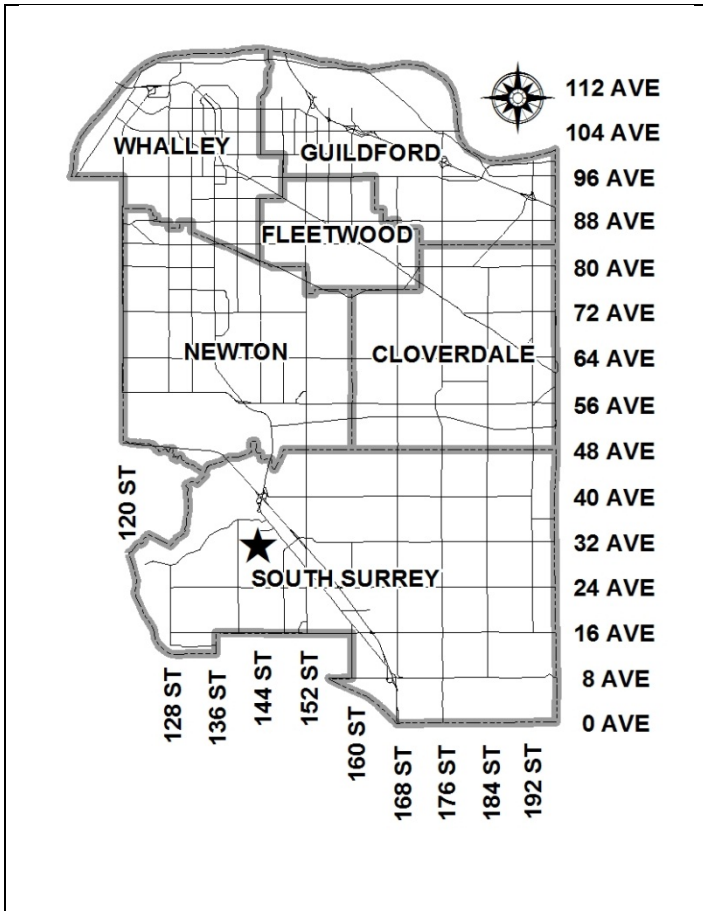


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0077-00

Planning Report Date: September 9th, 2013



**PROPOSAL:**

- **Rezoning** from RA to RH-G in order to permit subdivision into 9 single family lots and 1 open space remainder lot.

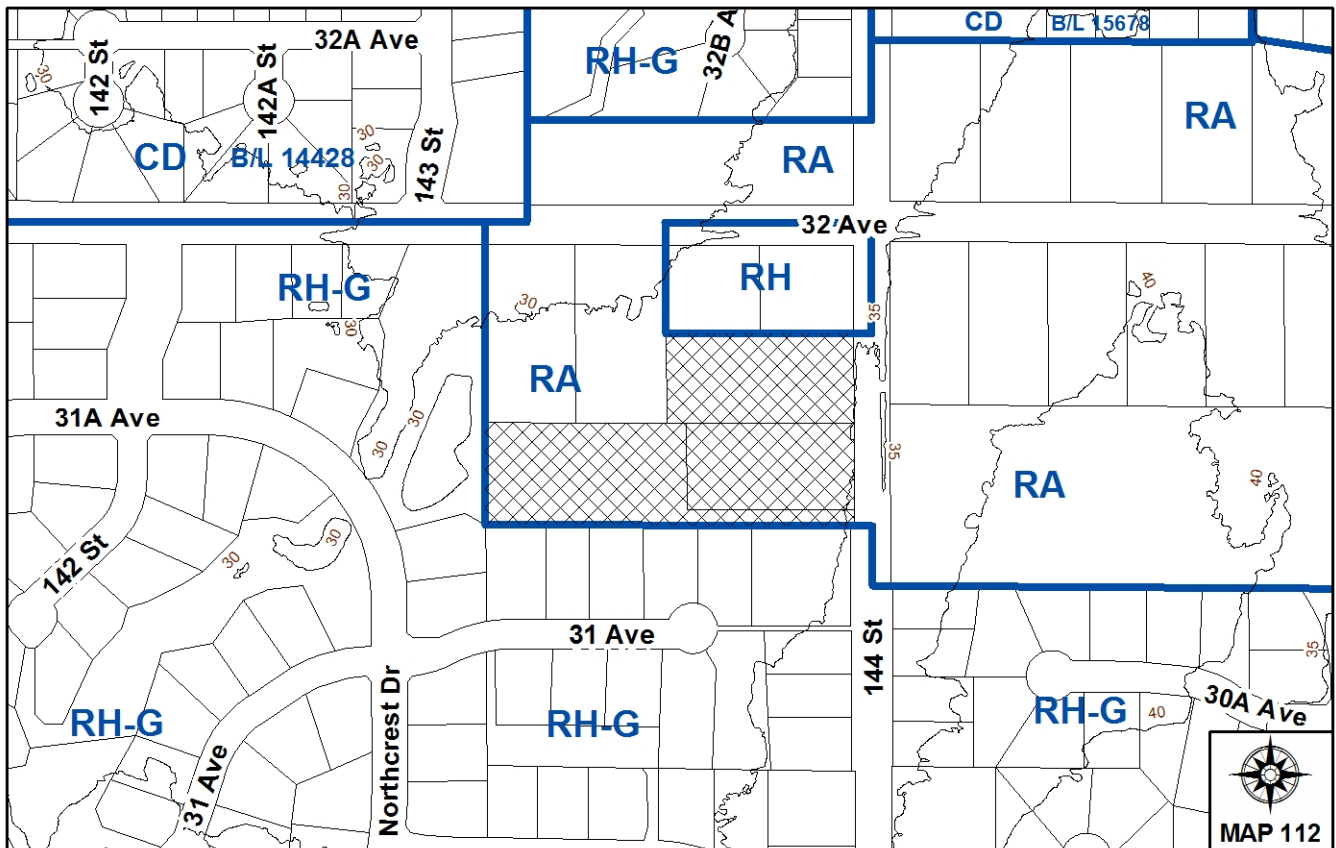
**LOCATION:** 3125, 3141 & 3159 - 144 Street

