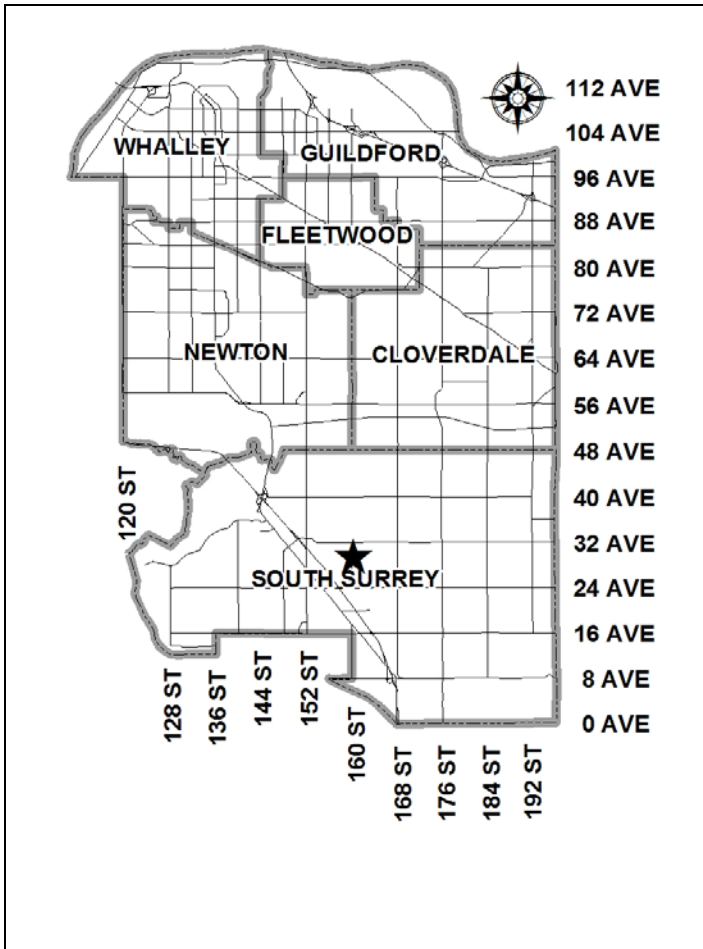


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0229-00

Planning Report Date: April 22, 2013



**PROPOSAL:**

- **NCP amendment** from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)" and from "Single Detached (4-6 upa)" to "Single Family Small Lots"
- **Rezoning** from CD (By-law No. 16728) to RF and RF-9

in order to allow subdivision into 4 single family lots.

