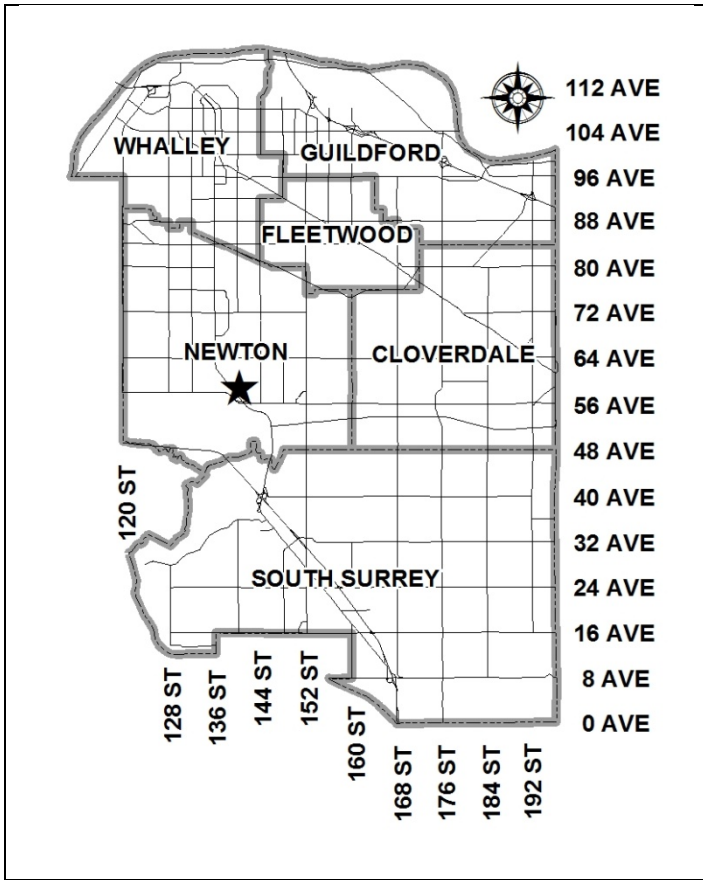


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0118-00

Planning Report Date: July 8th, 2013



PROPOSAL:

- NCP amendment from Single Family Residential to Single Family Small Lots
- Rezoning from RA to RF-12

in order to allow subdivision into 7 lots.

