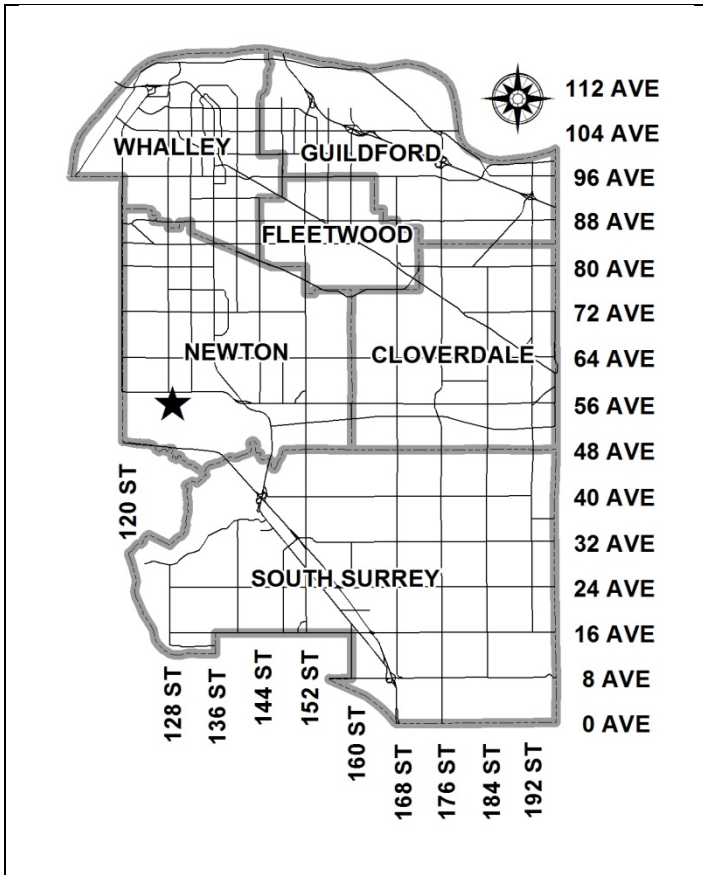


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0022-00

Planning Report Date: June 17, 2013



PROPOSAL:

- Rezoning from RA to RH in order to allow subdivision into seven (7) half-acre lots.

