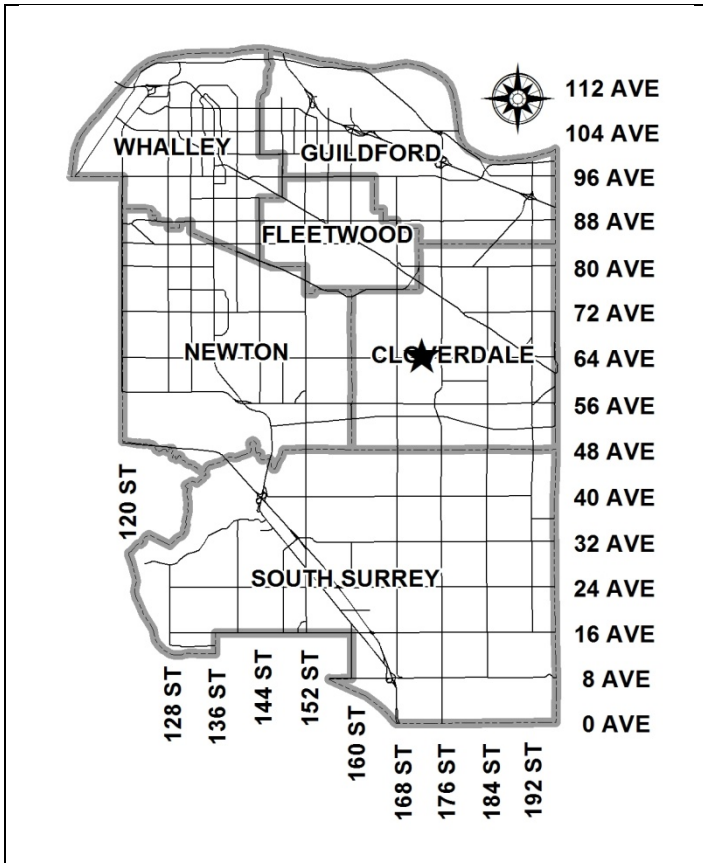


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0013-00

Planning Report Date: April 22, 2013

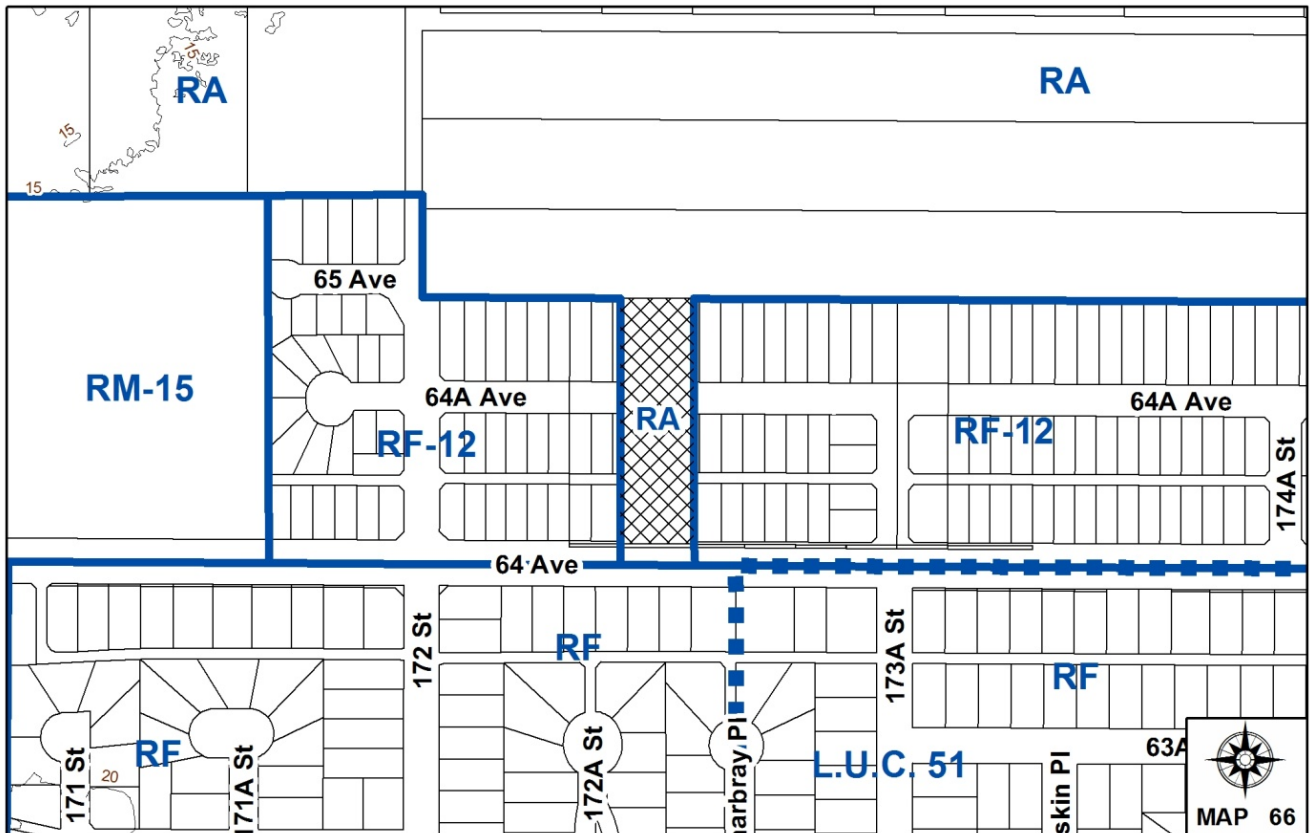


PROPOSAL:

- **OCP Amendment** for a portion from Suburban to Urban
- **Rezoning** from RA to RF-12
- **Development Permit**

in order to allow subdivision in conjunction with two adjoining lots, into 14 small single family lots and to establish buffering requirements along the ALR.

LOCATION: 17267 - 64 Avenue
OWNER: 595752 BC Ltd.
ZONING: RA
OCP DESIGNATION: Urban and Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion of the lot; and
 - Rezoning
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP designation of lands to the east and the west.
- The proposed development is consistent with, and completes the pattern of development in the area.
- Achieves the last portion of the Hook Greenway in the subject block of 64 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the northern portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7913-0013-00 generally in accordance with the attached drawing (Appendix VIII).
5. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to prohibit development within the 20-metre (65 ft.) wide buffer area along the ALR boundary and to require building setbacks to be measured from the southern edge of the buffer on proposed Lots 1-4;

- (j) registration of a 4.0-metre (13.1 ft.) wide right-of-way for public access along the south property line of proposed Lots 10-13, along 64 Avenue, to accommodate the Hook Greenway;
- (k) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands; and
- (l) discharge of Section 219 "no-build" Restrictive Covenant on portions of 17243 and 17279 – 64 Avenue.

