obtain and register a 10-metre (33 ft.) wide statutory right-of-way (SROW) from the neighbouring property to the east (10859 – 157 Street) in order to construct an ultimate 16.5-metre (54 ft.) wide road right-of-way for 156A Street (see Site Plan, Appendix II).
- As the applicant has been unable to secure a similar SROW from the owner of 10843 – 157 Street, physical access cannot be provided to the southern portion of proposed Lot 5. As a result, the applicant is required to register the above-mentioned "no-build" covenant over the southern portion of proposed Lot 5.
- The applicant will also be required to complete the 6.0-metre (20 ft.) wide north-south lane that connects 108 Avenue and 109 Avenue.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

### Proposed Lot Grading and Tree Preservation/Replacement

- In-ground basements are proposed based on the lot grading (prepared by Aplin & Martin) and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). They have been reviewed by the City's Landscape Architect who has requested some revisions be made before they are deemed acceptable. However, none of these revisions will result in any impacts to the site plan as it is currently proposed.
- The Arborist Report indicates there are sixty-nine (69) protected trees and twelve (12) alders on the site. The report proposes the removal of seventy-one (71) trees because they are located either within the building envelopes, within the footprint of proposed driveways and roads, or are considered hazard trees. The Report proposes ten (10) trees be retained. Twenty-four (24) trees will be planted on the proposed RF lots, providing for an average of 4.7 trees per lot.
- The following chart provides a summary of the proposed retention and removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Western red cedar	36	5	31
Red alder	12	1	11
Big leaf maple	6	1	5
Cherry	2	0	2
Sitka spruce	1	1	0
Douglas fir	2	0	2
Western hemlock	3	1	2
Bitter cherry	2	1	1
Sawara cypress	2	0	2
Hedging cedar	13	0	13
Paper birch	2	0	2
<b>Total</b>	<b>81</b>	<b>10</b>	<b>71</b>

- In addition to the above, the Arborist Report indicates there are six (6) off-site trees that will be impacted by the development. The report proposes the removal of five (5) off-site trees because they are within the SROW on the neighbouring property that is required for the ultimate road right-of-way for 156A Street, as described earlier in this report. The applicant has been granted permission to remove these trees by the neighbouring property owner.

- The following chart provides a summary of the proposed retention and removal of these off-site trees by species:

Off-Site Tree Species	Total No. of Off-Site Trees	Proposed for Retention	Proposed for Removal
Western red cedar	4	1	3
Western hemlock	1	0	1
Paper birch	1	0	1
<b>Total</b>	<b>6</b>	<b>1</b>	<b>5</b>

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As seventy-six (76) protected trees and eleven (11) alders are to be removed both on-site and off-site, a total of one hundred and sixty-three (163) replacement trees would be required for this application. The applicant proposes twenty-four (24) replacement trees.
- Under the requirement of the Tree Preservation By-law, this would result in a tree replacement deficit of one hundred and thirty-nine (139) trees. The maximum cash-in-lieu permitted under the Tree Preservation By-law is \$15,000 per acre. As such, monetary compensation for the remaining 139 trees is \$15,000 and will be required prior to consideration of final adoption. These numbers are to be confirmed after the final review by the City Landscape Architect.

### PRE-NOTIFICATION

Pre-notification letters were sent out on April 5, 2011 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.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/kms





## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.22 (net: 1.0)
Hectares	0.49 (net: 0.4)
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	5
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.75 – 33.5
Range of lot areas (square metres)	612 – 1,470
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.2 / 4
Lots/Hectare & Lots/Acre (Net)	12.2 / 5
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% 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

**Amy Wang**  
**Residential Development**  
 10860 156 Street, Surrey

**CONCEPT LAYOUT**

**ADDRESS:** 10860 156 Street, Surrey  
**GROSS SITE AREA:** Approx. 0.49 ha / 1.22 ac  
 (includes road dedications)

**EXISTING ZONING & DESIGNATIONS:**  
 Zoning: RA  
 OCP: Urban

**PROPOSED ZONING & DESIGNATIONS:**  
 Zoning: RF Single Family Residential  
 Min. Area: 560m<sup>2</sup>  
 Min. Width: 15m  
 Min. Depth: 28m