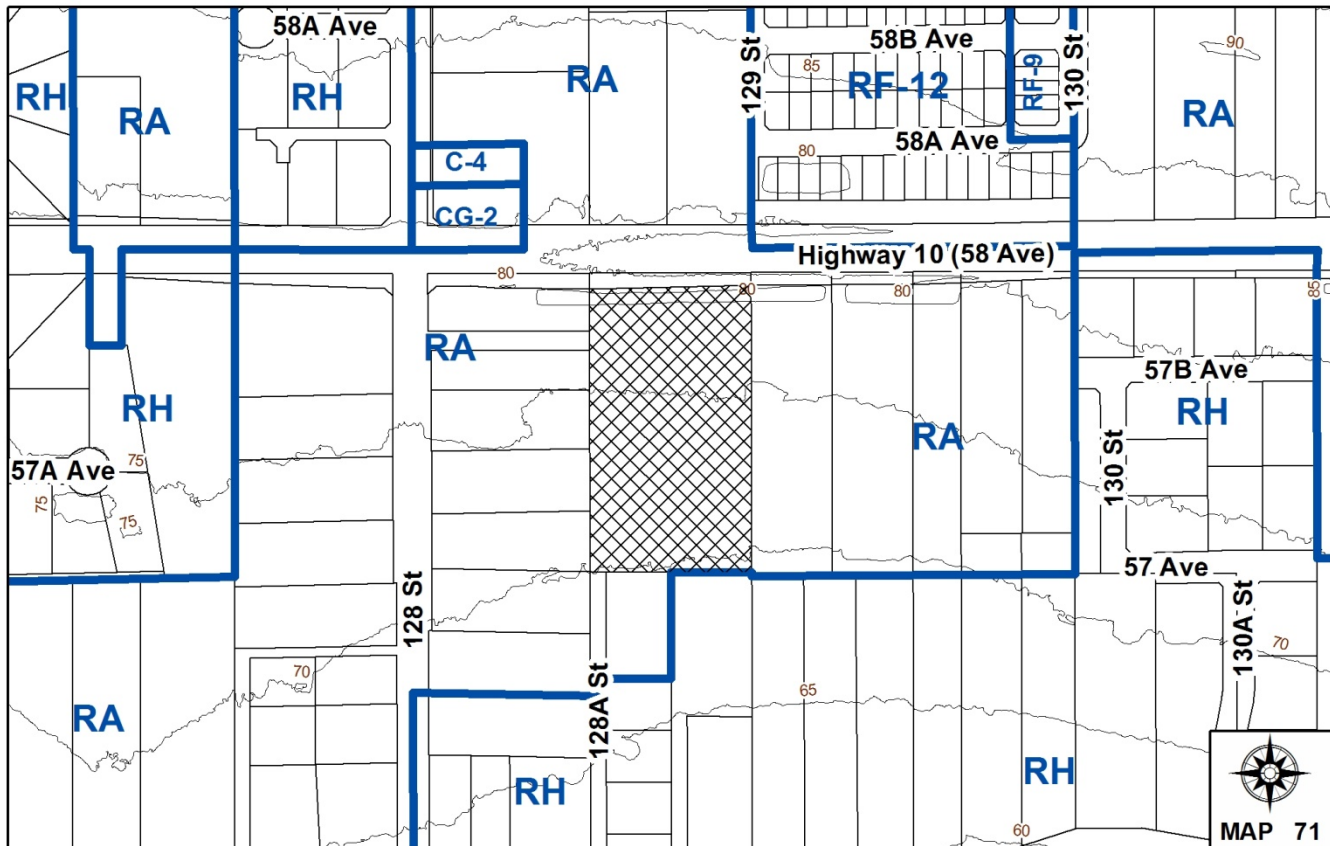
LOCATION: 12880 - No 10 (58 Ave) Highway

OWNER: Albin G Dukowski
 Cornell Dukowski
 Victor H Dukowski

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1 Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The property is designated "Suburban Residential 1-Acre" in the West Panorama Ridge Local Area Plan (LAP). The applicant proposes a LAP amendment to enable subdivision into half-acre single family lots, by designating the property as "Suburban Residential ½ Acre."

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed ½ acre lots are consistent with the surrounding developed lands in West Panorama Ridge.
- A number of surrounding sites in the general area have been redesignated from "Suburban Residential 1 Acre" to "Suburban Residential ½ Acre" in the West Panorama Ridge LAP.
- The proposal is generally consistent with the development pattern and road layout established under application No. 7906-0051-00, to the east of the subject site, and further refined by application No. 7910-0048-00 and 7911-0058-00.
- The West Panorama Ridge Ratepayers Association supports this application.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (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) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of an acceptable landscaping plan and landscaping cost estimate, including landscape buffer along Hwy No. 10, to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the shortfall in replacement trees to the satisfaction of the Planning & Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant for protection of a 15-metre (50 ft.) treed buffer along Highway No. 10, including a minimum 7.5-metre (25 ft.) building setback from the treed buffer, and submission of an associated landscape and fencing design, to the satisfaction of the City Landscape Architect;
3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate the land from Suburban Residential 1 Acre to Suburban Residential ½ Acre 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:
 4 Elementary students at Colebrook Elementary School
 2 Secondary students at Panorama Ridge Secondary School
 (Appendix IV)
- Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution.
- Ministry of Transportation & Infrastructure (MOTI): Preliminary Rezoning Approval is granted pursuant to section 52 (3)(a) of the *Transportation Act*, and valid for one year from May 08, 2013.