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:	<p>Projected number of students from this development:</p> <p>3 Elementary students at George Greenaway Elementary School 2 Secondary students at Lord Tweedsmuir Secondary School</p> <p>Appendix IV.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2014.</p>
Parks, Recreation & Culture:	A right-of-way is required along the south property line (64 Avenue) for the Hook Greenway.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval by MOTI is granted for one year.
Agriculture and Food Security Advisory Committee (AFSAC):	The project was reviewed at the April 11, 2013 AFSAC meeting wherein the AFSAC recommended that the application be approved, with the condition that a continuous 15-metre (49 ft.) wide landscape buffer (consisting of coniferous trees and dense vegetation) be planted by the Developer before the Building Permits for proposed Lots 1-4 are issued.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural lands within the Agricultural Land Reserve.	Agricultural	RA
East:	Single family dwellings.	Urban	RF-12
South (Across 64 Avenue):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- Council granted approval to similar OCP amendments (from Suburban to Urban) to the west and east of the subject site, creating a number of small single family lots (File No. 7907-0174-00 and File No. 7906-0270-00). The proposed development therefore, completes the pattern of development that has already been established on adjoining lands to the east and west.
- The proposal to redesignate the northern two-thirds of the subject site from Suburban to Urban is considered a Type 2 Amendment in the Official Community Plan (OCP), which is a major amendment and requires the applicant to provide significant community benefit.
- The applicant has confirmed their offer to provide a community benefit contribution in the amount of \$4,750 per lot, for a total of \$57,000, prior to the project being considered for Final Adoption. OCP amenity contributions were previously paid for proposed Lots 9 and 14 under completed land development applications No.'s 7907-0174-00 and 7906-0270-00 respectively.
- In addition to the OCP community benefit contribution, the applicant will also provide amenity contributions in accordance with the provisions for NCP Infill Areas in Schedule G of the Zoning By-law.

DEVELOPMENT CONSIDERATIONSSite Context and Background

- The 0.57 hectare (1.4 ac.) subject site is located on the north side 64 Avenue, west of Highway No. 15 in Cloverdale.
- The subject site backs onto the Agricultural Land Reserve (ALR) boundary to the north (Appendix IX). The subject lot is split designated Urban on the southern portion and

Suburban on the northern portion, under the provisions of the OCP, and is currently zoned "One-Acre Residential Zone (RA)" under the provisions of the Zoning By-law.

- The subject lot is one of the last two remaining acreage lots north of 64 Avenue between 172 Street and 176 Street that have not been redesignated and rezoned to permit redevelopment.
- The subject lot will be consolidated with the lot at 17243 – 64 Avenue to the west and with the lot at 17279 – 64 Avenue to the east, in order to create 14 RF-12-zoned single family lots.
- The lot at 17243 – 64 Avenue was created under Application No. 7907-0174-00, while the lot at 17279 – 64 Avenue was created under Application No. 7906-0270-00. Both of these lots are "hooked" to small portions of land that front the north and south sides of 64A Avenue. These hooked portions of land were intended to be consolidated with the subject lot at 17267 - 64 Avenue when it was rezoned and subdivided in the future.

Proposed Subdivision Layout

- All fourteen proposed lots conform to the minimum requirements of the RF-12 Zone for Type I lots in terms of lot area, width and depth. The proposed lots range in size from 393 square metres (4,220 sq.ft.) to 579 square metres (6,220 sq.ft.). The proposed lots range in depth from 32 metres (105 ft.) to 47.3 metres (155 ft.) and are 12.2 metres (40.0 ft.) wide.
- As part of the current proposal, the applicant will construct the undeveloped portion of 64A Avenue that will complete the road network between 172 Street and 173A Street.
- Proposed Lots 1-8 will front onto 64A Avenue. Access to proposed Lots 1-4 will come directly from 64A Avenue, while access to proposed Lots 5-8 will be gained from the proposed east/west lane between 64 Avenue and 64A Avenue.
- Proposed Lots 9-14, which will front onto 64 Avenue, will gain access from the proposed lane as well.
- Proposed Lots 9 and 14 each contain an existing house which will be retained. The existing homes will comply with the provisions of the RF-12 Zone in terms of setback and floor area ratio (FAR), when the new RF-12 lots are created.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- In order to reflect the established character of newer homes within the neighbourhood, the design consultant identified specific styles of homes which form the basis for interpreting the Building Scheme regulations. These styles include "Neo-Traditional" or "Neo-Heritage".

Lot Grading

- Preliminary lot grading plans were prepared by H.Y. Engineering Ltd. The plans were reviewed by staff and found acceptable.
- The applicant proposes in-ground basements on all lots. However, final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.
- All of the lots (except proposed Lots 9 and 14 which each have an existing single family dwelling with basement) will have approximately 0.5 metre (1.6 ft.) to 1.0 metre (3.2 ft.) of fill to achieve the ultimate road grade and minimum building elevations.

Arborist Report and Tree Protection

- Glenn Murray of Froggers Creek Tree Consultants Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They are currently under review by the City Landscape Architect. An acceptable Arborist Report and Tree Preservation/Replacement Plan is required to be submitted prior to final adoption.
- The chart below provides a preliminary summary of the on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	7	7	0
Black Cottonwood	33	2	31
Red Alder	7	0	7
English Holly	1	0	1
Deciduous tree	1	0	1
Total	49	9	40

- All 40 trees proposed for removal are located within, or near, the building envelope or road dedication, or are affected by lot grading.
- The nine trees proposed for retention are located near the northern property line and will form part of the landscape buffer along the edge of the Agricultural Land Reserve (ALR).
- The preliminary report indicates 42 replacement trees are required and 30 replacement trees are proposed. Cash-in-lieu will be provided for the 12 trees in deficit.
- An average of 3.2 trees are proposed for each lot (excluding additional trees shown in the landscape buffer plan for proposed Lots 1-4).