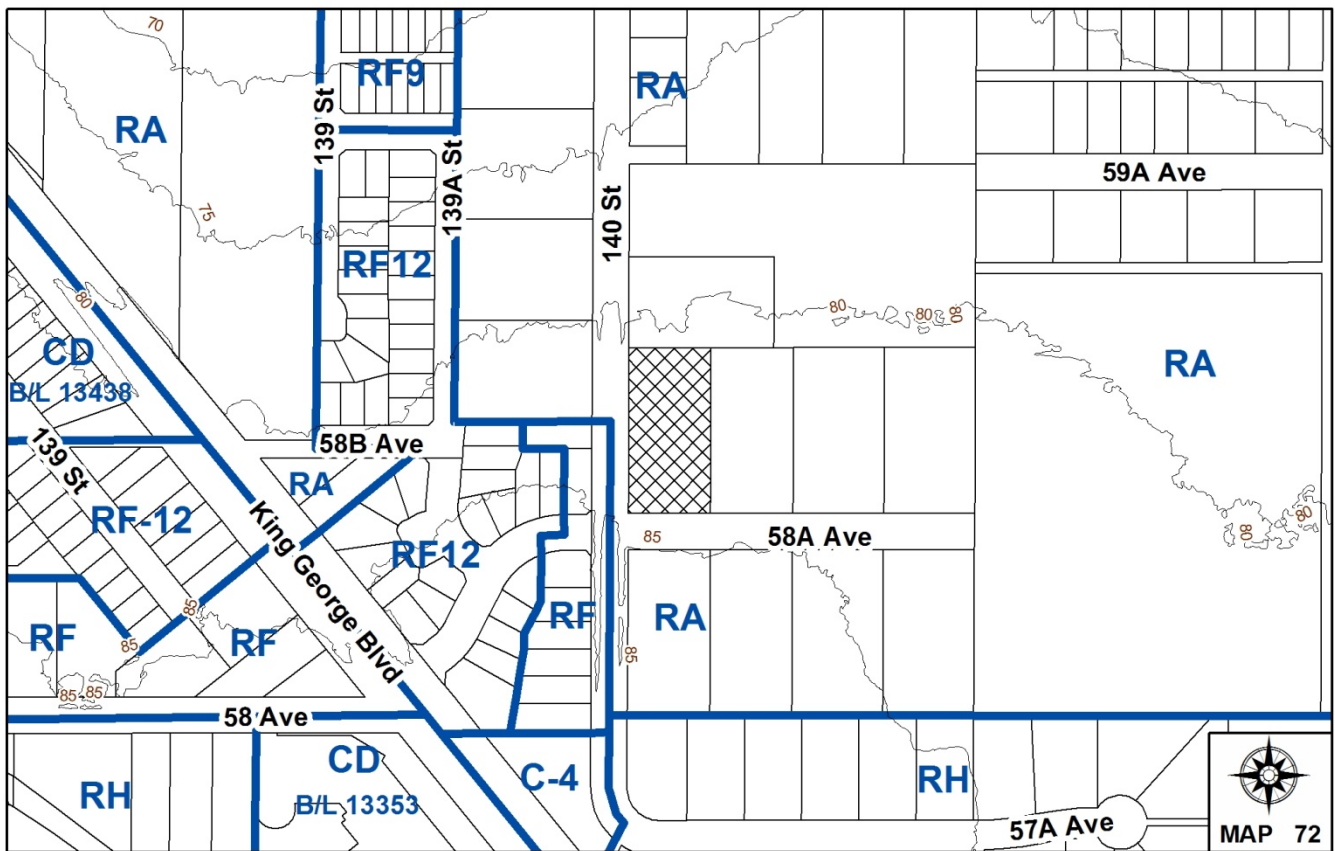
LOCATION: 14013 - 58A Avenue

OWNER: Sukhjit S Dhaliwal
 Pritam S Dhaliwal

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an NCP amendment from Single Family Residential to Single Family Small Lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan.
- The proposed land use, density and building form is partially in keeping with the NCP and is appropriate for this part of South Newton.
- The proposed RF-12 small lots will complement the character and patterns of residential development and amended road network of surrounding development applications already approved by Council.
- As part of the development, the applicant has offered to increase the required cash-in-lieu parkland contribution from 5% to 6% to assist the City with future parkland requisition in the area.
- Most of the RF-12 lots are close to RF size, which has allowed for retention of several mature trees on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" 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 arborist report and a statement regarding tree preservation;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of a Section 219 covenant for Tree Protection; and
 - (g) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered by the applicant.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

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 Woodward Hill Elementary School
1 Secondary students at Sullivan Heights Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid/late 2014.

(Appendix IV)

Parks, Recreation &
Culture:

Parks has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use:

One single family dwelling and outbuildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential	Urban/Single Family Residential	RA
East:	Single Family Residential	Urban/Single Family Residential	RA
South (Across 58A Avenue):	Single Family Residential	Urban/Single Family Residential	RA
West (Across 140 th Street):	Single Family Residential/cleared land	Urban/Single Family Residential/Single Family Small Lots	RA/RF/RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated for "Single Family Residential" (6.0 units per acre – "RF" lots) in the South Newton Neighbourhood Concept Plan (NCP). This application proposes to amend this designation to "Single Family Small Lots", thus permitting RF-12 lots.
- The property west of the subject site (5877 - 140th Street) is under development application (7912-0266-00) to amend the South Newton NCP from "Single Family Residential" to "Single Family Small lots" in conjunction with a rezoning and subdivision proposal for RF and RF-12 lots. The proposal was granted 3rd Reading on April 22nd, 2013.
- Under application 7910-0175-00, the lands further west of the subject site were re-designated in the South Newton NCP from "Single Family Residential" to "Single Family Small Lots", rezoned to RF-9, RF-12, and RF, and the road configuration was revised. The rezoning By-law was granted Final Adoption on January 28, 2013.
- This proposal continues what is an appropriate transition to the existing lower density lands designated "Suburban" in the South Newton NCP, south east of the subject site along 57A Avenue (see the NCP map in Appendix VII), and is also consistent with the well-established pattern of development in the South Newton NCP area along the 60th Avenue corridor.

- The applicant has provided a concept plan showing how neighbouring properties can redevelop (Appendix VII):
 - Future RF lots to the south of 58A Avenue are shown, providing a transition to the suburban designated lands further south;
 - A new north-south road to the east of the subject site is shown;
 - Future RF-12 lots are shown to the east and north of the subject site; and
 - Future RF-9 lots are shown further to the north of the subject site, consistent with the NCP.
- The concept plan provides an optional future subdivision layout of slightly increased density and also provides for a fine grain future road network. Areas shown as future RF-12 rezoning to the east of the subject site will also require an NCP amendment. Potential off-site tree retention has not been evaluated as part of the concept plan and will be assessed with each development application.