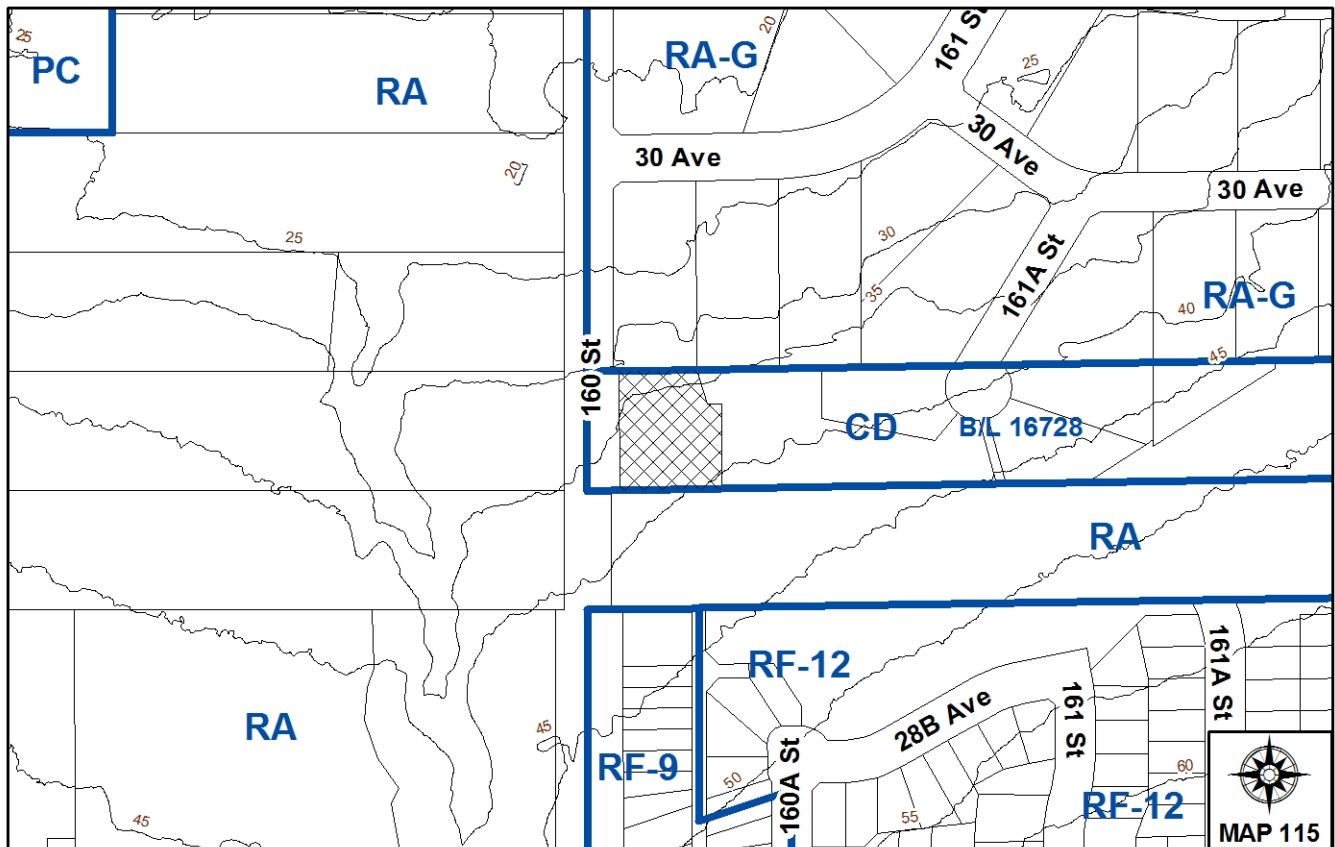
**LOCATION:** 2932 - 160 Street

**OWNER:** Kirpaul S. Grewal

**ZONING:** CD (By-law No. 16728)

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** "Larger Transition Lots (2-3 upa)" and "Single Detached (4-6 upa)"



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an NCP amendment from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)" and from "Single Detached (4-6 upa)" to "Single Family Small Lots".

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed NCP amendment to "Single Family Small Lots" is consistent with the subdivision pattern along 160 Street that was recently approved to the south under File No. 7910-0020-00.
- The proposed NCP amendment to "Single Detached (4-6 upa)" provides for a larger lot that will provide a transition between the existing RA-G lot to the north and the proposed RF-9 lots to the south.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A on the attached survey block plan (Appendix II) from "Comprehensive Development Zone (CD)" (By-law No. 16728) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B from "Comprehensive Development Zone (CD)" (By-law No. 16728) to "Single Family Residential (9) Zone (RF-9)" (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) demolition of existing buildings and structures to the satisfaction of the Planning & Development Department;
  - (e) submission and registration of an appropriate Building Scheme to the satisfaction of the Planning & Development Department;
  - (f) registration of a Section 219 Restrictive Covenant (No Build) for the purposes of tree preservation;
  - (g) registration of a Section 219 Restrictive Covenant to provide for a minimum 5.5 metre (18 feet) setback between the garage and the lane to provide for additional parking;
  - (h) the applicant address the shortfall in replacement trees; and
  - (i) the applicant complete the landscape buffer on the northerly portion of the subject site required under File No. 7907-0231-00 to the satisfaction of the City.
3. Council pass a resolution to amend the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate Block A on the attached survey block plan (Appendix II) from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)" and Block B from "Single Detached (4-6 upa)" 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:**

1 Elementary student at Pacific Heights Elementary School  
1 Secondary student at Earl Marriot Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Suburban / Proposed One Acre Gross Residential Density RA-G	RA-G
East:	City park land (riparian area)	Urban / Environmental Area	CD By-law No. 16728
South:	Single family residential (under File No. 7912-0208-00 is proposed to be single family small lots)	Suburban / Single Detached (4-6 upa)	RA
West (Across 160 Street):	Vacant (under File No. 7911-0269-00 is proposed to be park land/riparian area)	Suburban / Cluster Housing (6-8 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located in the North Grandview Heights Neighbourhood Concept Plan (NCP) which designates the northern portion of the subject property as "Larger Transition Lots (2-3 upa)" and the southern portion as "Single Detached (4-6 upa)". The applicant is proposing to redesignate the northern portion to "Single Detached (4-6 upa)" and the southern portion to "Single Family Small Lots".

- The proposed amendment is consistent with the pattern along 160 Street that was established by the recently approved large 120-lot subdivision to the south (File No. 7910-0020-00).
- The applicant is proposing a larger transitional lot (688 sq.m./7,400 sq.ft. in area) between the proposed "Single Family Residential (g) Zone (RF-g)" lots and the "Acreage Residential Gross Density Zone (RA-G)" lot to the north. The subject site and the RA-G lot to the north are visually separated due to the differing orientation of the lots and also the grade separation between the two sites. In addition, there is a 5 metre (16 feet) wide buffer between the subject site and the RA-G lot to the north, as discussed further below.

### PRE-NOTIFICATION

Pre-notification letters were sent out on September 12, 2012 and staff received one call from an area resident who had no concerns about the project.