**OWNER:** Feng Z Fu  
 Yan J He

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** ½ Acre Gross Density (Central Semiahmoo LAP)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan Designation, the Central Semiahmoo Peninsula Area Plan, and is consistent with existing suburban developments in the surrounding area.
- 2,641m<sup>2</sup> (0.65 acre) of densely treed land is proposed to be conveyed to the City for open space purposes in accordance with the intent of the RH-G Zone.

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 "Half-Acre Residential Gross Density Zone (RH-G)" (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) 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;
  - (f) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
  - (g) the applicant address the deficit in tree replacement; and
  - (h) the applicant provide improvements and construct a pathway in the proposed open space in accordance with the requirements of the RH-G Zone to the satisfaction of the Manager, Parks, Recreation and Culture.

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:**

3 students at Semiahmoo Trail Elementary School  
 1 student at Semiahmoo Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy no earlier than 2015.

(Appendix IV)

Parks, Recreation & Culture: No objections.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and outbuildings.

Adjacent Area:

| Direction                               | Existing Use                       | OCP/LAP Designation (Central Semiahmoo)     | Existing Zone |
|---|------------------------------------|---|---------------|
| North:                                  | Single Family Residential          | Suburban/Half-Acre Gross Density            | RA/RH         |
| East (Across 144 <sup>th</sup> Street): | Single Family Residential          | Suburban/One Acre & Half-Acre Gross Density | RA            |
| South:                                  | Single Family Residential          | Suburban/not applicable                     | RH-G          |
| West:                                   | Single Family Residential/Parkland | Suburban/not applicable                     | RH-G          |

DEVELOPMENT CONSIDERATIONS

- The subject site consists of three lots located southwest of the intersection of 32 Avenue and 144<sup>th</sup> Street, totaling an area of 1.68ha (4.15 acres). The parcels are currently Zoned "One-Acre Residential Zone (RA)" and are designated "Suburban" in the Official Community Plan (OCP) and "Half-Acre Gross Density" in the Central Semiahmoo Local Area Plan.