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject site is comprised of a single 0.42 ha (1.04 acre) parcel located at the north-east corner of the intersection of 140th Street and 58A Avenue. The site is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential" in the South Newton NCP and is zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" in order to create seven (7) lots (Appendix II). As discussed, an NCP amendment, re-designating the site to "Single Family Small Lots", is required.
- The resulting net unit density of the rezoning and subdivision proposal is 7 units per acre (16 units per hectare).
- Proposed lots 2 – 3 meet the minimum width, depth and area requirements of the RF-12 Zone.
- Proposed lots 1, 4-7 are oversized RF-12 lots. They range in area from 538m² – 560m² (5800 – 6000 sq.ft.) and range in width from 13.4 – 17.32 metres (44 – 57 ft.).
 - These lots are close to the minimum area and width requirements of the RF Zone;
 - The reduced building envelope, as well as reduced front and side yard setbacks of the RF-12 zone allow for accommodation of large root protection zones required for tree preservation (at the rear of proposed Lots 4, 5 and 6).

Vehicle Access

- The proposal includes creation of a portion of new east-west road to the north of the subject site, consistent with the South Newton NCP. The applicant will be required to dedicate an 11.5 metres (38 feet) wide road right-of-way along the northern edge of the subject site and construct this to Neo-Traditional standard. Proposed Lots 1 and 2 will be required to take access from this newly created road.
- Proposed Lots 3 – 5 will take vehicle access from existing 140th Street, and proposed Lots 6 – 7 will take vehicle access from existing 58A Avenue.
- No road dedication is required along 140th Street or 58A Avenue, however the applicant will be required to construct the portions of these roads fronting the subject site to Neo-Traditional standard.

Parkland Contribution

- The applicant has volunteered an additional 1% in addition to the required 5% cash-in-lieu parkland contribution to assist with future park acquisition in the area.
- There is currently a shortage of a neighbourhood-level “pocket” park in the South Newton NCP area, particularly west of 142 Street and south of 60 Avenue. Each development application proposing an increase in unit density over and above the NCP designation exacerbates the need for this park space.
- To address the issue, other applicants seeking NCP amendments in the surrounding area have voluntarily provided an additional 1% cash-in-lieu contribution for parkland. Specifically, development application #7910-0175-00, which recently created 66 lots west of the subject site, provided a 6% cash-in-lieu parkland contribution. Secondly, west of the subject property, applications 7911-0268-00 and 7912-0266-00, proposing 11 lots and 8 lots respectively, have also volunteered an additional 1% cash-in-lieu contribution.

Tree Preservation

- Arbortech Consulting prepared the Arborist Report and Tree Management Plans for the subject site. The consulting Arborist is Normal Hol.
- The report identifies 73 by-law protected trees on the subject site, of which 24 are rated ‘unsuitable’ for retention based upon poor health and structure, 9 are rated ‘marginal’ for retention, requiring special management techniques if preserved, and 31 are identified as ‘suitable’ for retention.
- The majority of the trees on the subject site that are worthy of retention are located within a forest stand (composed of mature Western Redcedars). The placement of trees within this stand creates significant challenges for retention, where the majority of the stand is reliant on the dominant trees. Removal of dominant trees and retention of dependent trees can potentially create unmanageable risk.

- City Staff, along with the applicant, visited the subject site to investigate opportunities for tree retention. Minimal opportunities, other than those presented below, were identified if the site is to be developed.
- A total of 69 on site trees are proposed to be removed. A summary of tree retention and removal by species is provided below:

Tree Species	Retain	Remove	Total
Apple	-	1	1
Red Alder	-	15	15
Bigleaf Maple	-	9	9
Bitter Cherry	-	1	1
Flowering Cherry	-	1	1
Hemlock	-	2	2
Sawara Cypress	1	1	2
Western Redcedar	3	39	42
TOTAL	4	69	73

- The applicants propose to retain 4 of the trees identified as "suitable" for retention, 3 of which are mature Western Redcedars, which are located in what will be the rear yards of proposed Lots 5 and 6. These 3 trees are amongst the largest on the subject site. One of them constitutes a 'dominant' tree from of the original forest stand.
- A total of 135 replacement trees are required as per the City's Tree Protection By-law (No. 16100). The applicant's propose 17 replacement trees on the subject site. In lieu of the remaining 118 replacement trees, a contribution of \$35,400 to the City's Green Fund will be required.
- A Tree Preservation Summary is included in Appendix V of this report.

Ecosystem Management Study (EMS)

- Twenty-eight percent (28%) of the development site is part of ecosystem site #4226, currently identified under the City's EMS mapping. The proposed development represents a loss of 4.3% of the original 2.72 hectare (6.72 acre) site.
- The ecosystem site is not included in the Draft Biodiversity Conservation Strategy (BCS), which is intended to replace and update the EMS.