### DEVELOPMENT CONSIDERATIONS

#### Background and Context

- The subject parcel at 2932 – 160 Street is 2,055 sq.m. (0.51 acre) in size and contains a single family dwelling. The applicant is proposing to demolish the existing house. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (By-law No. 16728)" (CD).
- The subject parcel was created in 2009 under File No. 7907-0231-00. As part of that application, the riparian area to the east of the site was defined and acquired by the City and the OCP designation for the site was amended to "Urban".
- The subject site was intended to be a transition lot, given the RA-G subdivision to the north. However, with the introduction (by File No. 7910-0020-00 to the south) of a smaller lot pattern along 160 Street and lane access, the context for the subject site changed.
- The site is bordered to the north by a single family parcel zoned RA-G and to the east by a City-owned riparian area to the east. Across 160 Street is a proposed City-owned riparian area (currently under File No. 7911-0269-00 at Third Reading). To the south is an existing single family lot currently under application (File No. 7912-0208-00) for RF-gC lots fronting 160 Street (and also various other lots on the east side of the riparian area). File No. 7912-0208-00 is in the pre-Council review stage.

#### Proposal

- The applicant is proposing:
  - an NCP amendment, as discussed above;
  - a rezoning from CD (By-law No. 16728) to RF and RF-g; and
  - a subdivision to create 1 RF lot and 3 RF-g lots.
- The proposed lot will be accessed via a lane, which is preferred over the subject site's current direct access to 160 Street, as 160 is an arterial road. The applicant is proposing a shared

6 metre (20 feet) east-west lane on the south portion of the site with the neighbouring application (File No. 7912-0208-00). The neighbouring applicants are each providing a 3 metre (10 feet) dedication and will share the construction costs equally. The applicant to the south has indicated that they will provide a statutory right-of-way to allow lane construction given that the subject application is farther along than the application to the south.

- The proposed northerly lot is an over-sized RF lot (688 sq.m./7,400 sq.ft. in area) which provides a transition between the proposed RF-9 lots to the south and the RA-G lot to the north.
- The proposed RF lot has a 5 metre (16 feet) wide landscape buffer on the north side where the lot interfaces with the RA-G lot to the north. This buffer was established under File No. 7907-0231-00. The applicant has not yet completed the landscape buffer on the northerly portion of the subject site. The applicant will be required to complete the landscape buffer to the satisfaction of the City as a condition of final adoption.
- The 3 proposed RF-9 lots meet the width, depth and area requirements of the RF-9 Zone. The proposed RF-9 lots have a lot depth of 35.5 metres (116 feet), which allows for vehicle parking on the garage apron, in addition to the parking available in the double-car garage. A Section 219 Restrictive Covenant to provide for a minimum 5.5 metre (18 feet) setback between the garage and the lane to provide for additional parking is required as a condition of final adoption.
- 5% park land provision was provided previously under File No. 7907-0231-00 so there is no requirement for park land provision for the subject application.

#### Tree Preservation

- The applicant has retained Froggers Creek Tree Consultants Ltd. to provide an arborist report for the subject site. There are 9 mature trees on site. Five (5) trees are proposed to be retained and 4 trees are proposed to be removed.
- The table below provides more information on the species found on the site:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
European Beech	1	0	1
Scot Pine	1	0	1
Western Hemlock	1	1	0
Western Red Cedar	3	3	0
English Holly	1	0	1
Big Leaf Maple	1	0	1
Grand Fir	1	1	0
<b>Total</b>	<b>9</b>	<b>5</b>	<b>4</b>

- The 4 trees proposed for removal are within the building envelopes or will otherwise be affected by construction. A Section 219 Restrictive Covenant for tree preservation will be required to ensure that the 5 trees identified for retention are preserved.
- The applicant is required to provide 8 replacement trees and is proposing to plant 3 replacement trees on the site; therefore the replacement tree shortfall is 5 trees. The

applicant will be required to provide compensation to the City's Green Fund for the shortfall in replacement trees.

#### Building Scheme and Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has developed the Building Design Guidelines based on a character study completed for the area. A summary of the design guidelines is attached (Appendix V). New homes will be constructed in either the "Neo-Traditional" or "Neo-Heritage" styles.
- A preliminary lot grading plan was prepared by Aplin Martin Consultants Ltd. The existing retaining wall along 160 Street will need to be removed due to road dedication and a new retaining wall is proposed. The retaining wall will be finished with high quality finishing materials, to match the retaining wall in the subdivision to the south that was approved in 2011 (File No. 7910-0020-00). The lot grading plan was reviewed by staff and deemed acceptable to proceed to the next stage.