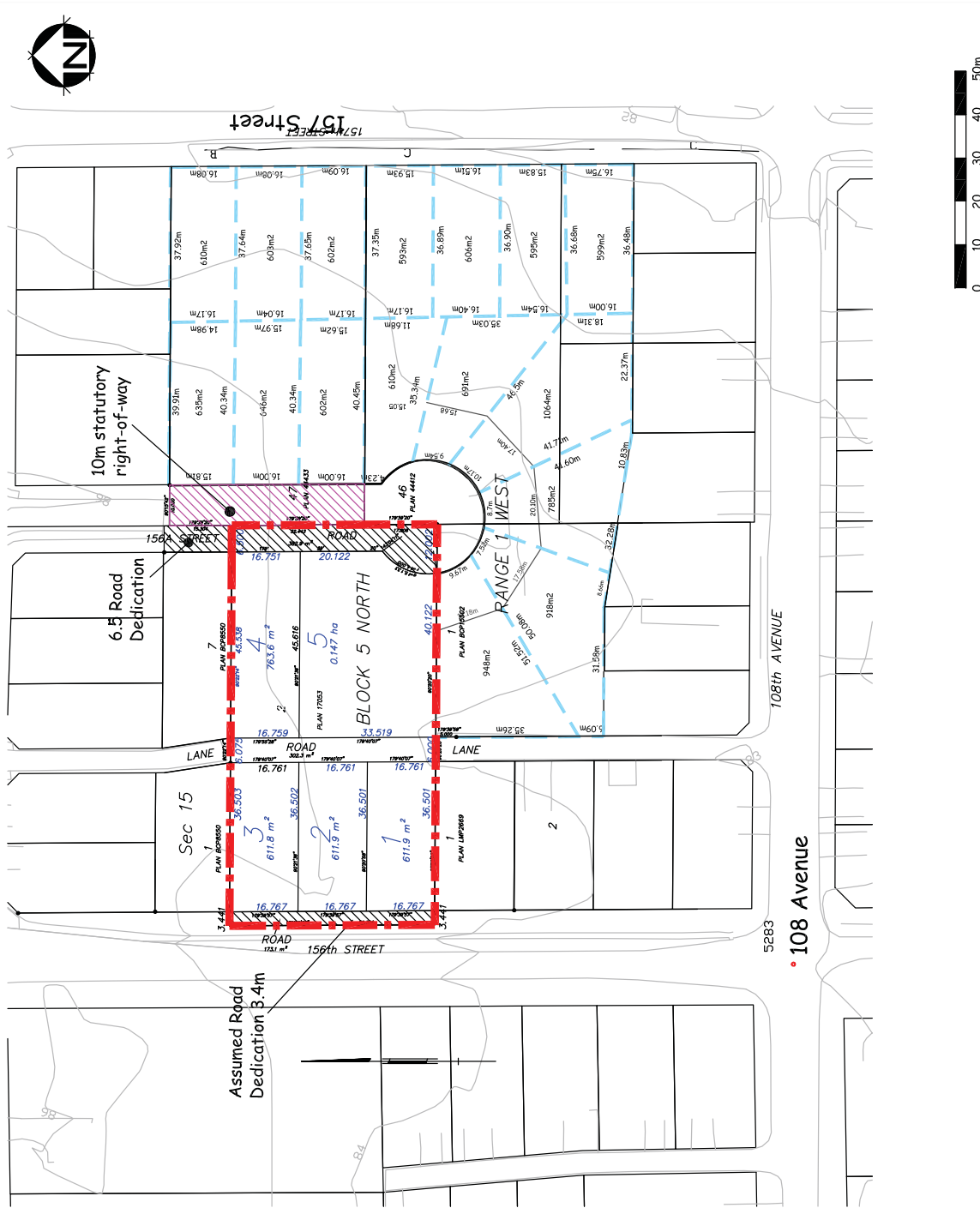
**LOT YIELD:** Existing - 1 lot  
 Proposed Lots - 5

**GROSS DENSITY:** 4.10 upa

- NOTE:**  
 This plan is conceptual only, is subject to change due to:  
 - Review and approval by appropriate municipal, regional, provincial and Federal governments and outside agencies  
 - Full environmental, geotechnical and soil assessments.  
 - Legal and topographical survey.  
 - Tree survey and assessment.  
 - Park dedication requirements or cash in lieu of.  
 - School site acquisition requirements and/or charges.  
 - Storm water detention requirements.  
 - Road dedication requirements.  
 - Environmentally sensitive areas and setback requirements.  
 - Building locations.  
 - Right-of-way and/or easement requirements.