Design Guidelines & Lot Grading

- The applicant 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 Character Study found that the majority of existing older urban homes in the area do not provide an appropriate context for new development. The new guidelines are consistent in theme and character with those developed for recent development applications to the west.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.

- A preliminary lot grading and servicing plan, submitted by McElhanney Consulting, has been reviewed by staff and found to be generally acceptable. The applicant proposes approximately 0.5 – 1.0 metres (1.5 – 3 ft.) of fill over the site to accommodate in-ground basements. This is consistent with the surrounding developments.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 25 houses within 100 metres (330 ft.) of the subject site. A Development Proposal Sign was installed in front of the property on May 17th, 2013. To date, the Planning and Development Department has not received any calls or correspondence concerning the project.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 24th, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Within the South Newton NCP
2. Density & Diversity (B1-B7)	• Consistent with OCP. (Proposed unit density exceeds NCP designation; amendment required)
3. Ecology & Stewardship (C1-C4)	• None
4. Sustainable Transport & Mobility (D1-D2)	• None
5. Accessibility & Safety (E1-E3)	• None
6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	Building Design Guidelines Summary
Appendix VII	Concept Plan for Neighbouring Properties

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/da

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DRV 7/4/13 1:50 PM

Information for City Clerk

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

1. (a) Agent: Name: James Pernu
McElhanney Consulting Services Ltd.

Address: Central City Tower
Suite 2300, 13450 - 102 Avenue
Surrey, BC V3T 5X3

Tel: 604-596-0391 134 - Office

2. Properties involved in the Application

(a) Civic Address: 14013 - 58A Avenue

Owner: Sukhjit S Dhaliwal
Pritam S Dhaliwal

PID: 007-218-206
Lot 32 Section 9 Township 2 New Westminster District Plan 35476

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

(b) Application is under the jurisdiction of MOTI.

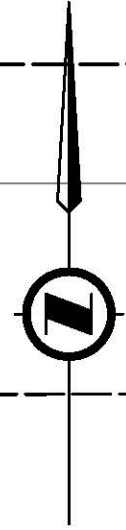
MOTI File No. 2013-03039

SUBDIVISION DATA SHEET

Proposed Zoning: RF/RF-12

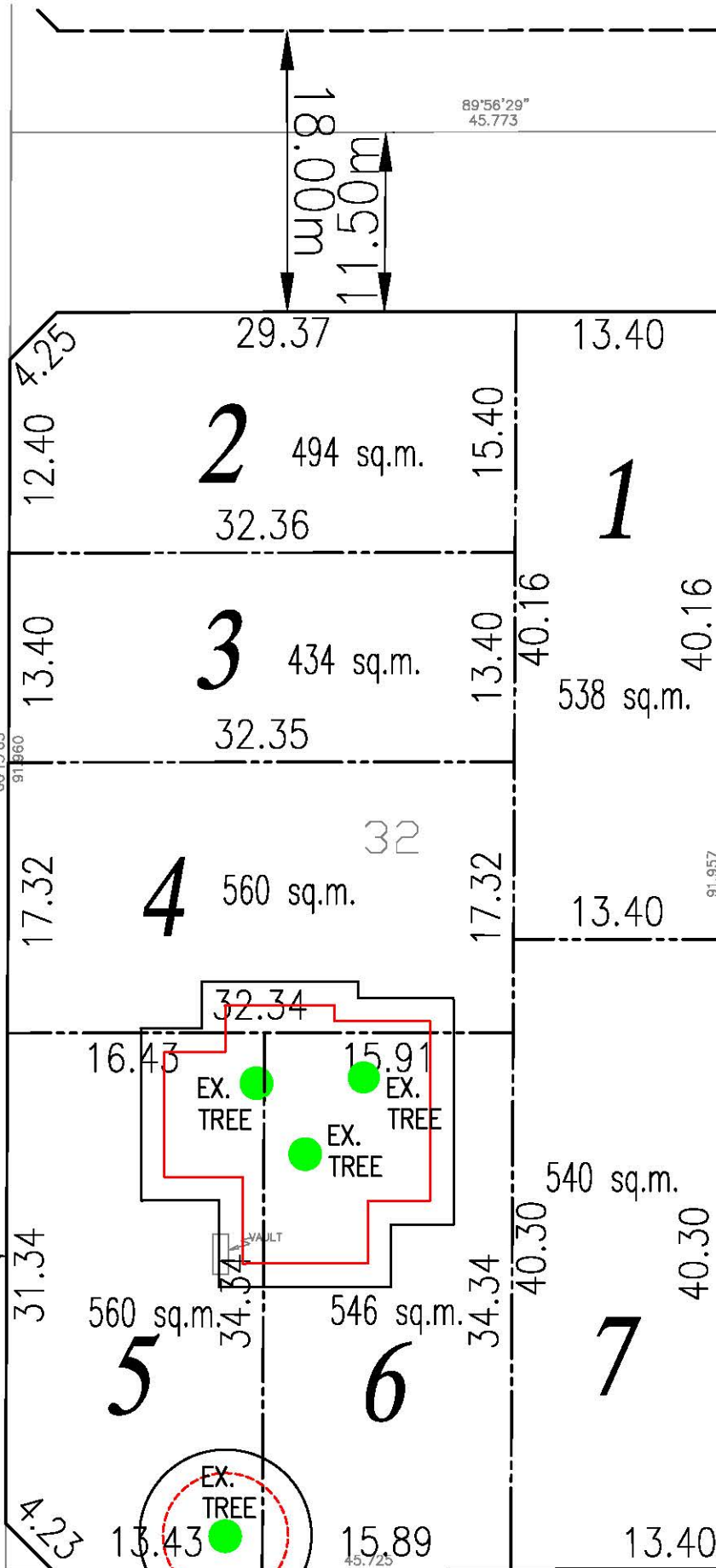
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.04
Hectares	0.42
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	13.4 - 17.3
Range of lot areas (square metres)	495 - 582
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.67/7
Lots/Hectare & Lots/Acre (Net)	18.9/7.7
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	42
Estimated Road, Lane & Driveway Coverage	18.5
Total Site Coverage	60
PARKLAND	
Area (square metres)	-
% of Gross Site	-
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