- The surrounding area is characterized by suburban residential lots, predominantly RH-G and RA zoned. Immediately east of the subject site are several one-acre or larger lots, designated "One Acre" in the Central Semiahmoo LAP. Lands to the west and south of the subject property, not included in the Central Semiahmoo Peninsula LAP, are part of a large existing half-acre gross density (RH-G) development, which includes Elgin Creek and city-owned open-space.
- The applicant proposes to rezone the subject site to "Half-Acre Residential Gross Density Zone (RH-G)", subdivide into 9 lots and construct a new cul-de-sac extending west from 144 Street.
- A 2,641m<sup>2</sup> (0.65 acre) remainder portion, totaling 15.7% of the subject site, is proposed to be conveyed to the City as parkland upon completion of the subdivision, consistent with the provisions of the RH-G Zone.
- The proposed lots meet the minimum dimensional standards for the RH-G Zone and range from 1120m<sup>2</sup> to 1311m<sup>2</sup> (12,000 – 14,100 sq.ft.) in area, 24 – 30 metres (80 – 100 ft.) in width, and 44 – 46 metres (144 – 151 ft.) in depth.
- The adjacent properties at 14312 & 14338 32 Avenue have future subdivision potential, however are not included in this application. The applicant has provided a concept plan demonstrating how these properties could re-develop under a similar configuration, also utilizing a gross density zone and the provision of parkland, consistent with the Central Semiahmoo LAP and the OCP (Appendix II).

### Road Construction

- The applicant will be required to dedicate a 17.0 metre (55 ft.) road right-of-way and partial 14.0 metre (46 ft.) radius cul-de-sac bulb for a new 31A Avenue extending west from 144<sup>th</sup> Street, and construct this to neo-traditional standard.
- As none of the proposed parcels will directly access the cul-de-sac bulb at this time, a hammerhead turnaround will be constructed and cash-in-lieu for the remaining cul-de-sac construction will be provided. This results in the retention of 4 additional trees at the edge of the proposed open space. At such a time that the properties at 14312 and 14328 – 32 Avenue redevelop, completion of the cul-de-sac and retention of affected trees will be addressed.

### Open Space

- In accordance with the provisions of the RH-G Zone, the applicant is proposing to dedicate 15.7% of the subject site as open space. This additional open space, located at the west end of the site, is densely treed and will extend existing Elgin Estates Park, providing a direct connection with the new cul-de-sac.
- As the subject site slopes downwards to the end of the proposed cul-de-sac, it will be necessary to install storm water drainage through the open space area.
- Staff from the Planning & Engineering Departments, the applicant's Agent, and the applicant's Arborist conducted a site visit to determine the optimum alignment of storm drainage.

- Consistent with the provisions of the RH-G Zone that require improvements to be made in open space areas, a gravel pathway will be required to be constructed overtop of the storm water drainage alignment.
- The Parks, Recreation and Culture Department has also requested a \$1000 per lot amenity contribution from the applicant, in order to fund a further 100 metre (325 ft.) extension of this pathway through the existing parkland to the west ultimately connecting with Northcrest Drive, to which the applicant has agreed.

### Tree Preservation

- The applicant has provided an Arborist Report, Tree Removal, and Tree Preservation and Replacements plans prepared by Mike Fadum and Associates. The consulting arborist is Peter Mennel.
- The report and tree survey shows that there are a total of 188 bylaw protected trees on the subject property. 79 of these are located within the proposed open space, and 109 are contained within the development area.
- Of the 109 trees within the development area, 73 are proposed to be removed and 36 are proposed to be retained. 81% of the total trees on the subject site are proposed for retention. Those proposed for removal are of low retentive value, encroach into building footprints or are affected by road construction. The below table provides a summary of removal/retention by species (Trees within the open space are not included in the below totals):

| <b>Tree Species</b> | <b>Existing</b> | <b>Remove</b> | <b>Retain</b> |
|---------------------|-----------------|---------------|---------------|
| Red Alder           | 18              | 18            | -             |
| Apple               | 1               | 1             | -             |
| Mountain Ash        | 1               | 1             | -             |
| Trembling Aspen     | 2               | 2             | -             |
| Paper Birch         | 3               | 3             | -             |
| Atlas Cedar         | 3               | 2             | 1             |
| Deodar Cedar        | 2               | -             | 2             |
| Western Red Cedar   | 43              | 28            | 15            |
| Cherry              | 4               | 4             | -             |
| Crabapple           | 2               | 2             | -             |
| Douglas Fir         | 11              | 8             | 3             |
| Falsecypress        | 10              | -             | 10            |
| Katsura             | 3               | -             | 3             |
| Maidenhair Tree     | 1               | -             | 1             |
| Red Maple           | 1               | 1             | -             |
| Scots Pine          | 1               | 1             | -             |
| Spruce              | 2               | 2             | -             |
| Norway Spruce       | 1               | -             | 1             |
| <b>Totals</b>       | <b>109</b>      | <b>73</b>     | <b>36</b>     |

- A total of 128 replacement trees are required as per the City's Tree Protection Bylaw (No. 16100). The applicant proposes 45 replacement trees; in combination with the retained trees this results in an average of 9 trees per lot. A \$24,900 contribution to the City's Green Fund is proposed in lieu of the remaining 83 replacement trees.