Development Permit for Agricultural Buffer

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a landscape buffer between the agricultural land and the proposed urban development. A Restrictive Covenant is also required to ensure maintenance of the landscape buffer.
- Further, the developer will be required to register a restrictive covenant to ensure that the rear yard setback is measured from the south edge of the landscape buffer, and not the rear property line, to ensure that a useable backyard exists.
- The proposed subdivision provides for a 20-metre (65-ft.) wide buffer area between the northerly portions of proposed Lots 1-4 and the agricultural lands to the north, which satisfies the buffering requirements outlined in the OCP and the recommendation from the Agriculture and Food Security Advisory Committee. Significant landscaping, consisting of native planting materials and dense vegetation will be installed within the buffer area. A chain link fence will be installed along the north property line. A 0.9-metre (3 ft.) rail fence will be installed along the southern edge of the landscape buffer to separate the rear yard and landscape buffer. The proposed buffering conforms to the Agricultural Land Commission's planting and fencing guidelines for development adjacent to the Agricultural Land Reserve.
- As part of the proposed Development Permit for the landscape buffer, the applicant will be required to provide securities prior to subdivision approval to ensure installation and maintenance of the landscaping for the buffer area.
- The Agriculture and Food Security Advisory Committee has requested that the developer plant the Landscape Buffer prior to the issuance of the Building Permit. This requirement will be secured by a restrictive covenant the developer will be required to register on proposed Lots 1-4.
- The guidelines in the Official Community Plan for development adjacent to the Agricultural designation require a minimum separation of 30 metres (100 ft.) between principal buildings and the edge of the agricultural lands. Although the applicant is proposing a minimum separation of 26 metres (90 ft.) for proposed Lots 1-4, this separation distance is consistent with the separation distance achieved on the adjoining lots to the east and west.

64 Avenue Hook Greenway

- Consistent with the projects to the east and west of the subject site, the applicant is required to provide a 4.0-metre (13.1 ft.) wide right-of-way and construct the applicable portion of the Hook Greenway parallel to and along the southern boundary of the subject site adjacent to 64 Avenue.

PRE-NOTIFICATION

Pre-notification letter were mailed on January 25, 2013 and staff received one e-mail:

- A resident sent an e-mail opposing the development due to the lack of parking in the area, and requested that a pilot project that permits parking in designated spots in the rear lane of this neighbourhood, be extended to include the entire rear lane between 172 and 174A Streets.

(Engineering is reviewing the pilot project and is exploring solutions to address the on-street parking concerns in this area. Engineering will contact the resident regarding his parking concerns.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 26, 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)	<ul style="list-style-type: none"> • Located in an Urban Infill Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed density is consistent with adjacent developments.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Nine trees proposed to be retained. • Enhanced landscaping proposed along ALR edge.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Multi-use pathway proposed along the north side of 64 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

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
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed Landscape Buffer Adjacent to ALR
Appendix IX.	Aerial Photo
Appendix X.	Address Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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DRV 4/17/13 4:14 PM

Information for City Clerk

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

1. (a) Agent: Name: Bob Cheema
Address: #1, 5730 - Carnarvon Street
Vancouver, BC
V6N 4E7

Tel: 604-649-3500

2. Properties involved in the Application
 - (a) Civic Address: 17267 - 64 Avenue

 - (b) Civic Address: 17267 - 64 Avenue
Owner: 595752 BC Ltd
Director Information:
Sukhdev Singh Cheema

No Officer Information Filed

PID: 009-723-455
Lot "G" Except: Part Dedicated Road on Plan BCP16139; Section 18 Township 8 New
Westminster District Plan 12603

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the northern portion of the property.

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

 - (c) Application is under the jurisdiction of MOTI.
MOTI File No. 2013-00481

SUBDIVISION DATA SHEET (based on all 3 properties in application)

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.83 ac.
Hectares	.741 ha
NUMBER OF LOTS	
Existing	3
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	12.2 metres
Range of lot areas (square metres)	393 sq. m. – 579 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.9 lots/ha 7.65 lots/ac
Lots/Hectare & Lots/Acre (Net)	22.05 lots/ha 8.97 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	42.8%
Estimated Road, Lane & Driveway Coverage	24.5%
Total Site Coverage	67.3%
PARKLAND	
Area (square metres)	NA
% 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