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140 STREET

ASSUMES NO ROAD WIDENING



ASSUMES NO ROAD WIDENING

58A AVENUE

*SOUTH NEWTON NCP DESIGNATES THIS AREA AS SINGLE FAMILY RESIDENTIAL - REDESIGNATION TO SINGLE FAMILY SMALL LOTS IS REQUIRED.
 TOTAL AREA APPROX. 4,200 sq.m. (1.04 ac)
 LAYOUT ASSUMES RF-12 ZONE;
 MINIMUM 320 sq.m. 13.4m WIDE 22.0m DEEP
 CORNER LOTS 375 sq.m. 15.4m WIDE
 EXCEPT LOT 4 ASSUMES RF ZONE;
 MINIMUM 560 sq.m. 15.0m WIDE 28.0m DEEP
 WITH FRONT YARD SETBACK OF 6.0m

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.

McElhanney
 McElhanney Consulting Services Ltd.
 Suite 2300 Central City Tower PH. 604-596-0391
 13450 - 102 Ave., Surrey, BC V3T 5X3 FAX 604-584-5050

SKETCH 5

Scale: 1:750

Date: July 2, 2013

Job No.: 2111-02932-0

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

FROM: Development Services Manager, Engineering Department

DATE: July 3, 2013 **PROJECT FILE: 7812-0118-00**

**RE: Engineering Requirements
Location: 14013 58A Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate as road (without compensation), city owned road for the west 10.058 metres Legal Subdivision 7 sec 9 TP2 (east side of 140 St.) on a road dedication or subdivision plan.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 140th Street and 58A Avenue.
- Dedicate 11.50 metres half road for the ultimate 18.00 metres Local Road standard for 59 Ave.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 140th Street and 59 Avenue.
- Register 0.50 metre wide statutory right of way along the east side of 140th Street, along the north side of 58A Avenue and along the south side of 59 Avenue.

Works and Services:

Subject to completion and acceptance of works and services proposed under Surrey projects 7810-0175-00 and 7812-0328-00, the following works and services are required for this application:

- Construct 140 Street, 58A Avenue, 59 Avenue frontages to half road standard complete with curb and gutter, boulevard, street trees, lighting and sidewalk.
- Construct drainage systems to service the proposed lots and to provide adequate road drainage for all the existing and proposed frontage roads.
- Construct water mains on 58A Avenue and 59 Avenue to service the proposed lots.
- Construct sanitary sewers on 58A Avenue, 59 Avenue and on 140 Street up to 62 Avenue, as required in the South Newton NCP.
- Pay applicable Water, Sanitary and Drainage Latecomer Charges relative to projects 57/58/5910-0175-00-1 and 5809-0135-00-1 and
- Pay 100% cash of Drainage DCCs relative to DCC Frontender Agreement #8312-0328-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.