SITE CHARACTERISTICS

Existing Land Use: vacant lot

Adjacent Area:

Direction	Existing Use	OCP / LAP Designation	Existing Zone
North (Across Hwy #10):	Large single family residential lots	Suburban in OCP / Attached Housing max 20 u.p.a. and Buffers/Greenways in the West Newton/ Highway #10 NCP	RA
East:	Large single family residential lots	Suburban in OCP / Suburban Residential (1 Acre) in the West Panorama Ridge LAP	RA
South:	Large single family residential lots	Suburban in OCP / Suburban Residential (½ Acre) in the West Panorama Ridge LAP	RA and RH
West:	Large single family residential lots	Suburban in OCP / Suburban Residential (1 Acre) in the West Panorama Ridge LAP	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of one property, 12880 – No. 10 (58 Ave) Highway. It is zoned "One-Acre Residential Zone (RA)" and is designated "Suburban Residential (1 Acre)" in the West Panorama Ridge Local Area Plan (LAP). The site is designated as "Suburban" in the Official Community Plan (OCP).
- The applicant proposes to rezone the subject property from RA to RH. The rezoning is to permit a subdivision to create seven RH lots. The application requires an amendment to the LAP to redesignate the property from "Suburban Residential (1 Acre)" to "Suburban Residential (½ Acre)".
- The plan amendment can be supported for the following reasons:
 - A number of sites in this general area of West Panorama Ridge have been redesignated from "Suburban Residential 1 Acre" to "Suburban Residential ½ Acre;"
 - Half-acre lots are prevalent in the area and are in keeping with the character of the neighbourhood;
 - The proposal is generally consistent with the development pattern and road layout established by application no. 7906-0051-00, to the east of the subject site, and further refined by applications 7910-0048-00 and 7911-0058-00.
 - The proposed layout was discussed with the West Panorama Ridge Ratepayers Association (WPRRA), who had no objections to the layout or tree removal, provided that the City work with the developer to "regenerate" the development with tree replanting initiatives.

DEVELOPMENT CONSIDERATIONS

Proposal

- The site area is approximately 1.856 hectares (4.58 acres). The applicant proposes to create seven (7) half-acre single family lots.
- The new lots will range in size from 1,891 m² (20,355 sq. ft.) to 1,987 m² (21,388 sq. ft.). See the proposed layout attached as Appendix II.
- All lot areas and minimum dimensions comply with the provisions of the proposed RH zone.
- When complete, the development will have a density of 3.77 units per hectare (1.52 u.p.a.), which complies with the "Suburban" designation in the OCP.

Area Context

- The properties to the east of this application also have subdivision potential. The applicant met with both property owners to work on a few joint concepts, but have decided not to proceed at this time. Both properties owners to the east have the opportunity to develop on their own, either together or individually in the future.

Highway No. 10 – Landscape Buffer

- The applicant is required to register a restrictive covenant to protect 15 m (50 ft) of additional setback along Hwy No. 10, as well as submit a landscape plan to provide adequate noise attenuation and visual separation from the highway.

Building Scheme and Lot Grading

- The applicant 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, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by HY Engineering, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Tree Preservation

- The applicant has retained Norman Hol, of Arbortech Consulting (ACL Group), to provide an arborist report. The report assesses all trees on the subject property.
- The arborist has identified 257 trees on the subject site, and proposed to remove all 257 trees. All trees were either red alders or black cottonwood.

Tree Species	Total # of Trees	Total Retained	Total Removed
Red alder or Black cottonwood	257	-	257

- All red alder and black cottonwood trees are growing in closed-canopy forest setting, on heavily disturbed soil. These trees have developed thin trunk taper, low live crown ratio, and top heavy crowns. In addition, the root systems are observed to be shallow and surface oriented. Some alder trees have developed early stages of canker disease, and limb failures in the upper crowns of some cottonwood trees were also observed. These trees are not suitable for retention and have little value for retention in a residential land development as designated. The retention of small groups or individual trees would present significant tree failure risks to the new occupants and users of the site.