#### 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, Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Amendment Map

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB:saw





## SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-9

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.51 acre
sq.m.	2,055 sq.m.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4 (1 RF lot and 3 RF-9 lots)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	RF is 20.5m; RF-9s are 9.0m
Range of lot areas (square metres)	RF is 688 sq.m.; RF-9s are 304-319 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19.5 uph/7.8 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	RF is 40%; RF-9s are 52%
Estimated Road, Lane & Driveway Coverage	23%
Total Site Coverage	RF is 63%; RF-9s are 75%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO (provided under 7907-0231-00)
<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

# LEGEND

SUBDIVISION BOUNDARY  
(0.2 ha +/- / 0.51 ac +/-)

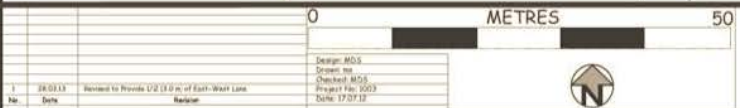
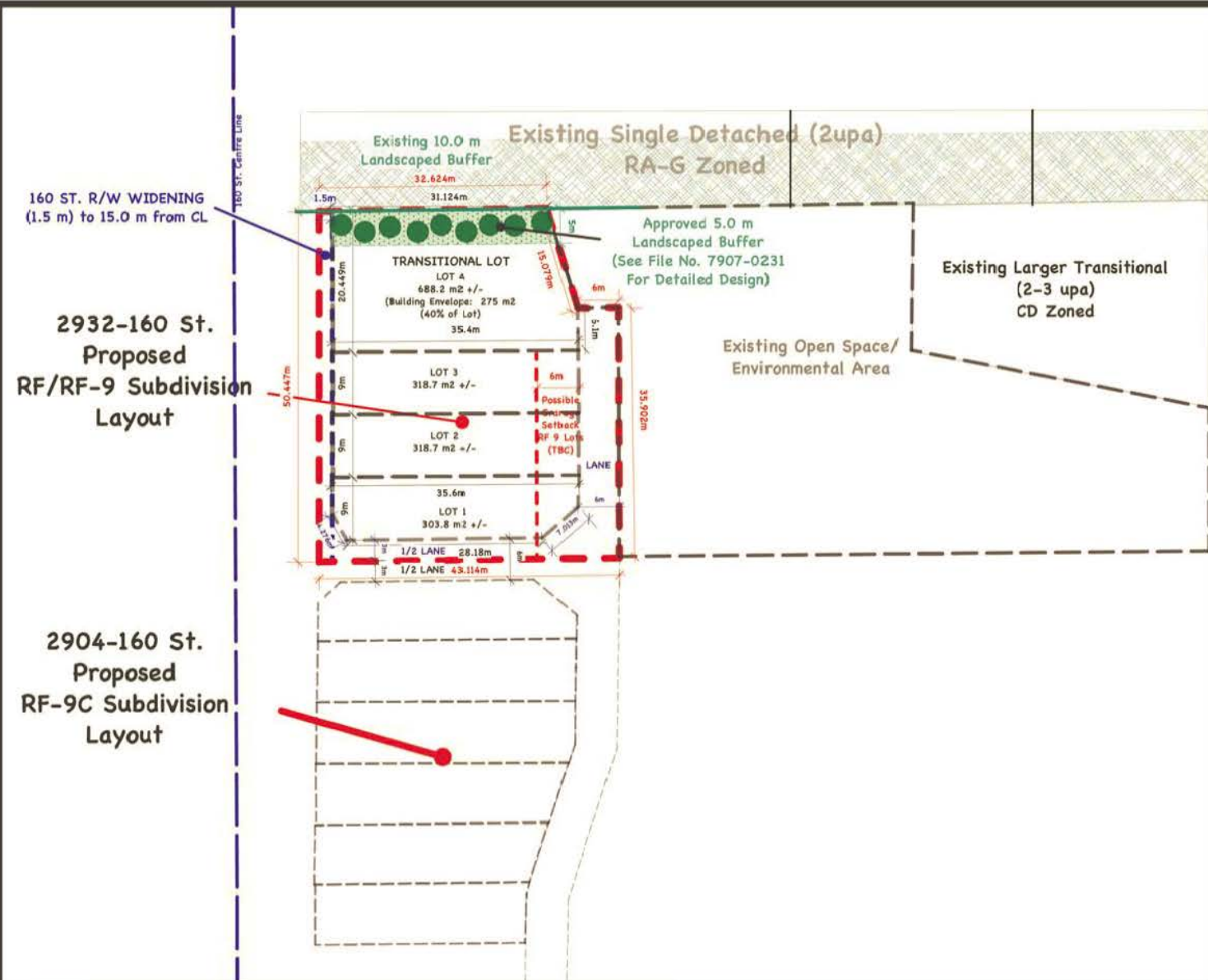
# PROPOSED

LOT 4  
Zoning: RF Single Detached  
NCP: Single Detached (4-6 upa)

LOTS 1-3  
Zoning: RF-9 Single Detached  
NCP: Single Detached (7 upa)

**NOTES:**

- This plan is conceptual only and subject to:
  - Review and approval by appropriate, municipal, regional, provincial and federal governments, outside agencies and other approving bodies
  - Further environmental, geotechnical and soil assessments, as required by the approving authority
  - Further legal, topographical and tree survey as required by the approving authority
  - Existing house locations are approximate based upon aerial photo and initial site survey and will be confirmed at detailed site survey and adjusted accordingly
  - All dimensions and areas are approximate and subject to detailed site survey

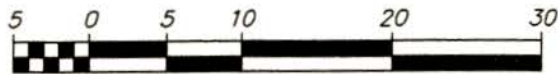


Grandview South Surrey Holdings Ltd.