Rémi Dubé, P.Eng.
Development Services Manager

IK1



Monday, June 24, 2013
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 new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected to grow above the schools capacity. A new elementary school is under construction on Site #211 on 146th Street immediately to the east of Sullivan Heights Secondary School (the new elementary school has been named "Goldstone Park Elementary" and is expected to open in 2013-2014 school year). The new school will help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge Elementary. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary. A boundary move is under consideration from Woodward Hill Elementary to North Ridge Elementary, Sullivan Heights Secondary to Panorama Ridge Secondary, including the subject property, for implementation in 2014.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, although involving an NCP amendment, will not result in an increase in the gross site area density, and the proposed density is consistent with the NCP build out estimates from this site, when the NCP was adopted. The proposal will not change students projections and the School District is reviewing school catchments and will be preparing a long range facility plan to help accommodate projected changes in student demographics.

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0118 00

SUMMARY

The proposed 7 single family lots are estimated to have the following impact on the following schools:

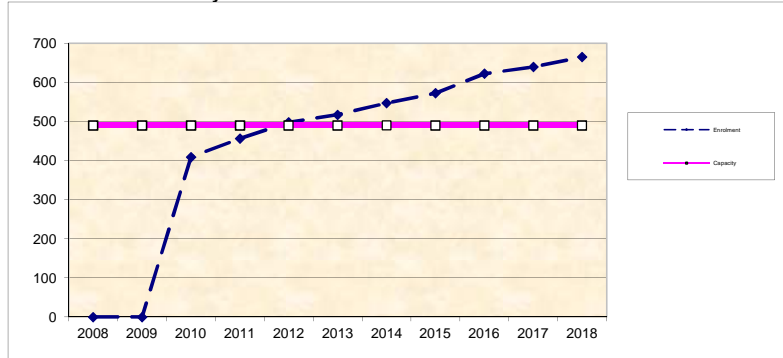
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

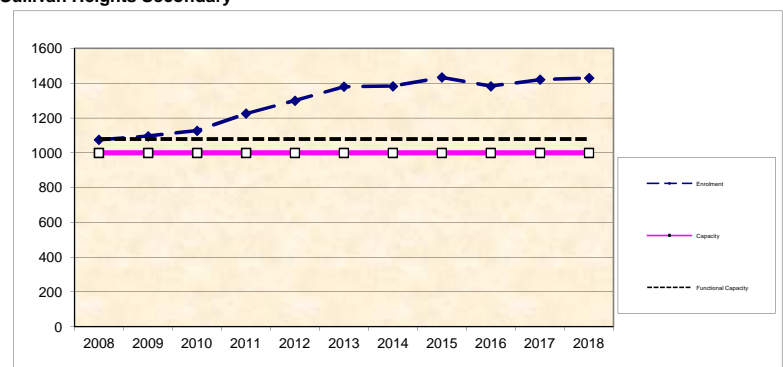
September 2012 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	73 K + 425
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Woodward Hill Elementary



Sullivan 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.



TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Location: 14013 56A Avenue Surrey, BC
 Consulting Arborist: Norman Hol

1 **Summary description of the existing tree resource. See also the arborist report on file**
 See Arborist Report

2 **Summary of Proposed Tree Removal and Replacement**

Quantity of Bylaw Protected Trees Identified	(A)	<u>79</u>
Quantity of Bylaw Protected Trees to be Removed (Hazard)	(B)	<u>0</u>
Quantity of Bylaw Protected Trees to be Removed	(C)	<u>75</u>
Quantity of Bylaw Protected Trees to be Retained	(A-B-C) (D)	<u>4</u>
Quantity of Replacement Trees Required (2:1 ratio except for alder and cottonwood at 1:1 ratio)	(E)	<u>135</u>
Quantity of Replacement Trees Proposed	(F)	<u>17</u>
Quantity of Replacement Trees in Deficit	(E-F) (G)	<u>118</u>
Quantity of Retained Trees and Replacement Trees on Site	(D+F) (H)	<u>21</u>
Number of Lots Proposed in the Project	(I)	<u>7</u>
Average Number of Trees per Lot	(H/I)	<u>3</u>

3 Tree Survey and Preservation/Replacement Plan Attached **Yes**

This summary and the referenced documents are prepared and submitted by:

Norman Hol, Consulting Arborist

Dated: June 4, 2013

Direct: 604 813 9194
 Email: norm@aclgroup.ca

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0118-00
Project Location: 14013 - 58A 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 area surrounding the subject site is predominantly comprised of old, small homes from the 1950s and 1960s, constructed on large suburban lots. Just under half of the houses (46%) within the character study area are simple, low mass, rectangular Bungalows, most of which are less than 1000 square feet. These homes have simple, low slope (2:12 – 5:12) common gable or common hip roofs with either an interlocking tab type asphalt shingle surface, or tar and gravel / roll roofing. These dwellings are clad in cedar, and most have no masonry accent veneer.