Project 10-156  
 Mar. 30, 2011



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**PROPOSED SUBDIVISION PLAN OF LOT 2,  
SECTION 15, BLOCK 5 NORTH, RANGE 1 WEST,  
NEW WESTMINSTER DISTRICT, PLAN 17053**



ALL DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT  
(C-SIZE) WHEN PLOTTED AT A SCALE OF 1:400

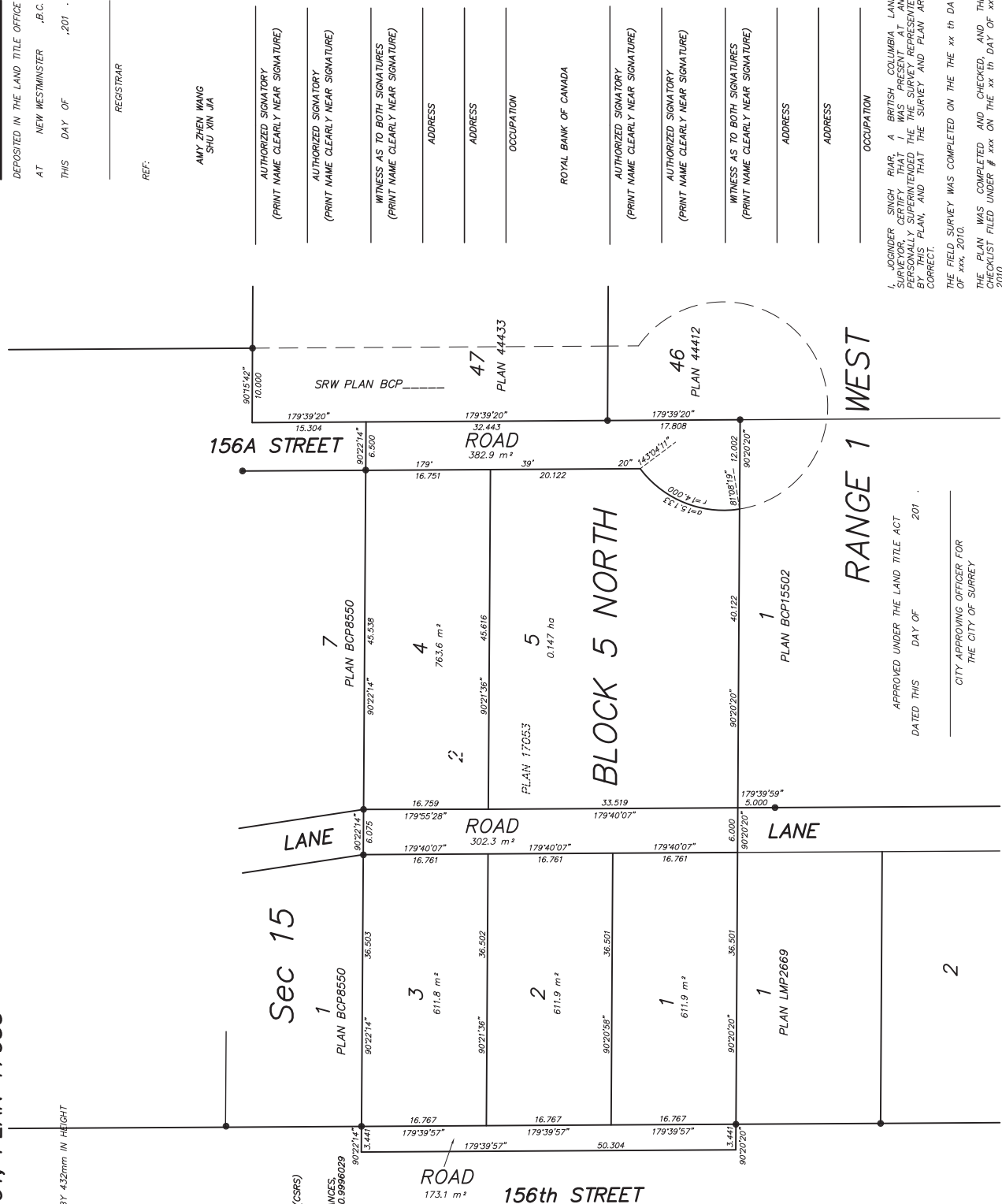
BCGS 92G.017

**LEGEND :**

- ▲ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- INDICATES LEAD PLUG FOUND

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, M4083 (CSRS)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9996029  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS V-3927 AND V-1807.