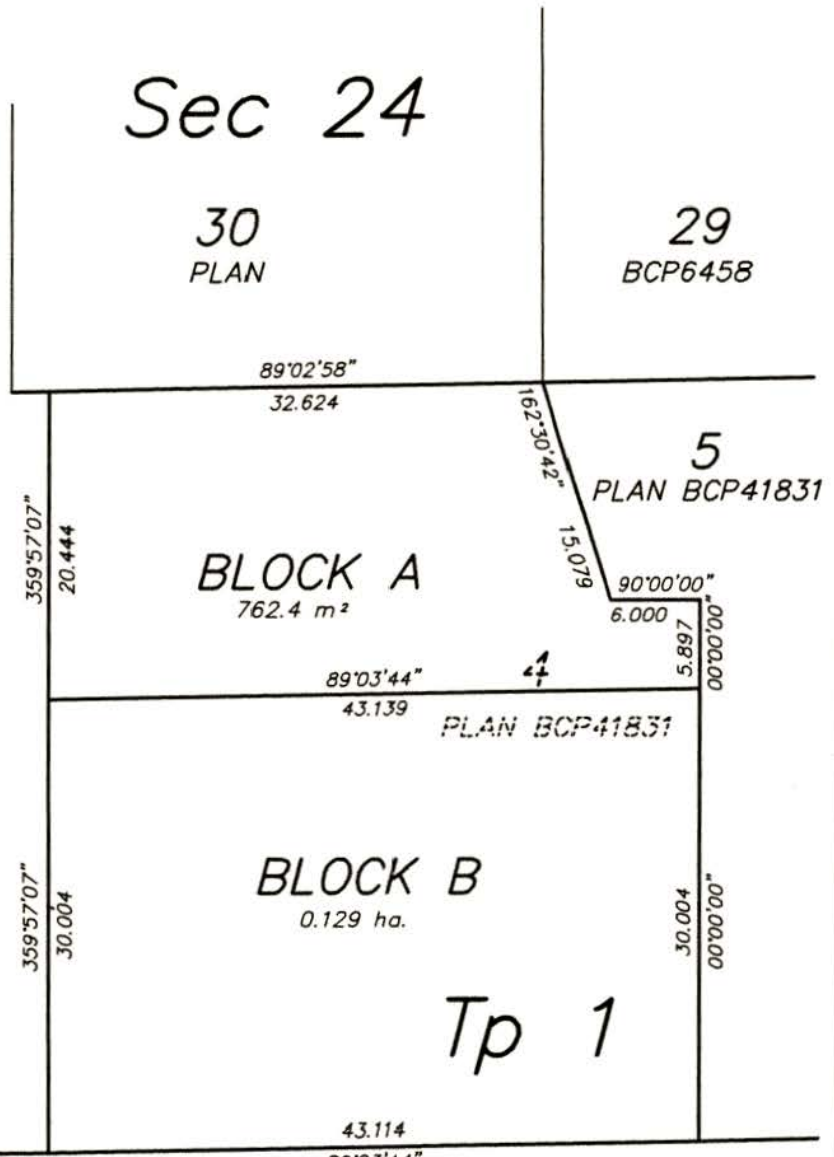
**SANDERSON PLANNING**  
Land Use and Development Services  
135 - 970 Burrard Street, Vancouver, BC, V6Z 2R4  
p. 604.801.8780 e. sanderson@sandersonplanning.com

Subdivision Layout  
Proposed 4 Lot  
Subdivision  
2932-160 St.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW \_ \_ \_ \_ OVER PORTIONS OF  
LOT 4, SECTION 24, TOWNSHIP 1,  
NEW WESTMINSTER DISTRICT, PLAN BCP41831**



SCALE 1 : 500  
ALL DISTANCES ARE IN METRES



160th STREET

SECTION LINE

Tp 1

S 1/2 S 1/2 N 1/2

LS 12

CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 5th DAY OF APRIL, 2013.