- The applicant is required to provide approximately 257 replacement trees. The applicant is proposing to provide 6 trees per lot, with a total of 42 trees. The replacement tree shortfall is therefore approximately 215 trees. The applicant proposed to provide compensation to the City's Green Fund for the shortfall in replacement trees (215 trees).
- The arborist report and tree replacement plan have been reviewed by staff, and comments are summarised below:
 - Number of replacement trees per lot should be adjusted to 5 trees per RH lot (6 trees per lot will be considered, since the lots are bigger than the minimum size;
 - No concerns regarding removal of trees from the site;
 - Removal or protection of off-site trees should be addressed: survey, protection zone, property owner's consent in case of removal; and
 - Tree proximity to the proposed utility right-of-way and proposed roads and walkway.
- The applicant will also need to submit a landscape plan for the landscape buffer along Hwy No. 10, providing noise attenuation and visual separation between the proposed lots and the highway. There is an existing berm between subject property and highway, and it is expected that this berm will be enhanced for increased noise attenuation and visual separation.

PRE-NOTIFICATION

Pre-notification letters were sent on March 28, 2013.

Staff met with the property owners of the two adjacent properties to the east to discuss the proposal. They generally support this application, but the owners of 12954-58 Ave (Boora) continue to have concerns about the future serviceability and access to their existing home, which they previously raised when the adjacent lands to the east and south of their property was given third reading in October 2011 under application No. 7910-0048-00.

Staff also met with a representative from the West Panorama Ridge Ratepayers Association (WPRRA), who generally supported the development. In response to proposed tree removal from the site, the WPRRA requests the City work with the developer to regenerate the development with tree replanting initiatives, including:

- Extensive planting of the noise abatement berm including native trees species
 - *A 15-metre landscape buffer along Hwy No. 10 is a requirement of this development.*
- Boulevard trees where possible
 - *Staff have confirmed that boulevard trees will be planted by the City, as part of this development. Planting is expected to be done when development is approximately 90% complete, and respecting optimum tree planting times (between Fall and mid-May).*

- Asking for maximum number of trees on each developed lot
 - *The maximum number of replacement trees per RH lot is 5 trees per lot. Given that the proposed lots are bigger than the minimum RH lot area, 6 trees per lot are being proposed.*
- The possibility of corner tree planting areas or other small planted areas to create additional green space
 - *The applicant has committed to work with the City to provide enhanced landscape and concentration of tree planting at appropriate locations.*

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 30 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 within the West Panorama Ridge LAP. Amendment required as discussed in this report, but proposal is generally consistent with other developments in the area. Consistent with OCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Density proposed is 3.8 units per hectare (permitted is 5 units per hectare). • All seven proposed lots are RH, residential use, ranging from 1,891 m² – 1,987 m² (minimum lot size 1,858 m²) • This application includes a 15 m landscape buffer along No. 10 Hwy.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Applicant is proposing 7 trees to be planted per lot (total of 49 trees). The deficit in tree replacement will be paid to the City's Green Fund. • 5% Parkland contribution (cash-in-lieu)
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Walkway / pedestrian connection to No. 10 Hwy with sidewalk continuation to 128 St.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Proposed walkway is on an appropriate width, length, and alignment.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Character Study and Building Scheme developed, and will be registered as a Restrictive Covenant on the title of the new lots.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.58
Hectares	1.856
NUMBER OF LOTS	
Existing	1
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	32-49.8 m
Range of lot areas (square metres)	1,891 m ² – 1,987 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.77 / ha
Lots/Hectare & Lots/Acre (Net)	3.77 / ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	n/a
% 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	
	n/a
DEV. VARIANCE PERMIT required	
Road Length/Standards	n/a
Works and Services	n/a
Building Retention	n/a
Others	n/a