- A Tree Preservation Summary is included in Appendix VI of this report.

#### Building Scheme & Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading plan, submitted by McElhanney Consulting Services, has been reviewed by staff and found to be generally acceptable. The applicant is proposing in-ground basements and fill greater than 0.5 metres over portions of the subject site. The remainder of the subject site involves minimal changes to existing grade.

#### PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 53 properties within 100 metres of the subject site on May 25, 2012. A Development Proposal Sign was installed fronting the property on May 31<sup>st</sup>, 2012. To date, the Planning and Development Department has received 3 phone calls regarding the proposal (Staff comments in italics):

- An adjacent property owner called to express concern over the removal of trees at the north property line for cul-de-sac construction.

*(In lieu of constructing a partial cul-de-sac, the applicant will be constructing a hammerhead turnaround and providing cash-in-lieu of cul-de-sac construction. Four additional trees located near the northern property line are proposed to be retained as a direct result.)*

- An adjacent property owner called to express concerns over retention of a large cedar tree on proposed Lot 9.

*(The specific tree in questions is proposed to be retained.)*

- An adjacent property owner called for further information.

*(Staff provided the requested information.)*

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 Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da

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## SUBDIVISION DATA SHEET

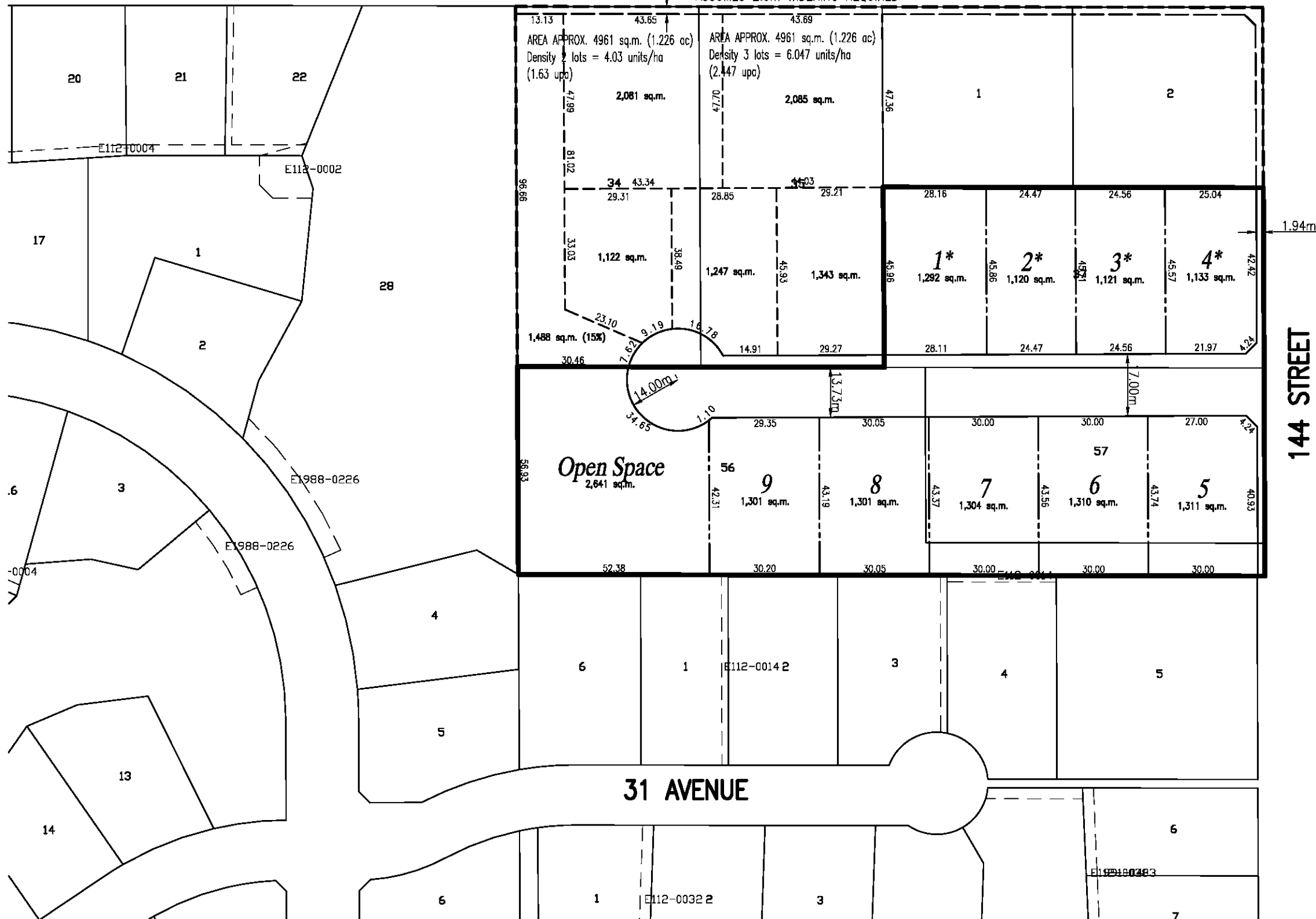
**Proposed Zoning: RH-G**

| Requires Project Data                              | Proposed    |
|--|-------------|
| <b>GROSS SITE AREA</b>                             |             |