**PLAN BCP**

DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS DAY OF 2011

REGISTRAR

REF:

AMY ZHEN WANG  
SHU XIN JIA

AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES  
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

ADDRESS

OCCUPATION

ROYAL BANK OF CANADA

AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY  
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES  
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

ADDRESS

OCCUPATION

I, JONINDER SINGH RIAR, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.

THE FIELD SURVEY WAS COMPLETED ON THE xx th DAY OF xxx, 2010.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER # xxx ON THE xx th DAY OF xxx, 2010.

APPROVED UNDER THE LAND TITLE ACT  
DATED THIS DAY OF 2011

CITY APPROVING OFFICER FOR  
THE CITY OF SURREY

**PRELIMINARY**

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
(CITY OF SURREY)

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 592-9188

FILE 9634-01

---

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

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

DATE: **June 20, 2011** PROJECT FILE: **7810-0266-00**

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RE: **Engineering Requirements  
Location: 10860 156 Street**

### REZONE/SUBDIVISION

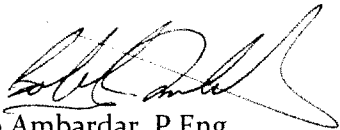
#### *Property and Right-of-Way Requirements*

- Dedicate 3.442 metres along 156 Street for a 27.0-metre Collector Road standard;
- Dedicate 6.0 metres for the rear lane;
- Dedicate 6.5 metres for 156A Street, complete with a portion of the 14.0-metre radius Cul-de-sac bulb;
- Acquire a 5.0-metre Stat. Right-of-Way from the neighbours to the east, to complete the 156A Street half road standard; and
- Provide a Stat. Right-of-Way for a temporary turnaround on 156A Street.

#### *Works and Services*

- construct 156 Street to a Collector standard;
- construct 156A Street to a Half road standard;
- construct drainage works for 156A Street and the rear lane; and
- extend water and sanitary mains along 156A Street.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

SSA



## SCHOOL DISTRICT #36 (SURREY)

Wednesday, April 06, 2011  
Planning

### School Enrolment Projections and Planning Update:

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

A boundary change from a neighbouring school is being proposed for Dogwood Elementary. An addition to Fraser Heights Secondary is identified as #3 priority in the 2010-2014 the Five Year Capital Plan (subject to Ministry funding approval). The proposed residential development will not have an impact on these projections.

### THE IMPACT ON SCHOOLS

APPLICATION #: 10 0266 00

#### SUMMARY

The proposed 5 Single family lots are estimated to have the following impact on the following schools:

#### Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

#### September 2010 Enrolment/School Capacity

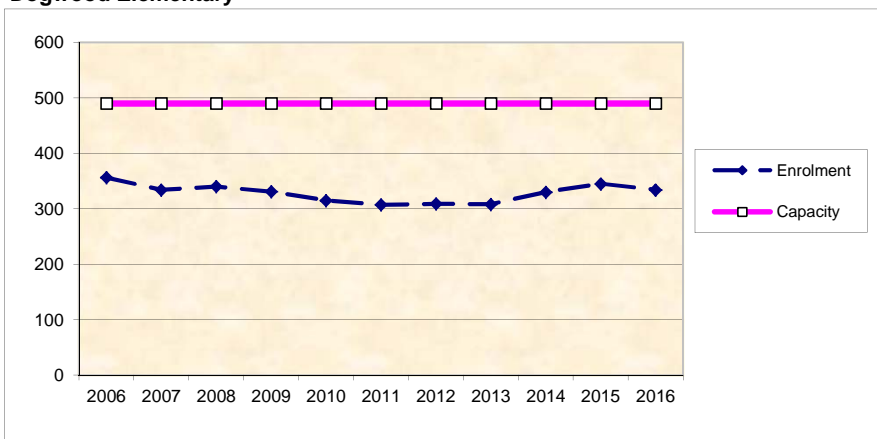
##### Dogwood Elementary

Enrolment (K/1-7):	35 K + 280
Capacity (K/1-7):	40 K + 450

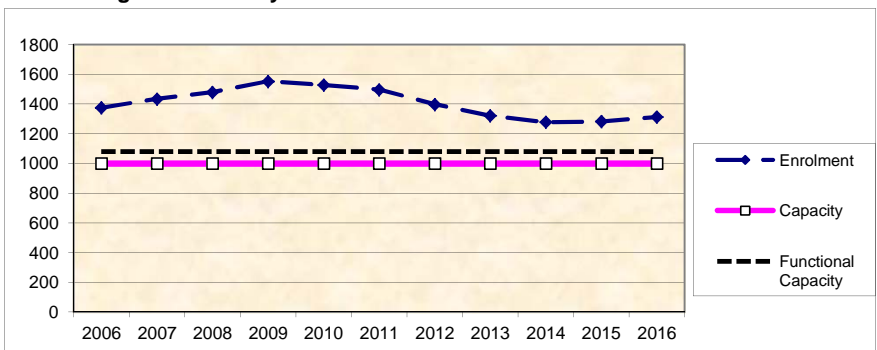
##### Fraser Heights Secondary

Enrolment (8-12):	1528
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

#### Dogwood Elementary



#### Fraser Heights 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: 7910-0266-00  
Project Location: 10860 - 156 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### **1. Residential Character**

#### **1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The subject site is located in an area that was settled in a significant way in the 1950's and 1960's. Homes were typically situated on large land parcels, most of which have been redeveloped resulting in the loss of much of the original housing stock. Only two older homes remain in vicinity of the subject site. One is a 60 year old 800 sq.ft simple old urban Bungalow, and the other is a 3500 + sq.ft. "Old urban" Basement Entry type home in need of repair. Neither of these homes provides suitable context for a year 2010 RF zone development in Fraser Heights.

There are two homes from the 1970's; a 3000 sq.ft. high mass "West Coast Traditional" style Basement Entry home, and a 2400 sq.ft. "West Coast Traditional" style Two-Storey type home. Neither of these homes has an objectionable appearance. However, neither meets massing design, trim and detailing standards and construction materials standards found on new homes on RF zone lots in Fraser Heights. Therefore these home are also not considered context homes.

There are three 20-25 year old, 3550 sq.ft. "West Coast Modern" style Basement Entry homes located in the 10800 block of 156 Street, south of the subject site. Two of these three homes have massing designs that are considered "high to box-like", which is a result of positioning the upper floor directly above the lower floor on all sides of the structure. The homes are all configured with a main common hip roof at a 7:12 slope, with street facing feature common gable projections. All three homes have a cedar shingle roof surface, and all three are clad in stucco. These are not suitable context homes for the subject site due to the outdated massing designs and to the Basement Entry housing form which is no longer considered acceptable in this area.

There are five 2800 sq.ft Two-Storey type homes located on the opposite side (west side) of 156 Street from the subject site. These homes are all configured with a rear garage accessing a rear lane. All have a single storey high front entrance located at the centre of the home with one room on each side on both floors. All therefore look very similar. A variety of roofing forms have been used including common hip, common gable, Dutch hip, Boston hip, Boston gable, and carousel hip, all at a 6:12 slope. Roof surface materials include cedar shingles or asphalt shingles. All of these homes have a half height brick feature. These homes can provide some architectural context subject to updating of standards for consistency with 2010 developments on RF lots in Fraser Heights.

There are six 3550 sq.ft. Two-Storey type homes of a "Neo-Traditional" or "West Coast Modern" style that were constructed in this area in the late 1990's / early 2000's era. These homes all have massing designs that meet current standards. The homes have projections that are proportionally consistent with one another, and massing is well balanced across the front façade. Each of these homes has a 1 ½ storey front entrance portico that is a significant architectural component. The homes have a common hip or common gable main roof form at an 8:12 slope, and have between two and five articulated street facing common gable projections. The roof surface on all of these homes is shake profile concrete roof tiles. The homes are all clad in stucco with a stone accent. Yards are landscaped to standards between "average" and "extraordinary". These six homes provide suitable architectural and landscaping context for the subject site.