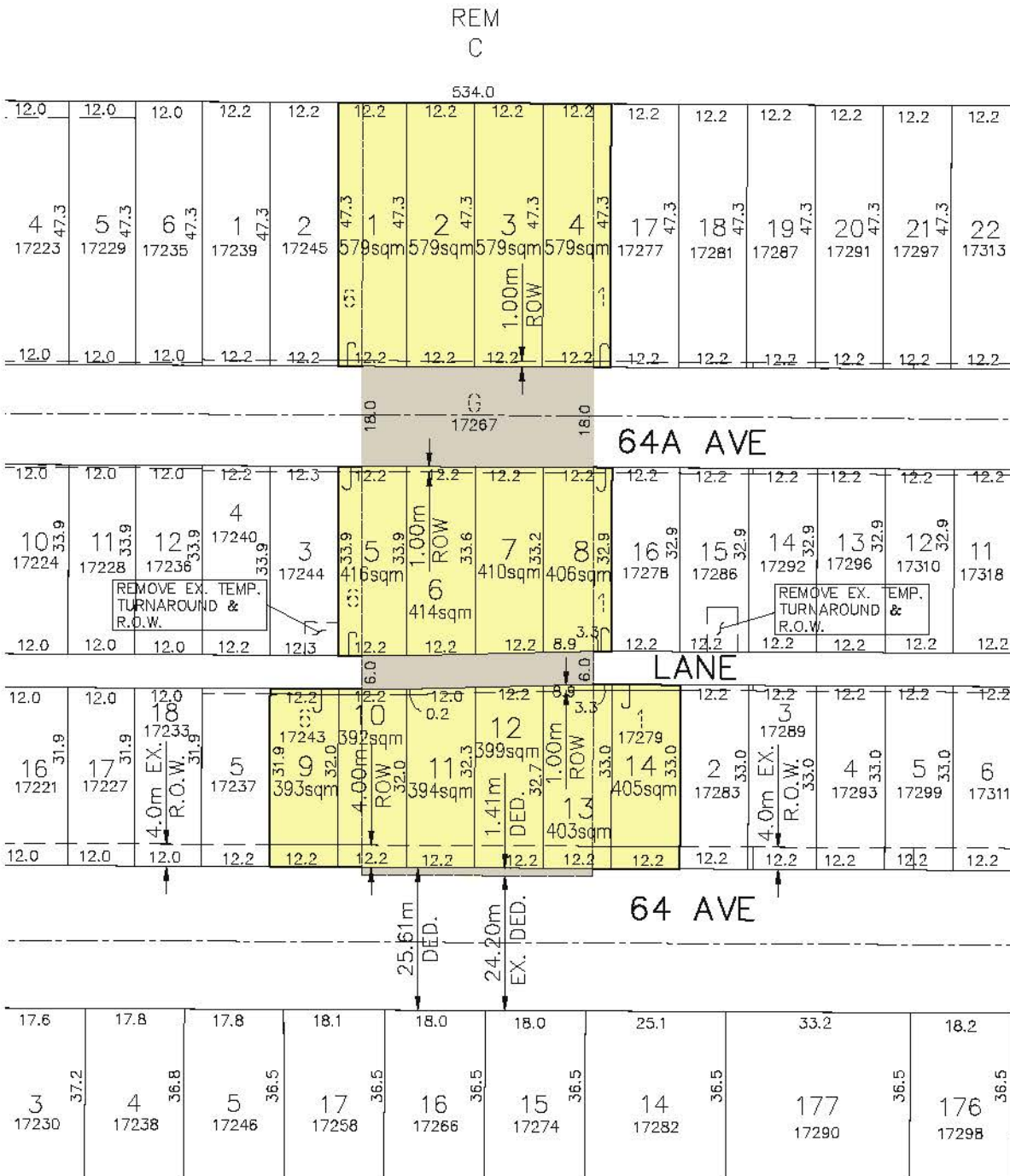


Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 -0 -00
 MAP #: 066
 EXIST. ZONE: RA/RF12
 PROP. ZONE: RF12



CIVIC ADDRESS: #17243/67/79 - 64 AVE., SURREY, B.C.
 LEGAL: LOT G, PL 12603, LOT 1, PL BCP32095, LOT 6, PL BCP45687, SECTION 18,
 TOWNSHIP 8, N.W.D.



GROSS SITE AREA: 7,410sqm (1.83ac)
 5% PARK DEDICATION: 370sqm (CASH-IN-LIEU)

H.Y. ENGINEERING LTD.
 #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1818
 Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES LOCATED WHOLLY ON LOT G ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:123674 ALTERNATIVE#01 DATE: 27 NOV/12 SCALE: 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. ENG. No. E:\PROJECTS\123674\PLANNING\AL.T01.DWG

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

FROM: Development Services Manager, Engineering Department

DATE: April 15, 2013 **PROJECT FILE:** 7813-0013-00

RE: Engineering Requirements
Location: 17243/67/79 64 Avenue

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.442 metres along 64 Avenue for an ultimate 27.0 metre Arterial Road Standard;
- Dedicate a 18.0-metre for a 64A Avenue Local Road Standard;
- Dedicate a 6.0-metre Lane Standard;
- Provide a 4.0-metre Stat. Right of Way along north side of 64 Avenue for a multi-use pathway;
- Provide a 0.5-metre Stat. Right of Way along both north and south sides of 64A Avenue; and
- Provide a 0.5-metre Stat. Right of Way along the south side of lane.

Works and Services

- Construct 4.0-metre asphalt multi-use pathway on North side of 64 Avenue.;
- Construct a 18.0-metre to a local road standard;
- Construct a 6.0-metre lane;
- Construct drainage facilities to service the proposed lots and City roads infrastructure including on-site detention;
- Construct sewer and water mains along 64A Avenue; and
- Construct sanitary sewer within lane.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit



Rémi Dubé, P.Eng.
Development Services Manager

CE/SSA



Monday, January 28, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

13 0013 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2012 Enrolment/School Capacity

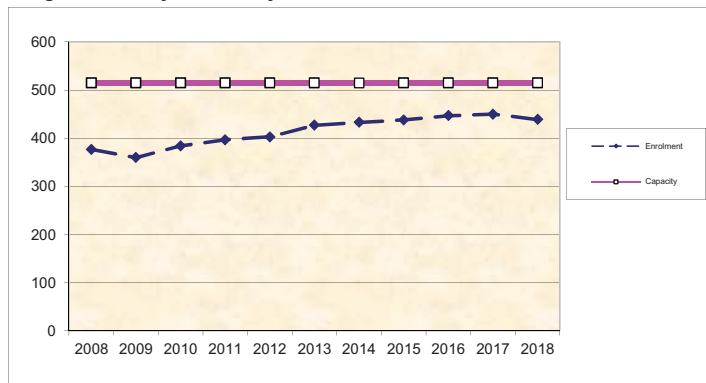
George Greenaway Elementary	
Enrolment (K/1-7):	47 K + 356
Capacity (K/1-7):	40 K + 475
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1887
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

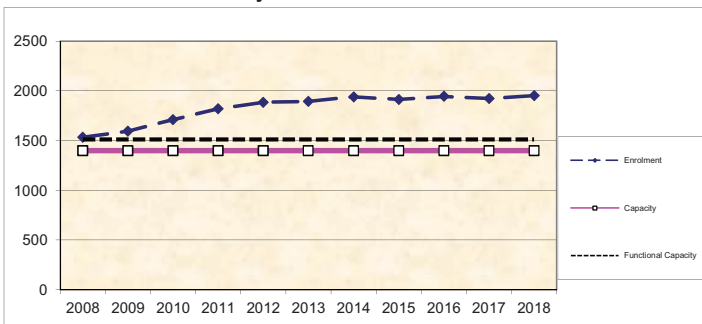
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Georges Greenaway Elementary catchment has maturing tendencies, but new housing completions has boosted student numbers. The capacity in the table below has been adjusted for full day Kindergarten implementation and inclusion of a "Strongstart" program for preschool age children and their parents. An adjacent school, AJ Mclellan Elementary will receive an 8 classroom addition to accommodate growth in the area. There are no approved capital projects for additional secondary school space in the area, although the school district is in the process of assembling land for a future Clayton North Area secondary school site, with construction of a new secondary school proposed in year four in capital plan (subject to future funding approval by Ministry) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed development will not have an impact on these projections.

George Greenaway Elementary



Lord Tweedsmuir 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: 7913-0013-00
 Project Location: 17267 - 64 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:

This area was built out over a time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is: Pre-1950's (5%), post year 2000's (95%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (5%), and 2501 - 3000 sq.ft. (95%). Styles found in this area include: "Old Urban" (5%), "Neo-Heritage" (89%), and "Neo-Traditional" (5%). Home types include: Bungalow (site home to be demolished) (5%), and Two-Storey (95%).