| Acres  | 4.15        |
| Hectares   | 1.681       |
| <b>NUMBER OF LOTS</b>                              |             |
| Existing   | 3           |
| Proposed   | 9           |
| <b>SIZE OF LOTS</b>                                |             |
| Range of lot widths (metres)                       | 24 – 30     |
| Range of lot areas (square metres)                 | 1120 - 1343 |
| <b>DENSITY</b>                                     |             |
| Lots/Hectare & Lots/Acre (Gross)                   | 5.35/2.16   |
| Lots/Hectare & Lots/Acre (Net)                     | 8/3.23      |
| <b>SITE COVERAGE (in % of gross site area)</b>     |             |
| Maximum Coverage of Principal & Accessory Building | 16.16       |
| Estimated Road, Lane & Driveway Coverage           | 21.1        |
| Total Site Coverage                                | 28.7        |
| <b>PARKLAND</b>                                    |             |
| Area (square metres)                               | 2650        |
| % of Gross Site                                    | 15.8        |
| <b>Required</b>                                    |             |
| <b>PARKLAND</b>                                    |             |
| 5% money in lieu                                   | NO          |
| <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          |

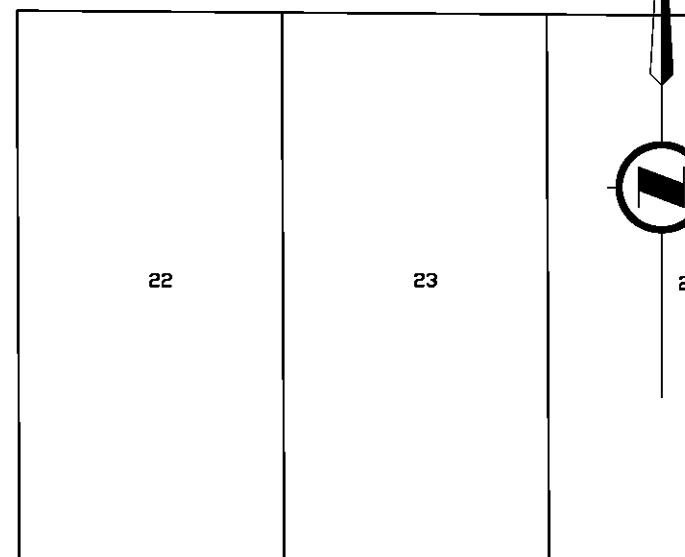
This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.

### 32 AVENUE

ASSUMES 2.0m WIDENING REQUIRED

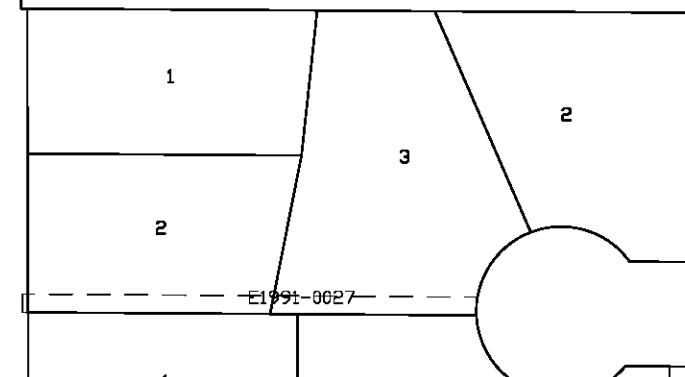


### APPENDIX II



TOTAL AREA APPROX. 16,790 sq.m. (4.15 ac)  
 LAYOUT ASSUMES CD BASED ON RH(G) ZONE;  
 Minimum 1300 sq.m. 30.0m wide 30.0m deep  
 with 50% lots 1120 sq.m. 24.0m wide 30.0m deep shown\*  
 15% Open Space required (2,519 sq.m.)  
 2641 sq.m. shown (15.73%)  
 Density shown is 5.36 units/ha (2.17 upa)