Twenty seven percent of homes are larger (2000-2500 sq.ft.) Basement Entry or Cathedral Entry type homes constructed in the 1970's – 1980's. The homes have high mass characteristics due to the economical practice of placing the upper floor directly above the floor below, thus exposing the entire upper floor wall mass to street views. These homes have low slope (4:12 – 5:12) common gable or common hip roofs with an asphalt shingle surface. These homes are clad in vinyl or in stucco, and have a modest brick accent,

The remaining 27 percent of homes, constructed either in the 1980s or 2000s, are Two-Storey type structures. These homes have desirable mid-scale massing designs in which a substantial portion of the upper floor is concealed behind the roof system extending up from the floor below. Roof slopes vary between 7:12 and 12:12. Roof surfaces include cedar shingles or asphalt shingles. A variety of main wall cladding materials have been utilized including cedar siding, stucco, vinyl siding, and brick or masonry.

Most lots are landscaped to an old urban standard, characterized by mature trees and shrubs, most of which are native to this area. Most lots have driveway materials that are considered substandard in comparison to materials used in most modern urban subdivisions (27% asphalt, 46% gravel, 18% broom finished concrete and only 9% exposed aggregate).

Neither the dwellings nor the landscaping provide suitable context for a year 2013 RF-12, and RF-9 zoned development in Surrey. Therefore, the existing homes will not be emulated. A new character area is proposed in which low to mid-scale Two-Storey type homes (with basements) are constructed to a high modern standard (commonly found in post year 2010s RF-9 and RF-12 developments in this general area).

There are however, two new applications in the immediate area; an 8 lot development at 5877 - 140 Street (7912-0266-00) comprised of seven RF12 lots and one RF lot and a 10 lot development at 5925 - 140 Street (7911-0268-00) comprised of nine RF9 lots and one RF-12 lot. For neighbourhood continuity, the building scheme for the subject site should be similar with respect to the quality and quantity of exterior wall cladding and trim and detailing materials, with some adjustments to massing design regulations reflecting the difference in zoning (the subject site has only RF zone lots) and landscaping requirements.

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

- 1) **Context Homes:** Most homes in the surrounding area do not provide acceptable residential design context for a post year 2010 development. Therefore, the strategy will be to create a desirable new character area, in which homes are consistent in quality with most RF zone subdivisions created subsequent to 2010, and are also consistent with building scheme regulations for the adjacent new sites to the west identified as Surrey Project 7912-0266-00, and 7911-0268-00.
- 2) **Style Character :** Existing homes are Old Urban, Traditional, or Heritage styles. The old urban homes do not meet modern design standards and are not recommended. Traditional and Heritage styles are recommended. “Neo-Traditional” and “Neo-Heritage” styles are compatible with the existing styles and are also recommended.
- 3) **Home Types :** There are Bungalows, Basement Entry homes, Cathedral Entry homes, and Two Storey homes type homes within the character area. It is expected that all new homes at the subject site will be Two-Storey type. However, a variety of home types should be permitted, and home type will not be regulated in the building scheme.
- 4) **Massing Designs :** The old urban homes do not provide desirable massing context. Massing designs should be consistent with those used in most post year 2010 RF zone developments.
- 5) **Front Entrance Design :** Front entrance porticos are not an architecturally significant feature on most homes in this area. The entrance height ranges from one storey to 1½ storeys, which is an appropriate scale for RF zone subdivisions.
- 6) **Exterior Wall Cladding :** A variety of wall claddings have been used, including cedar, stucco, vinyl, brick, and stone, and a similar variety should therefore be permitted, except that feature veneers should be required to meet post 2010's standards.
- 7) **Roof surface :** Roof surfaces on existing homes are predominantly asphalt shingles. Cedar shingles, tar and gravel, and roll roofing have also been used. Building schemes for the proposed new developments (7912-0266-00 and 7911-0268-00) located west of the subject site permits the use of cedar shingles, shake profile asphalt shingles, shake profile concrete roof tiles, and environmentally sustainable roof materials in a shake profile. A similar range of roofing materials is recommended for the subject site.
- 8) **Roof Slope :** Roof pitch 2:12 to 12:12 on existing homes. Min 8:12 slope is recommended.

Streetscape: Fifty to sixty year old, small, low-impact “old urban” Bungalows and high impact Basement Entry and Cathedral Entry type homes with box-like massing characteristics are situated on lots landscaped to an old urban standard consisting of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways.

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”, “Craftsman-Heritage”, or “Rural Heritage”. 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 one storey (maximum 10 feet).