B. C. L. S.

FILE 9360-12

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

GAZETTED ROAD MAY 22, 1875



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

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

DATE: **April 17, 2013** PROJECT FILE: **7812-0229-00**

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RE: **Engineering Requirements  
Location: 2932 160 St**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### **REZONE/SUBDIVISION**

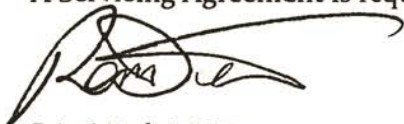
##### ***Property and Right-of-Way Requirements***

- Dedicate 1.50 metres on 160 Street for the ultimate 30.0 metre arterial road allowance.
- Dedicate 6.00 metre width for the north/south lane.
- Dedicate 3.00 metre x 3.00 metre corner cut at intersection of the lane and 160 Street.
- Dedicate 5.50 metre x 5.50 metre corner cut at intersection of the east/west lane and north/south lane.
- Dedicate 3.00 metre width for half of the east/west lane, and secure an additional 3.00 metre wide offsite Statutory Right of Way (SRW) for the ultimate 6.00 metre lane width. (Alternatively provide 3.00 metre wide onsite SRW for a temporary 6.00 metre wide lane).
- Provide 0.50 metre SRW fronting 160 Street.

##### ***Works and Services***

- Construct the north/south lane.
- Construct the east/west lane to the ultimate 6.00 metre standard width.
- Construct storm sewers to service the lane and the proposed lots.
- Provide sustainable drainage features according to the NCP.
- Pay Latecomer charges relative to project 5810-0020-00-1.
- Pay 100% drainage DCC relative to project 8305-0126-00-01.
- Pay North Grandview Heights water levy relative to the construction costs of the water system.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager  
CE



Monday, October 01, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7912-0229-00

**SUMMARY**

The proposed 4 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	1

September 2011 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	34 K + 256
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1904
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

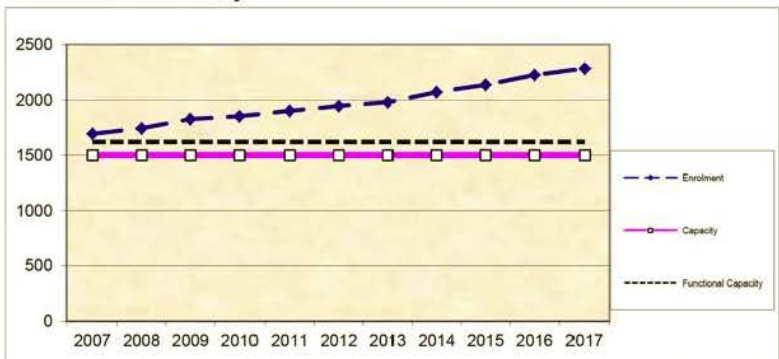
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A new elementary school is also planned on 28th Avenue near 160th Street to help address the projected overcrowding in Northwest Grandview Area and to replace Sunnyside Elementary. The capital plan also proposes the purchase of a new elementary school - Site #206 - in NCP #2 Area which is identified as a high priority (#6) in the capital plan and also proposes a new secondary school site in the Grandview Heights area identified as a high priority (#7) in the Five Year Capital Plan, to relieve projected capacity shortfall for both elementary and secondary students in the long term.

**Pacific Heights Elementary**



**Earl Marriott 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: 7912-0229-00  
 Project Location: 2932 - 160 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 at a proposed transition point between the existing suburban RA-G zoned properties to the north, and the recently re-zoned compact urban RF-9 zoned properties to the south. Properties to the north and northeast are approximately 2800 square metres in size, and contain 4000+ sq.ft. "Neo-Traditional" and "Traditional" style suburban-estate sized Two-Storey type homes. In contrast, properties south of the subject site (in the 2800 block of 160 Street), are each 9m wide with an area of approximately 260 square metres. At this time, these RF9 lots are serviced and cleared, but no new homes have been constructed. The proposal is to create an appropriate interface between these two areas by introducing an RF zoned lot with 5m wide buffer on the north side of the site, transitioning to RF-9 zone lots at the south side. West of the subject site (on the west side of 160 Street) are large RA zoned acreages with small old dwellings and a distinct natural rural character.

Homes in this area were built out over a time period spanning from the pre-1950's to the 1990's. The age distribution from oldest to newest is: more than 60 years old (17%), 50 years old (17%), 40 years old (50%), 20 years old (17%). Home size distribution in this area is as follows : 1000-1500 sq.ft. (33%), 1501-2000 sq.ft. (17%), 2501-3000 sq.ft. (33%), over 4000 sq.ft. (17%). Styles found in this area include : "Old Urban" (50%), "West Coast Traditional" (17%), "Heritage (Old B.C.)" (17%), and "Neo-Traditional" (17%). Home types include: Bungalow (17%), Bungalow with above-ground basement (17%), Split Level (17%), 1 ½ Storey (17%), Basement Entry (17%), and Two-Storey (17%).

The massing scale found on neighbouring homes ranges from low mass structures to high scale structures. The massing scale distribution is : low mass structures (17%), mid-scale structures (17%), mid-to-high-scale structures (17%), high scale structures (17%), high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below, thereby exposing the entire upper floor wall mass to street views (33%). The scale range for the front entrance element is: one storey (83%), 1 ½ storey (17%).