OVERALL BLOCK AREA APPROX. 31,860 sq.m. (7.87 ac.)  
 Density shown is 5.02 units/ha (2.03 upa)



144 STREET

### 31 AVENUE



**McElhanney Consulting Services Ltd.**  
 13160-88TH AVENUE  
 SURREY, B.C. PHONE (604) 596-0391  
 FAX (604) 596-8853

**NOTES:**

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

### SKETCH 7

Scale: 1:1250  
 Date: June 12, 2012  
 Job No.: 2111-02867-0

M:\proj\2111-02867-0\_FU\_3159\_3144\_3125 - 144 St\10.0 DRAWINGS\10.2.2 Planning\10.2.2 Drawings\12-06-12 02867-0 Sketch 7.dwg, 12/06/2012 2:33:14 PM

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

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

**DATE: August 29, 2013**

**PROJECT FILE: 7812-0077-00  
(Supercedes Aug.20/12)**

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**RE: Engineering Requirements  
Location: 3125 144 St**

### REZONE/SUBDIVISION

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

- Dedicate 1.942 metres on 144 Street for a 24 m collector road;
- Dedicate 17.00 metres along with partial 14.000 metre cul-de-sac bulb for new 31A Avenue road;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 144 Street and 31A Avenue;
- Provide 0.5 metre wide SROW along 144 Street;
- Provide 0.5 metre wide SROW on the both sides of 31A Avenue; and
- Provide SROW over storm sewer alignment outside road dedication.

#### *Works and Services*

- Construct west side of 144 Street to a collector road standard;
- Construct 31A Avenue to Neo-Traditional standard;
- Construct sanitary sewer mains, storm sewer mains and watermain to service the development;
- Construct 2.0 metre wide gravel pathway over storm sewer alignment through the conveyed parkland; and
- Address downstream sanitary sewer constraints.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB



Wednesday, May 16, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0077 00

**SUMMARY**

The proposed 9 Single family lots are estimated to have the following impact on the following schools:

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

|                      |   |
|----------------------|---|
| Elementary Students: | 3 |
| Secondary Students:  | 1 |

September 2011 Enrolment/School Capacity

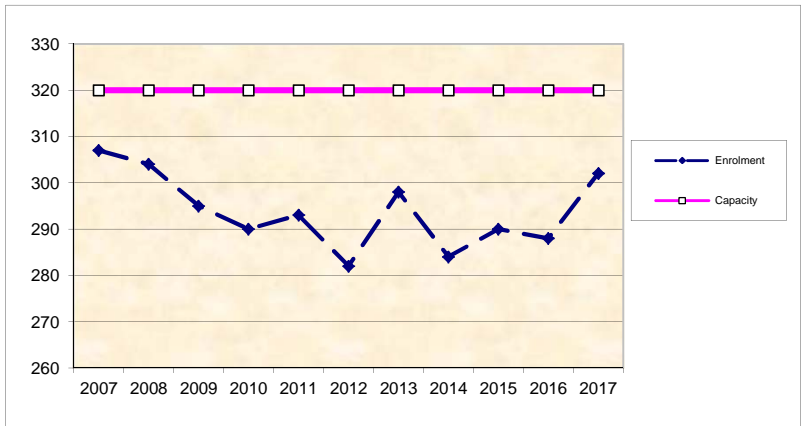
|                                   |            |
|-----------------------------------|------------|
| <b>Semiahmoo Trail Elementary</b> |            |
| Enrolment (K/1-7):                | 32 K + 261 |
| Capacity (K/1-7):                 | 20 K + 300 |
| <b>Semiahmoo Secondary</b>        |            |
| Enrolment (8-12):                 | 1497       |
| Nominal Capacity (8-12):          | 1300       |
| Functional Capacity*(8-12):       | 1404       |