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF zone homes at the subject site, Interfacing treatments are therefore not contemplated. New homes should be consistent in theme, representation, and character with proposed homes in the adjacent new developments to the west (Surrey projects 7912-0266-00 and 7911-0268-00), and should meet common new post year 2010 standards for RF zone subdivisions.

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, dark heritage red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. 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 homes 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: *High modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs for interior lots and a minimum of 30 shrubs for corner lots. Shrubs shall be of a minimum 3 gallon pot size. 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.

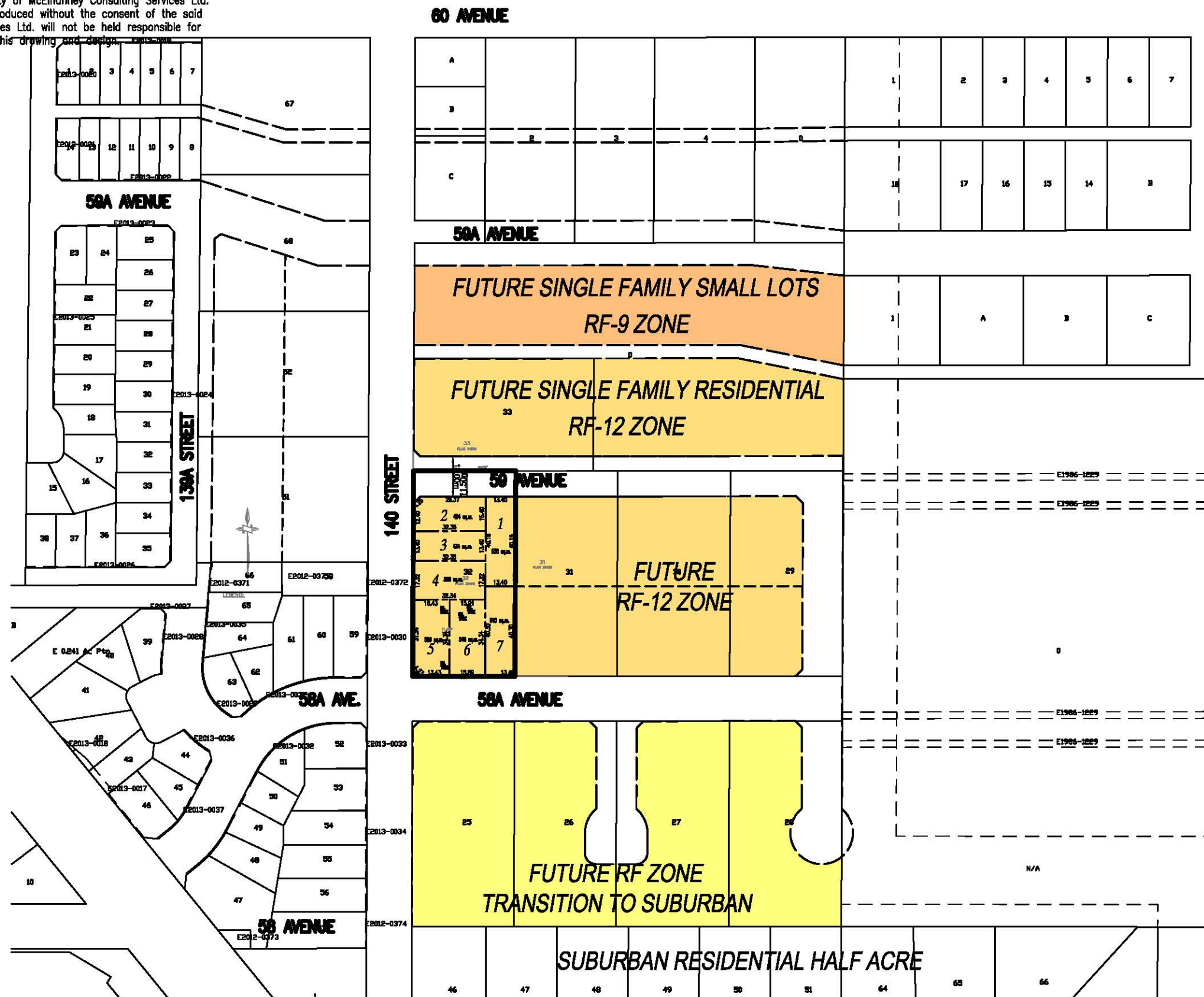
Date: February 20, 2013

Reviewed and Approved by:



Date: February 20, 2013

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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 5
Overall Concept Plan

Scale: 1:2000

Date: July 3, 2013

Job No.: 2111-02932-0