Massing scale (front wall exposure) characteristics include: Low mass structure (5%), Mid-scale massing (79%), and Mid-scale massing with proportionally consistent, well balanced massing design (16%). The scale (height) range for front entrance structures include: One storey front entrance (11%), One storey front entrance veranda in heritage tradition (11%), and 1 ½ storey front entrance (79%). The range of roof slopes found in this area is: 4:12 (4%), 8:12 (73%), 12:12 (12%), and greater than 12:12 (12%).

Main roof forms (largest upper floor truss spans) include: Main common hip roof (95%), and Main common gable roof (5%). Feature roof projection types include: Common Hip (9%), Common Gable (78%), Dutch Hip (9%), and Common Gable with Hip return (4%). Roof surfaces include: Rectangular profile type asphalt shingles (5%), Shake profile asphalt shingles (95%).

Main wall cladding materials include: Aluminum siding (5%), and Horizontal vinyl siding (95%). Feature wall trim materials used on the front facade include: Brick feature veneer (3%), Stone feature veneer (46%), Wood wall shingles accent (15%), 1x4 vertical battens over Hardipanel in gable ends (33%), and Stucco feature accent (3%). Wall cladding and trim colours include: Neutral (15%), and Natural (85%). There have been no primary colours used on wall cladding in this area.

Covered parking configurations include: Single vehicle garage (26%), Double garage (11%), Rear garage (63%).

A variety of landscaping standards are evident, including: Old urban landscape standard features sod and a few shrubs on the existing home to be demolished (5%), and Average

modern urban landscape standard (95%). Driveway surfaces include: Gravel driveway (5%), Exposed aggregate driveway (32%), Rear broom finish concrete driveway (63%).

Ninety five percent of existing neighbouring homes provide suitable architectural context for use at the subject site (this represents all homes surveyed except the "site home" which is to be demolished. This development is a strict infill situation in which the emergent character is highly consistent and easily recognizable. The subject site is centred on the study area, and so there is no opportunity to introduce a new character area. Rather, new homes at the subject site should be similar in theme, representation, and character with the existing homes.

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

- 1) **Context Homes:** Ninety five percent of existing neighbouring homes provide suitable architectural context for use at the subject site (this represents all homes surveyed except the "site home" which is to be demolished). This development is a strict infill situation in which the emergent character is highly consistent and easily recognizable. The subject site is centred on the study area, and so there is no opportunity to introduce a new character area. Rather, new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All homes other than the Bungalow "site home" to be demolished are Two-Storey type. It is expected that all new homes will be Two-Storey type. However, home type is no longer regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height (95% are 1 ½ storeys high). The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, wood, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010 RF-12 zone developments.
- 7) **Roof surface :** This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The subject site is located in a recently built out area between 172 Street to the west, 173A Street to the east, 64 A Avenue to the north, and 64 Avenue, a busy arterial, to the south. The subject site is centrally located within this otherwise fully developed area. The subject site home is a 60-70 year old Bungalow, which is to be demolished. All other homes are new 2800 sq.ft. (including garage) "Neo-Heritage" (dominant) and "Neo-Traditional" style Two-Storey type homes. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 slope (a few homes have 12:12 and steeper slopes). All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl, with a stone accent veneer. The colour range includes only natural and neutral hues. Landscaping meets a modest but common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", 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 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" in the 17200 block of 64 Avenue, and the 17200 block of 64A Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the context homes.

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 are not recommended for this development. “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: Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. 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 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: for lots 1-4 inclusive: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted on lots 5 - 14 only, where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

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

TREE PRESERVATION SUMMARY

Surrey Project No:

Project Location: 17267 64th Avenue, 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 very large flat lot with most of the trees located on the north half of the site. The neighbouring properties have recently been built and the grades have been increased by about a metre. There has been no trees retained on the neighbouring developments. There are 49 onsite "Protected Trees" that will be impacted by the development of the site. The trees are in mixed health and structure. The grade changes on adjacent properties has had a critical impact on many of the onsite trees. 80% of the trees are native cottonwoods and alders.

2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	49
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	40
D	Number of Protected Trees to be Retained	9
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	42
F	Number of Replacement Trees Proposed	30
G	Number of Replacement Trees in Deficit (E-F)	12
H	Number of Retained and Replacement Trees on Site (D+F+3)	39
I	Number of Lots Proposed in the Project	12
J	Average Number of Trees per Lot (H/I)	3.2