**School Enrolment Projections and Planning Update:**

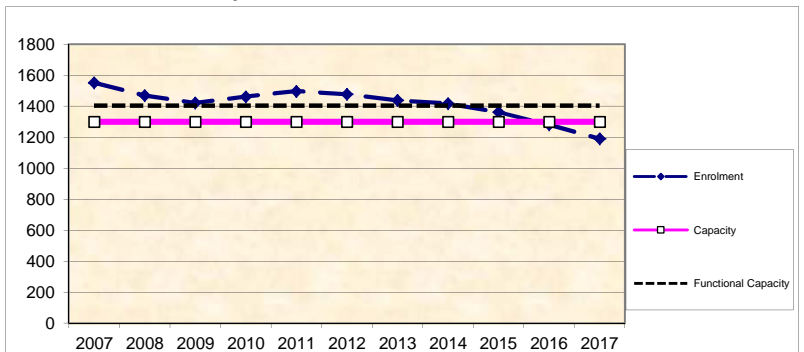
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

**Semiahmoo Trail Elementary**



**Semiahmoo 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: 7912-0077-00  
 Project Location: 3125, 3141 and 3159 – 144 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 in which all surrounding lots are zoned RH, RH(G), CD based on RF(G), or RA. There are no urban lots in this area. Lots are large, and most homes are set well back from the front lot line, many substantially concealed from street views by dense growth. The area has an old suburban character with a wide variety of homes, most larger than 3000 sq.ft.

This area was built out over a time period spanning from the 1970's to present (one is home under construction). The age distribution from oldest to newest is: 40 years old (42%), 30 years old (8%), 20 years old (33%), 10 years old (8%), and "under construction" (8%). Most homes over 3000 sq.ft. in size. Home size distribution in this area is as follows : 1501-2000 sq.ft. (8%), 2001-2500 sq.ft. (17%), 2501-3000 sq.ft. (8%), 3001-3550 sq.ft. (42%), over 3550 sq.ft. (25%). Styles found in this area include : "West Coast Traditional" (17%), "West Coast Modern" (25%), "Modern California Stucco" (8%), "Rural Heritage" (8%), "Traditional English" (17%), and "Neo-Traditional" (25%). Home types include: Bungalow (17%), Split Level (8%), 1 ½ Storey (17%), and Two-Storey (58%).

The massing scale found on neighbouring homes ranges from "low mass" to "high scale". The massing scale distribution is: low mass structures (17%), mid-scale structures of average quality (42%), mid-scale structures with proportionally consistent, well balanced context quality massing designs (17%), mid-to-high-scale structures (8%), and high scale structures (17%). The scale range for the front entrance element is : one storey (82%), one storey front entrance veranda in heritage tradition (9%), 1 ½ storey front entrance (9%).

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (16%), moderate slope (6:12 to 7:12) = (23%), and steeply sloped (8:12 and steeper) = (61%). Main roof forms (largest truss spans) include: common hip (75%), common gable (17%), and Boston gable (8%). Feature roof projection types include: common hip (43%), common gable (50%), and Boston hip (7%). Roof surfaces include: roll roofing (8%), rectangular profile type asphalt shingles (8%), shake profile asphalt shingles (8%), concrete tile (rounded Spanish profile) (8%), concrete tile (shake profile) (17%), and cedar shingles (50%).

Main wall cladding materials include: horizontal cedar siding (17%), horizontal waney edge cedar siding (8%), stucco cladding (67%), and full height brick at front (8%). Feature veneers on the front façade include: no feature veneer (27%), brick (36%), stone (27%), and Tudor style battens over stucco (9%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (45%), Natural (earth tones) (45%), Primary derivative (red, blue, yellow) (5%), Warm (pink, salmon, orange, flesh tones) (5%).

Covered parking configurations include: Single vehicle garage (10%), Double garage (40%), and Triple garage (50%).

A variety of landscaping standards are evident including: natural state' with substantial underbrush and native trees (8%), average old suburban (58%), high quality modern suburban (25%), and average old urban (8%). Driveway surfaces include : asphalt (50%), and exposed aggregate (50%).