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

- 1) Context Homes : Homes at 10888 – 156 Street, and 15680, 15628, 15638, 15646 – 109 Avenue, and 10887 – 156A Street provide ideal architectural context for the subject site.
- 2) Style Character : “Neo-Traditional” and “West Coast Modern” styles are characteristic of this area. The recommended style is "Neo-Traditional"
- 3) Home Types : Two thirds of homes are Two-Storey type, 28 percent are Basement Entry type and 6 percent are Bungalows.
- 4) Massing Designs : Newer context homes as identified above provide desirable massing context.
- 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 many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has been used only sparingly in this area and is not recommended for the fronts of any new homes.
- 7) Roof surface : Roof surfaces are concrete tiles (dominant), cedar shingles, or asphalt shingles.
- 8) Roof Slope : Roof pitch 7:12 or higher on most new homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	67%
	Basement Entry/Cathedral Entry	28%
	Rancher (bungalow).....	6%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Context homes are clad in a variety of material. Stucco is dominant, followed by cedar and only minor use of vinyl. Newer homes have generous quantities of stone feature veneers. Vertical battens are common at gable ends.

**Roof Pitch and Materials:** Context homes have roof slopes ranging from 7:12 to 8:12. Most homes have a shake profile concrete roof tile surface. Cedar shingles and asphalt shingles are also evident.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There are a wide variety of homes in this area including 60 year old Bungalows, "Old urban" Two-Storey type, box like Basement Entry type, and numerous new Two-Storey type homes that exhibit good balance and proportion. There is noticeable consistency in the newer Two-Storey type, most of which can be classified as "Neo-Traditional" style. Landscapes on the newer homes range from "average RF" to "extraordinary".

## 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:

**Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring "context homes". Context homes include 10888 – 156 Street, and 15680, 15628, 15638, 15646 – 109 Avenue, and 10887 – 156A Street. Homes will therefore be "Neo-Traditional" style only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Exterior Materials/Colours:**

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl permitted only at the sides and rear, and not within 8 feet of the front.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered only as trim colours. "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 7:12.



**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles of a minimum 40 year quality, with a pre-formed (manufactured) raised ridge cap. Grey 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:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted only where driveways provide access from a rear lane to a rear garage.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** November 30, 2010

**Reviewed and Approved by:**       **Date:** November 30, 2010



**TREE PRESERVATION SUMMARY**

**Surrey Project No.:** 7910-0266-00

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**Project Location:** 10860 156 Street, Surrey BC

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**Registered Arborist:** Lesley Gifford, B.App Sc.  
 ISA Certified Arborist(PN5432A)  
 Certified Tree Risk Assessor (56)  
 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: Large single lot, approximately 1.22 acres, proposed for development into 6 lots. Many mature Western red cedar and other coniferous and deciduous trees were found within site. A total of 81 trees were inventoried including 6 hazards. 71 trees are proposed to be removed for the development, 10 are proposed for retention. 6 off site identified require protection on the subject site or removal due to their conflicts with proposed roadways.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	<u>81</u>	(A)
Number of Protected Trees declared high risk due to natural causes	<u>6</u>	(B)
Number of Protected Trees to be removed	<u>71</u>	(C)
Number of Protected Trees to be Retained (A-B-C)	<u>10</u>	(D)
Number of Replacement Trees Required (C-B) (11 at 1:1 and 60 at 2:1)	<u>131</u>	(E)
Number of Replacement Trees Proposed	<u>24</u>	(F)
Number of Replacement Trees in Deficit (E-F)	<u>107</u>	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	<u>28</u>	(H)
Number of Lots Proposed in the Project	<u>6</u>	(I)
Average Number of Trees per Lot (H / I)	<u>4.7</u>	