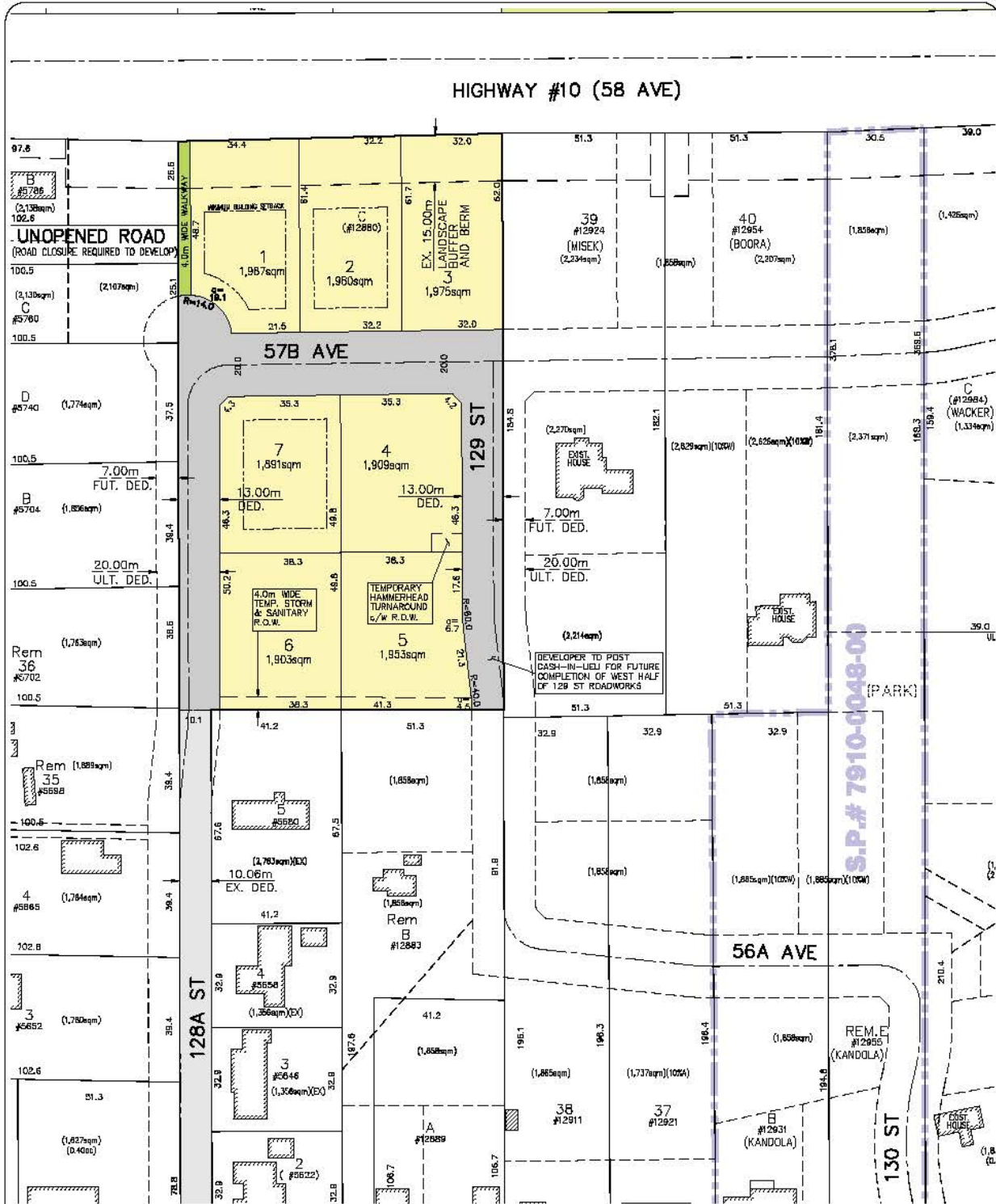
Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: 7913-0022-00
 MAP #: 071
 EXIST. ZONE: RA
 PROP. ZONE: RH



CIVIC ADDRESS: #12880 58 AVE (HWY.10), SURREY, BC
 LEGAL: LOT C, SECTION 8, TOWNSHIP 2, N.W.D., PLAN RP14917



GROSS SITE AREA: 18,563sqm (4.58ac)
 5% PARK DEDICATION REQ'D: 929sqm

NOTE: EXISTING BUILDING LOCATIONS SHOWN ARE DERIVED FROM ORTHOGRAPHIC INFORMATION AND ARE APPROXIMATE AND MUST BE VERIFIED BY SURVEY



• #200-9126-152nd. St. Surrey, BC V3R 4E7 • TEL. 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#: 113283A ALTERNATIVE#03B DATE: 01 MAY/13 SCALE: 1:1,250