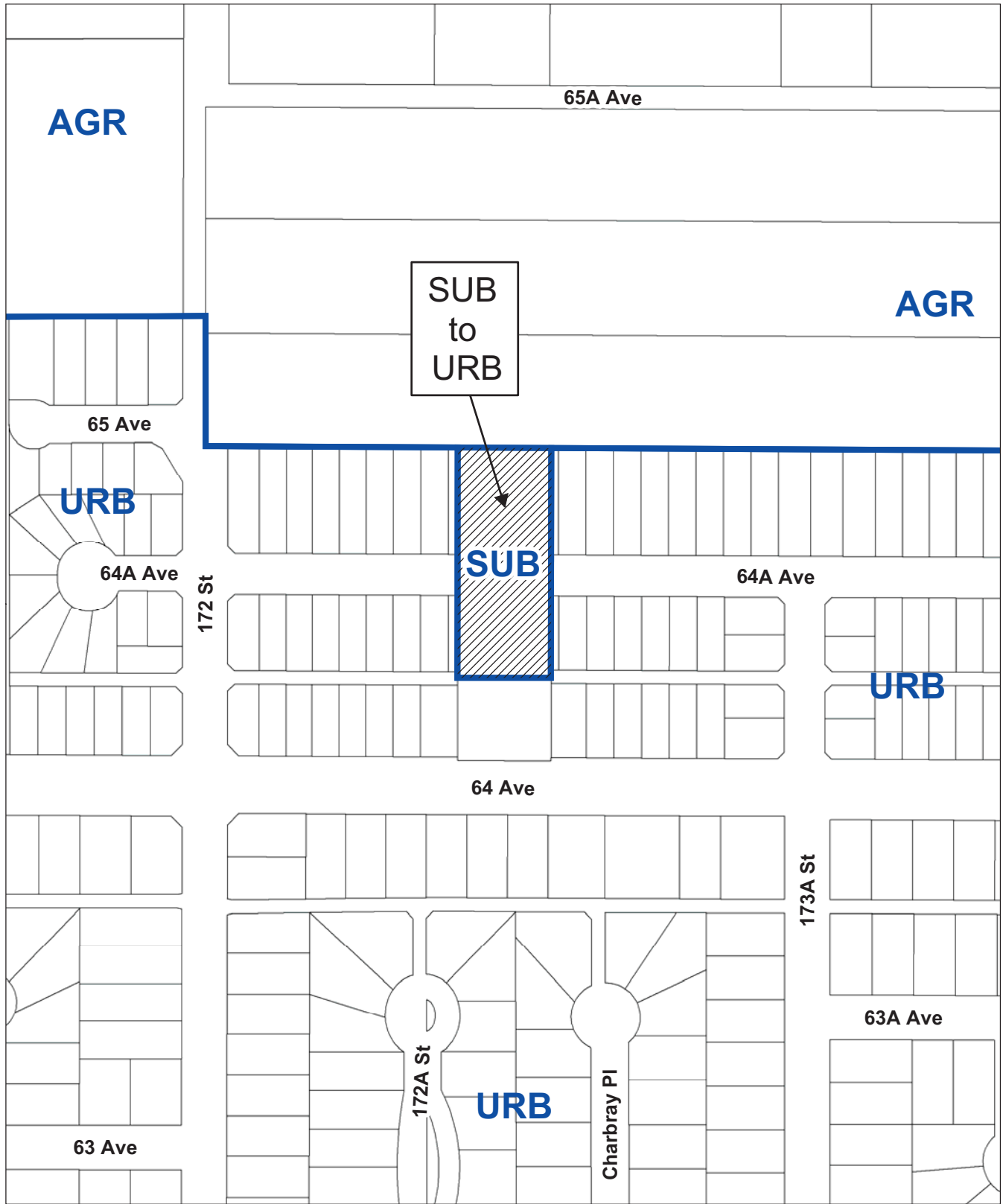
3. Tree Protection and Tree Replacement Plans

- X The Tree Protection Plan is attached.



Dated: April 5, 2013

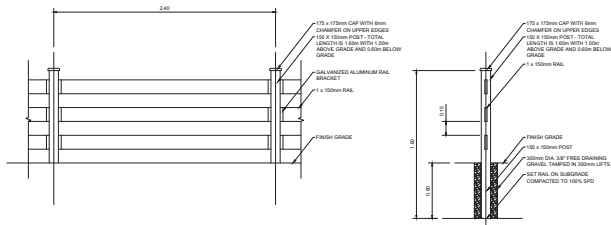
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



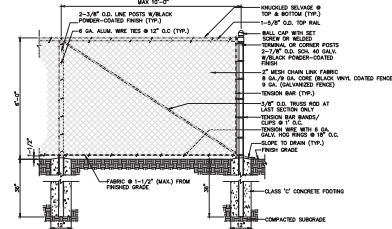
OCP Amendment

Proposed amendment from Suburban to Urban





3 1.00m HIGH RAIL FENCE
SCALE: 1:25



4 1.8M (6') BLACK VINYL-COATED CHAINLINK FENCE DETAIL
SCALE: NTS

LEGEND

	Existing tree to be retained
	Proposed tree planting
	Area to be wildflower seeded
	Shrubs to spacings shown
	180mm high black chainlink fence to north edge of air buffer planting

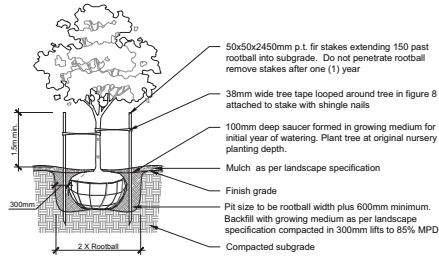
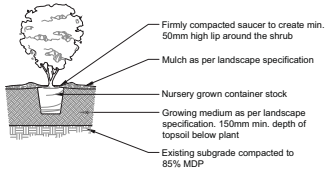
REVISIONS

REV.	DATE	DESCRIPTION

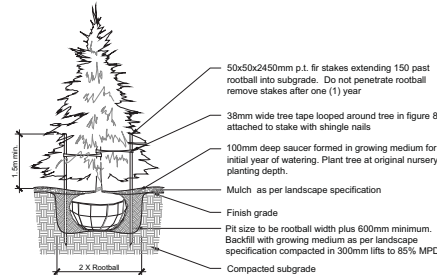
ISSUE

REV.	DATE	DESCRIPTION
1	22/3/13	ISSUED FOR CITY APPROVAL

2 KEY PLAN
SCALE: NTS



5 DECIDUOUS TREE PLANTING (TYP)
SCALE: NTS



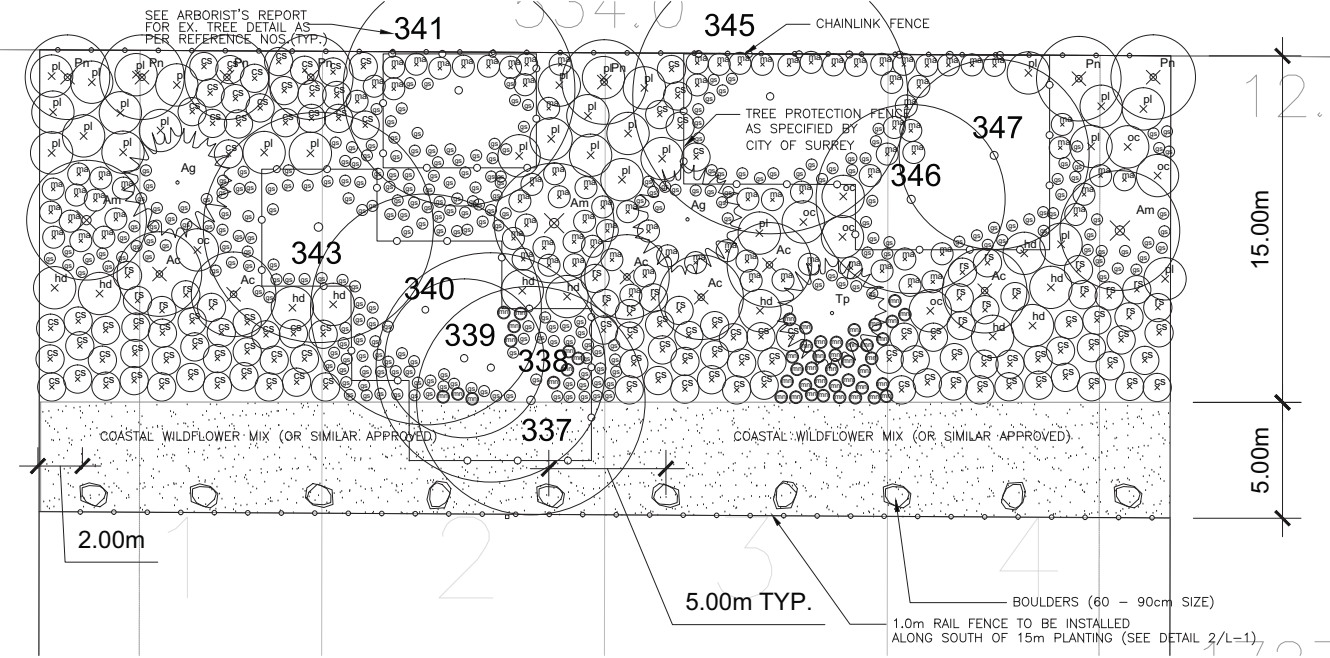
6 CONIFER TREE PLANTING (TYP)
SCALE: NTS