3. Tree Survey and Preservation / Replacement Plan

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

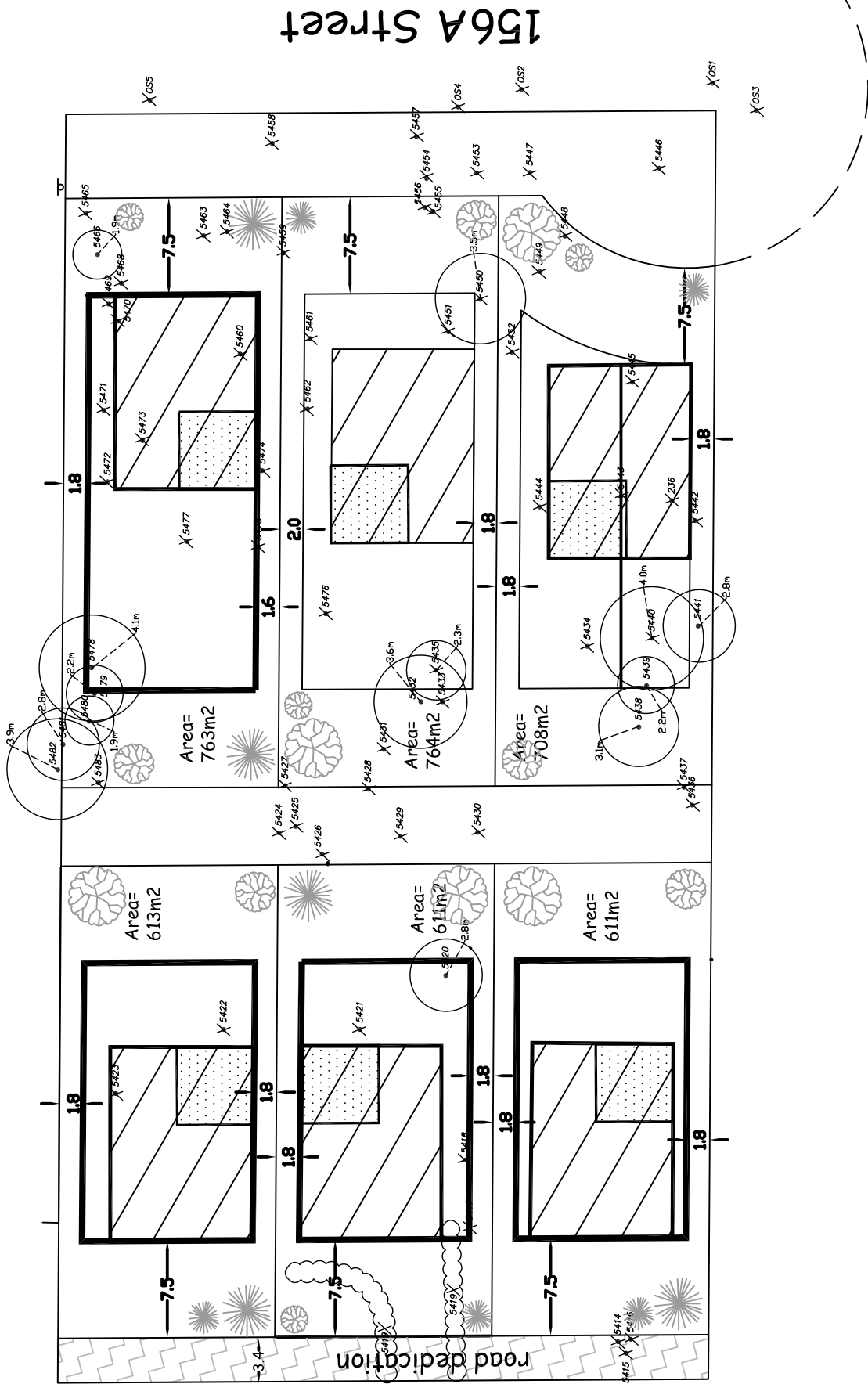
Summary prepared and submitted by:

March 31, 2011

Arborist

Date

156 Street



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	CITY	SIZE	SPACING	COMMENTS
	PRUNUS CALIFORNICA 'CHIMDILEY'	CHIMDILEY GALLERY PEAR	5	6 CM. OIL	AS SHOWN	B. & B.
	CERCOPHYLLUM JAPONICUM	KATSURU TREE	5	6 CM. OIL	AS SHOWN	B. & B.
	ACER X FREDERICI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	4	6 CM. OIL	AS SHOWN	B. & B.
	PRUNUS PUNGENS 'HOPSU'	HOPSU SPRUCE	5	2.50 METERS	AS SHOWN	B. & B.
	CHAMAECYPARIS NODATENSIS 'PERDOLA'	KEEPING NOOTKA CEDAR	5	2.50 METERS	AS SHOWN	B. & B.

SPACING: ALL PLANTING WORKS SHOULD BE DONE IN ACCORDANCE WITH CURRENT EDITION OF BCIA LANDSCAPE STANDARDS. TREE WORK SHOULD ADHERE TO CITY OF SUDBURY TREE PROTECTION BYLAW #1010, 2006

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ROOT PROTECTION FENCING

DATE

June 22, 2011

CLIENT

Aplin & Martin Consultants  
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TITLE

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TREE RETENTION AND REPLACEMENT PLAN  
10860 156 Street, Surrey BC