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. DWG. No. E:\PROJECTS\113283\PLANNING\ALTD35.DWG

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

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

DATE: **June 12, 2013** PROJECT FILE: **7813-0022-00**

RE: **Engineering Requirements
Location: 12880 No 10 (58 Ave) Hwy**

REZONE/SUBDIVISION

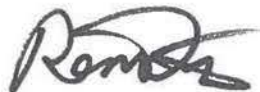
Property and Right-of-Way Requirements

- Dedicate 13.0 metres for 128A Street.
- Dedicate 13.0 metres for 129 Street.
- Dedicate 20.0 metres for 57B Avenue for ultimate 20.0 metre Local Road Standard.
- Dedicate 4.0 metres for Engineered Walkway.
- Dedicate 3.0 X 3.0 metre corner cuts at intersections of 57B and 129 Street, and 57B and 128A Street.
- Provide 0.5 metre Statutory Right of Way (SRW) along frontages of 129 Street, 57B Avenue, and 128A Street.
- Provide a 4.0 metre SRW for utilities and maintenance along south property line of Lots 5 and 6.

Works and Services

- Construct 2.0 metre wide sidewalk along No. 10 (58 Ave) Hwy from 128 Street to walkway.
- Construct east half of 128A street to new West Panorama Ridge Standard
- Construct west half of 129 street to new West Panorama Ridge Standard.
- Construct 57B Avenue to new West Panorama Ridge Standard
- Construct 6.0 metre wide letdowns with culvert crossings as required.
- Construct 4.0 metre engineered walkway.
- Construct drainage mains along 128A Street, 57B Avenue, and 129 Street.
- Construct temporary drainage main within SRW along proposed lots 5 and 6.
- Construct a 200 mm water main along 128A Street from the south side of lot 5680 128A Street.
- Construct 200 mm water mains along 57B Avenue and 129 Street (south of Lot 5).
- Construct sanitary main along 56 Avenue from Coulthard Road.
- Construct sanitary mains along 128A Street, 57B Avenue, and 129 Street.
- Construct temporary sanitary main within SRW along proposed lots 5 and 6.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Thursday, April 04, 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.

The Colebrook Elementary has maturing trends and surplus classrooms for future growth or program location. An addition to Panorama Ridge Secondary has been approved as a capital project (the addition will be built large enough to accommodate 1500 students, plus there will be Neighbourhood of Learning Centre with space that can accommodate community use). The addition to Panorama Ridge Secondary is under construction and should be completed after 2013. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 13-0022-00

SUMMARY

The proposed 7 Single family with suites are estimated to have the following impact on the following schools:

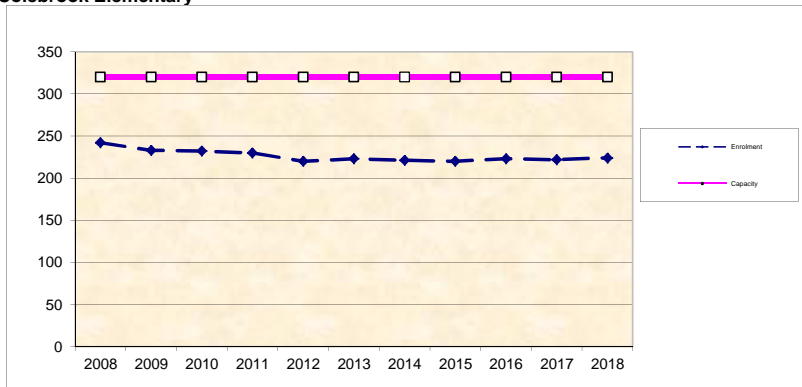
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