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

- 1) **Context Homes:** Forty two percent of homes can be considered 'context homes' (as identified in the residential character study herein), providing suitable architectural context for the subject site. The 'context homes' include: 3186 - 144 Street, 3138 - 144 Street, 3078 - 144 Street, 14386 - 32 Avenue, and 3227 - 144 Street. Fifty eight percent of homes can be considered 'non-context', and are not recommended for emulation.
- 2) **Style Character :** There are a wide variety of styles, with none dominant. The style character is therefore best described as "varied". The recommendation is to utilize styles that are compatible with suburban estate settings, such as a range of English or French "Traditional" styles, Heritage styles including "Craftsman Heritage", and "Cape Cod", plus "Neo-Traditional" and "Neo-Heritage".
- 3) **Home Types :** There are a variety of homes types including Bungalow, Two-Storey, Split Level, and 1 ½ Storey. It is reasonable therefore to permit a wide variety of types. Home type will not be regulated in the building scheme.
- 4) **Massing Designs :** Forty two percent of surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned, which will be a requirement for any new home constructed at the subject site. The recommendation however, is to require that homes meet new standards for massing design found in most post year 2010 RH(G) zone developments, rather than to specifically emulate the massing designs of the context homes.
- 5) **Front Entrance Design :** Ninety one percent of homes have a single storey high front entrance element, which should be permitted. Nine percent have a 1½ storey high entrance element. The new homes are expected to be large, and a 1 ½ storey entrance element would be considered to be in proportion to the scale of the home. The recommendation therefore will be to permit front entrance porticos ranging from one to 1 ½ storeys in height.
- 6) **Exterior Wall Cladding :** Vinyl has not been used in this area, is not suitable generally for use on suburban-estate quality homes, and is not recommended.
- 7) **Roof surface :** Fifty percent of homes have a cedar shingle roof. However, many other materials have been used, including concrete roof tiles, asphalt shingles, and roll roofing. The roof surface is not a defining characteristic of this area, and so some flexibility is warranted.
- 8) **Roof Slope :** Roof pitch 8:12 or higher on most new homes.

**Streetscape:** This area has a distinct suburban character. The lots are large, and many of homes are large. Road edges are soft (no curb), and mature tree stands are abundant. Many homes are substantially concealed from street view by dense growth. There are a wide variety of home types and sizes, including numerous suburban-estate size homes. Many of the estate homes have desirable massing characteristics, with mass allocations distributed in a proportionally correct and balanced manner across the façade. Most homes have steeply sloped roofs. There are a variety of roof surface materials evident, including cedar shingles (used on 50% of all homes), concrete roof tiles, asphalt shingles and roll roofing. Wall cladding materials include stucco, cedar, brick, and stone in neutral and natural colours. Vinyl has not been used. Landscapes vary substantially from "near native" to above average standards for RH(G) zoned lots.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive suburban-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage including Craftsman Heritage, Neo-Heritage, and estate quality manifestations of the 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)**

New homes should have massing designs that meet or exceed the standards found on neighbouring "context homes" at 3186 - 144 Street, 3138 - 144 Street, 3078 - 144 Street, 14386 - 32 Avenue, and 3227 - 144 Street. Standards should also meet or exceed standards commonly found in post year 2010 subdivisions in RH and RH(G) zones. Similar roof types, roof pitch, roofing materials. Similar siding materials.



**Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl.

“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 shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, or brown

**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 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. On lot 10 adjacent to the public park, an additional 25 shrubs and a transparent fence design meeting CPTED principles shall be installed along the west (park facing) lot line. 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 20,2012

**Reviewed and Approved by:**



Date: October 20,2012

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 12-0077-00

Project Location: 3125 / 41 / 59 - 144 Street, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The tree resource transitions from a mixture of non native ornamental species flanking 144 Street to a closed canopy stand of native coniferous species across the western third. The ornamental species are typically of good structure and health with little evidence of past topping or poor maintenance. The stand of native species is of good health and moderate structure as a result of the limited trunk tapers and high canopies associated with naturally occurring tree stands.

2. Summary of Proposed Tree Removal and Replacement

|   |                |
|---|----------------|
| Number of Protected Trees identified  | (A) 110        |
| Number of Protected Trees declared hazardous due to<br>Natural causes                   | (B) 0          |
| Number of Protected Trees to be removed   | (C) 73         |
| Number of Protected Trees to be retained (A-C)  | (D) 37         |
| Number of Replacement Trees required<br>(18 alder and cottonwood X 1 and 55 others X 2) | (E) 128        |
| Number of Replacement Trees proposed  | (F) 45         |
| Number of Replacement Trees in deficit (E-F)  | (G) 83         |
| Total number of Prot. and Rep. Trees on site (D+F)                                      | (H) 82         |
| Number of lots proposed in the project  | (I) 9          |
| Average number of Trees per Lot   | (H/I) (J) 9.11 |

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: August 14, 2013