Most existing homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (51%), moderate slope (6:12 to 7:12) = (25%), steeply sloped (8:12 and steeper) = (26%). Main roof forms (largest truss spans) include: common hip (17%), and common gable (83%). Feature roof projection types include: none (17%), common hip (17%), and common gable (67%). Roof



surfaces include: roll roofing (50%), interlocking tab type asphalt shingles (17%), rectangular profile type asphalt shingles (17%), and concrete tile (shake profile) (17%).

Main wall cladding materials include : horizontal cedar siding (50%), vertical channel cedar siding (25%), and stucco cladding (25%). Feature veneers on the front façade include : no feature veneer (83%), or horizontal cedar (17%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (33%), Natural (earth tones) (56%), Primary derivative (Heritage palette) (11%).

Covered parking configurations include : No covered parking (50%), Double garage (25%), Four garage bays (25%).

A variety of landscaping standards are evident ranging from 'natural state' to average modern urban. Driveway surfaces include: gravel (20%), asphalt (40%), broom finish concrete (20%), exposed aggregate (20%).

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

- 1) Context Homes: There are no existing homes surrounding the subject site that provide suitable architectural context for a year 2012 RF / RF9 development (i.e. no context homes). Interfacing treatments with the existing homes are therefore not contemplated. New homes on proposed lots 1 – 3 inclusive should be consistent in theme, representation and character with homes implied by the building scheme for the RF-9 development to the south identified as Surrey project 7912-0230-00. The proposed RF lot (lot 4) should have a mid-scale massing design and construction materials that are consistent with standards commonly found on post year 2010 RF zone developments in Surrey.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are recommended for integration with both the existing homes to the north, and the proposed new RF9 zone homes to the south.
- 3) Home Types : There are a variety of existing home types in the surrounding area. New homes are expected to be Two-Storey type. RF-9 lots 1-3 are feasible only as a Two-Storey type. RF lot 4 however could be one of a variety of home types.
- 4) Massing Designs : Surrounding homes do not provide desirable massing context. New homes will be well balanced, mid-scale structures in which various elements on the front of the home are correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area). A 1 ½ storey front entrance is of an appropriate scale for a new home on proposed RF zone lot 4. However, a 1 ½ storey element is unsuitable for homes on RF9 zone lots, and so the front entrances for homes on lots 1, 2, and 3 should be limited to one storey.
- 6) Exterior Wall Cladding : A variety of wall cladding materials have been used in this area, and a variety can be permitted.



- 7) Roof surface : A wide variety of roof surfaces have been used in this area, and so some flexibility is justified. It is expected that asphalt shingles will be used on all the future RF9 zone homes to the south. Asphalt shingles are therefore recommended on lots 1, 2, 3. Asphalt shingles, concrete tiles or cedar shingles would be appropriate for lot 4.
- 8) Roof Slope : Roof slopes of 8:12 or higher are generally recommended for RF-9 zone developments and are appropriate here.

**Streetscape:** West of the subject site are RA zoned acreages with small old homes in a natural (native growth) rural setting. North and northeast of the subject site are suburban-estate sized homes on RA-G zoned lots. South of the subject site are newly serviced RF9 lots on which construction has not yet started.

## 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”, or “Neo-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 1 storey on lots 1, 2, and 3, and to 1 ½ storeys on lot 4.
- 

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

No existing neighbouring homes provide suitable context for the proposed RF-9 type homes. Interfacing treatments are therefore not contemplated. Rather, new homes on lots 1,2,3 will be consistent in theme, representation, and character, with new RF-9 type homes to be constructed in the new development south of the subject site. A new home for RF zone lot 4 will meet common standards used in post year 2010 developments for RF zone lots in Surrey.



**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, colonial 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 8:12.

**Roof Materials/Colours:** On lot 4, cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new shake profile environmentally sustainable roofing products should be permitted, providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. On lots 1, 2, and 3 only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap should be required. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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 12 shrubs of a minimum 3 gallon pot size on lots 1,2,3, and a minimum of 20 shrubs of a 3 gallon pot size on lot 4. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete where the driveway connects a rear garage to the rear lane.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Sept. 24, 2012

**Reviewed and Approved by:**       **Date:** Sept. 24, 2012

# TREE PRESERVATION SUMMARY

**Surrey Project No: 7912 0229 00**

**Project Location:** 2932 160th Street, Surrey BC

**Project Arborist:** Glenn Murray for Froggers Creek Tree Consultants Ltd.  
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

**1. General assessment of the site and tree resource:**

The site is a large sloped lot with 9 trees mostly located to the north half of the site. There are two trees located along 160th Street that will become City property after the site is sub-divided. Most of the trees are in fair to good condition.