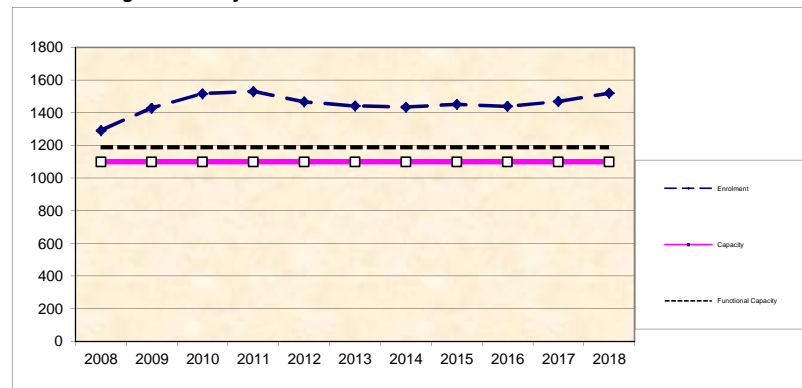
September 2012 Enrolment/School Capacity

Colebrook Elementary	
Enrolment (K/1-7):	27 K + 193
Capacity (K/1-7):	20 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1467
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

Colebrook Elementary



Panorama Ridge 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: 7913-0022-00
 Project Location: 12880 - 58 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 subject site is a double fronting lot, with its northern boundary adjacent to Highway 10 (58 Avenue) and its southern boundary at approximately 5700, 128A Street. Dwellings at the north side of the site do not provide architectural context suitable for use at the subject site. Most homes along this four lane arterial are situated with the rear elevation facing Highway 10, and many are situated more than 15 metres from the lot line adjacent to Highway 10, screened by a tall acoustic fence and a 15 metre wide landscape buffer.

The south side area, in the 5600 block of 128 A Street, can be considered to be an "old growth suburban area" which has been subject to recent redevelopment south of the subject site. The area therefore contains a variety of old urban Bungalow and Basement Entry homes, and a few new and under-construction, 4000+ sq.ft. estate-quality Two-Storey type homes designed and finished to a modern standard.

Overall, this area was built out over a time period spanning from the 1960's to the present (some homes are currently under construction). The age distribution from oldest to newest is: 50 years old (25%), 40 years old (25%), 30 years old (13%), 10 years old (13%), less than 10 years old (13%), and under construction (13%). Most homes are in the 1000-1500 sq.ft. size range. Home size distribution in this area is as follows: 1000-1500 sq.ft. (43%), 1501-2000 sq.ft. (14%), 3001-3550 sq.ft. (14%), and over 3550 sq.ft. (29%). Styles found in this area include : "Old Urban" (43%), "West Coast Traditional" (14%), "Rural Heritage" (14%), and "Neo-Traditional" (29%). Home types include: Bungalow (43%), Basement Entry (29%), and Two-Storey (29%).

The massing scale found on neighbouring homes ranges from "low mass" to "high scale, box-like structures". The massing scale distribution is: low mass structures (43%), mid-to-high-scale structures (29%), high scale structures (14%), and high scale structures with box-like massing (14%). All homes in this area have a single storey high front entrance.

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (51)%, moderate slope (6:12 to 7:12) = (13)%, and steeply sloped (8:12 and steeper) = (38)%. Main roof forms (largest truss spans) include: common hip (14%), and common gable

(86%). Feature roof projection types include: none (14%), and common gable (86%). Roof surfaces include: tar and gravel (14%), interlocking tab type asphalt shingles (14%), rectangular profile asphalt shingles (29%), concrete tile (shake profile) (43%).

Main wall cladding materials include: horizontal cedar siding (43%), vertical channel cedar siding (14%), Hardiplank siding (14%), stucco cladding (14%), and full height stone at front (14%). Feature veneers on the front façade include: no feature veneer (38%), brick (25%), stone (13%), wood wall shingles (13%), and horizontal cedar (13%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (55%), Natural (earth tones) (36%), and Primary derivative (red, blue, yellow) (9%).

Covered parking configurations include : No covered parking (14%), Double carport (14%), Double garage (43%), Triple garage (14%), Rear garage (14%).

A variety of landscaping standards are evident including: 'natural state' (14%), average old suburban (43%), high quality old suburban (14%), average old urban (14%), and above average modern urban (14%). Driveway surfaces include: asphalt (60%), exposed aggregate (20%), and stamped concrete (20%).