- NOTES:**
- All landscape work shall be undertaken in accordance with the current edition of the BC Landscape Standard.
 - Plants shall be guaranteed for a period of 12 months after planting. Maintenance shall include deep watering during prolonged dry periods to maintain root balls in turgid condition. The contractor shall be responsible for replacement of plants either dead or not thriving at the end of the guarantee period.
 - All planted areas shall be irrigated with a fully automatic irrigation system installed by an Irrigation Industry of BC certified and approved installer.
 - All planting beds shall receive 300mm depth of approved growing medium. Growing medium shall be tested by PSAI of Richmond prior to planting. Recommendations by PSAI for amendment of the tested growing medium shall be applied. Sod areas to receive 150mm soil.
 - Growing medium specification shall be Type 2P as follows:

Texture:	% of Dry Weight of Total Growing Medium
Coarse Gravel	
Larger than 19mm	0-1%
Smaller than 40mm	0-1%
All Gravel	
Larger than 2mm	0-5%
Smaller than 40mm	0-5%
Sand	% of Dry Weight of Growing Med. excl. Gravel
Larger than 0.05mm	50-80%
Smaller than 2mm	50-80%
Silt	
Larger than 0.002mm	10-25%
Smaller than 0.05mm	10-25%
Clay	
Smaller than .002mm	0-25%
Clay & Silt combined	Max. 35%
Organic Content	3-10%
Acidity (pH)	6.0-7.0

NOTE: Grading shall be such that long term surface ponding is eliminated

7 SHRUB PLANTING (TYP)
SCALE: NTS



17267 64 Ave. Plant List

TREES	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
TREES	Ag	2	Aster grandis	Grand Fir	1/4" 3m	as shown	tree	native
	Am	6	Acer circinnatum	Vine maple	1/4" 4m	as shown	tree	native
	Am	3	Acer macrophyllum	Bigleaf maple	7cm Cal	as shown	tree	native
	Ph	7	Podocarpus nigra latica	Lambert's Fir	1/4" 3m	as shown	tree	non-native
	Tp	1	Thuja plicata	Western red cedar	1/4" 3m	as shown	tree	native
	cs	104	Cornus sericea	Red osier dogwood	#3 pot	as shown	shrub	native
	nd	11	Indocalamus decolor	Crowsongrass	#3 pot	as shown	shrub	native
SHRUBS & GROUNDCOVERS	ma	91	Mahonia aquifolium	Oregon grape	#3 pot	as shown	shrub	native
	oc	7	Oemlena cerasiformis	Indian Plum	#3 pot	as shown	shrub	native
	pr	29	Prinosiphon lewisii	Mock orange	#3 pot	as shown	shrub	native
	rs	22	Rubus spectabilis	Salmonberry	#2 pot	as shown	shrub	native
	gr	266	Gaultheria shallon	Salal	#2 pot	as shown	ground cover	native
	em	48	Melilotus nervosa	Cascadia Oregon Grape	#2 pot	as shown	ground cover	native

1 LANDSCAPE PLAN
SCALE: 1:100



DEAL



PD GROUP
Landscape Architecture Ltd.
217 - 255 Street St. East
North Vancouver BC, Canada, V7M 3G8
p: 604 904 9803 fax: 604 904 9810