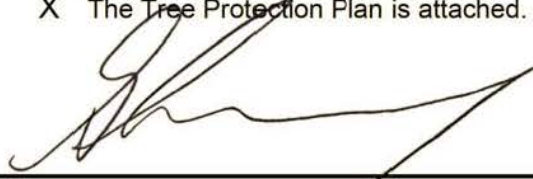
**2. Summary of Proposed Tree Removal and Replacement:**

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	9
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	4
D	Number of Protected Trees to be Retained	5
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	8
F	Number of Replacement Trees Proposed	3
G	Number of Replacement Trees in Deficit (E-F)	5
H	Number of Retained and Replacement Trees on Site (D+F+3)	8
I	Number of Lots Proposed in the Project	4
J	Average Number of Trees per Lot (H/I)	2

**3. Tree Protection and Tree Replacement Plans**

- The Tree Protection Plan is attached.



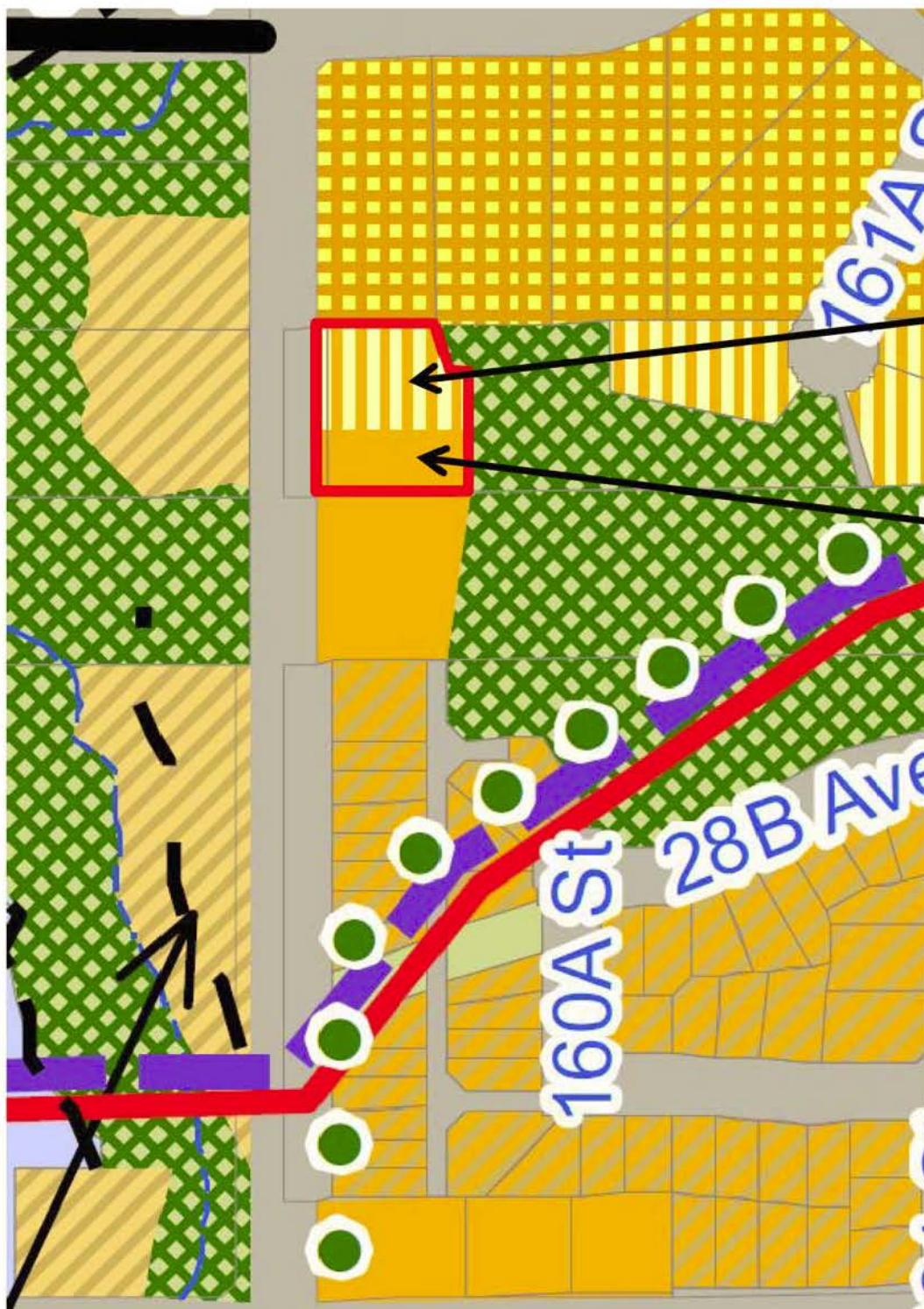

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Glenn Murray – Board Certified Master Arborist  
I.S.A. Certification # PN-0795B  
Certified Tree Risk Assessor #0049  
Froggers Creek Tree Consultants Ltd.

Dated: April 2, 2013



# NCP Amendment Map 7912-0229-00



NCP Amendment from  
"Larger Transition Lots (2-3  
upa)" to "Single Detached  
(4-6 upa)"

NCP Amendment from  
"Single Detached (4-6 upa)"  
to "Single Family Small Lots"