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

- 1) **Context Homes:** Two homes, one at 5639 - 128A Street, and one at 5622 - 128A Street can be considered 'context homes' (as identified in the residential character study), and provide suitable architectural context for the subject site. Other homes can be considered 'non-context', and are not recommended for emulation. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH and RH(G) subdivisions now exceed standards evident on the two context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH and RH(G) zoned subdivisions rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character:** New homes should have an obvious suburban-estate character. Styles suited for this objective include a range of Traditional and Heritage styles in addition to modern interpretations including "Neo-Traditional" and "Neo-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH and RH-G 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 on existing homes in this area are all one storey in height. The recommendation however 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, and in recognition of the likelihood of large homes being constructed which means that a 1 ½ storey entrance element will not appear overstated in relation to the overall scale of the dwelling.

- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including Vinyl. However, vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used. The recommendation however, is to reduce the range of materials to wood shingles, shake profile concrete roof tiles, or to premium line shake profile asphalt shingles with a raised ridge cap.
- 8) **Roof Slope** : Roof pitch 8:12 or higher on the context homes. This is a suitable minimum roof slope given the objective of obtaining homes with an estate appearance.

Streetscape: North of the site is Highway 10, a busy four lane highway, with no driveway access. Viewed from Highway 10 are the rear sides of homes, most set 20 metres or more from the highway, partially concealed behind trees or tall acoustic fences. At the south side of the site there are a variety of old urban Bungalows and Basement Entry type homes that do not meet modern development standards. There are also two recently constructed 4000+ sq.ft. estate quality Two-Storey type homes with steeply sloped roofs, a shake profile concrete tile surface, Hardiplank siding, stone and wood features. Neither of these new homes have completed landscaping. There is one home under construction at 5657 - 128 A Street. At this point the walls are installed, but not the roof. The colour range on the context homes includes only natural and neutral hues.

2. Proposed Design Guidelines

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

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

Although there are two acceptable neighbouring “context homes”, the recommendation is to employ common post year 2010's standards for RH zoned estate areas, rather than to specifically emulate the massing design and construction materials of the two aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl siding.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: shade variation of main colour, complementary, neutral, or subdued contrast.

Roof Pitch:

Minimum 8:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a minimum 40 year warranty accompanied by a raised ridge cap. Grey, black, or brown.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

High modern suburban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size on interior lots. Corner lots shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Planting within the 15m wide buffer area on the north side of lots 1,2,3 will be by separate buffer covenant.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: January 6, 2013

Reviewed and Approved by:



Date: January 6, 2013

TREE PRESERVATION SUMMARY

Surrey Project No: 7913-0022-00

Project Location: 12880 58th Avenue Surrey BC

Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference

1. General Tree Assessment of the Subject Site

The site is comprised of vacant and previously clear lands that have been overgrown with pioneer deciduous trees over the past 20 years (approximate). A forest stand of primarily semi-mature red alder with a minor component of black cottonwood has become established. All red alder and black cottonwood trees are growing in closed-canopy forest setting, on heavily disturbed soil. These trees have developed thin trunk taper, low live crown ratio, and top heavy crowns. In addition, the root systems are observed to be shallow and surface oriented. Some alder trees have developed early stages of canker disease, and limb failures in the upper crowns of some cottonwood trees were also observed. These trees are not suitable for retention and have little value for retention in a residential land development as designed. The retention of small groups or individual trees would present significant tree failure risks to the new occupants and users of the site.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A) <u>257</u>
Number of Protected Trees to be Removed (hazard)	(B) <u>0</u>
Number of Protected Trees to be Removed	(C) <u>257</u>
Number of Protected Trees to be Retained (A-B-C)	(D) <u>0</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E) <u>257</u>
Number of Replacement Trees Proposed	(F) <u>49</u>
Number of Replacement Trees in Deficit (E-F)	(G) <u>208</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H) <u>49</u>
Number of Lots Proposed in the Project	(I) <u>7</u>
Average Number of Trees per Lot (H/I)	<u>7</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by:



Date: January 21, 2013

(Norman Hol, Consulting Arborist)