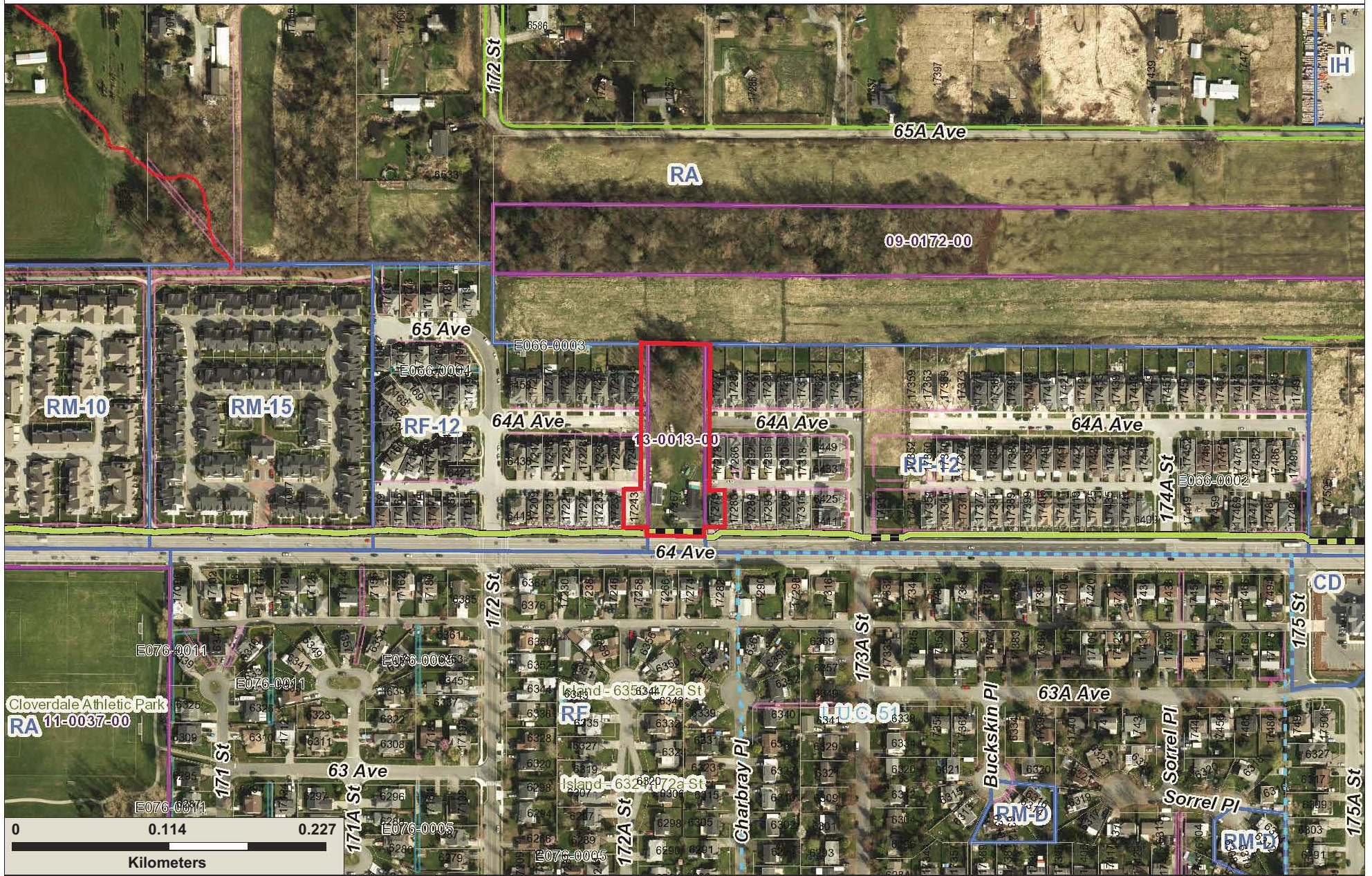
CLIENT:
595752 BC Ltd.
c/o HY Engineering Ltd.

PROJECT:
14-Lot Subdivision
17267 - 64 Avenue
SURREY, B.C.

DWG TITLE:
Landscape Plan

DESIGNED	DR
DRAWN	DR
CHECKED	DR

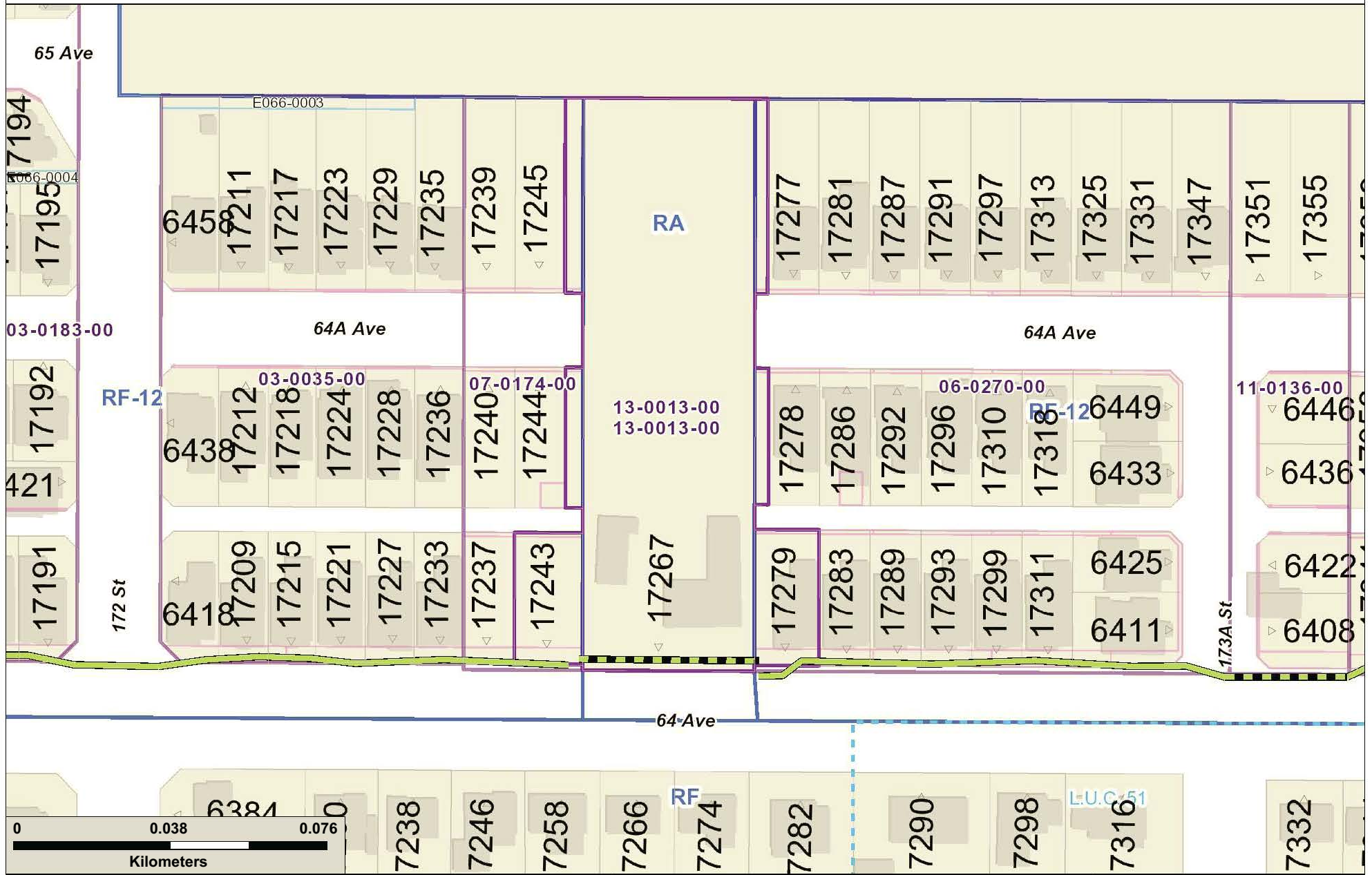
SCALE: 1:100
DATE: 22 MARCH 2013
PROJECT No: DWG No:
1304 L-1



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Map created on: April-12-13