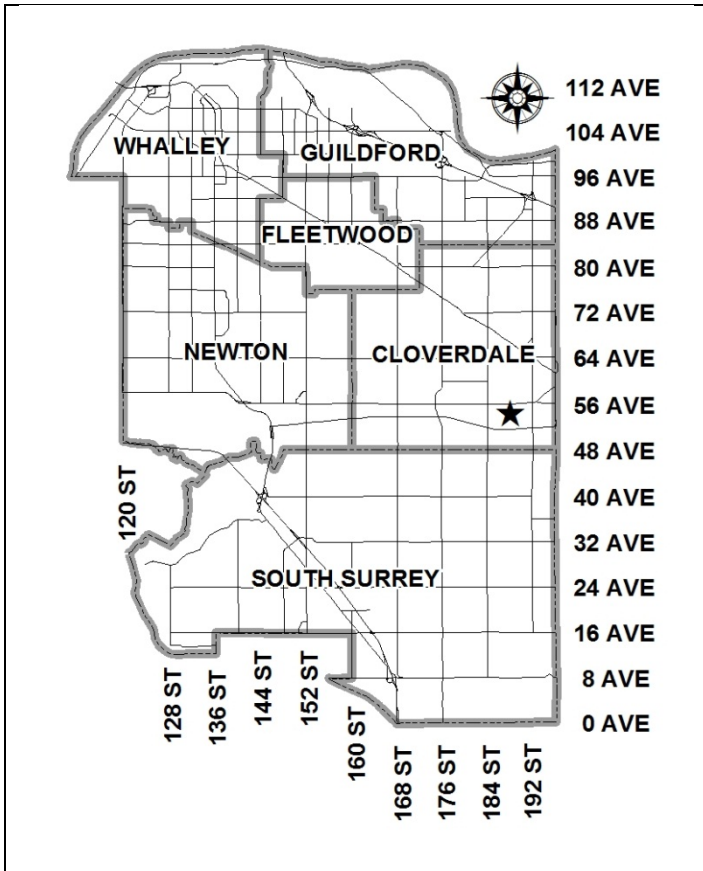


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0218-00

Planning Report Date: February 24, 2014



PROPOSAL:

- **OCF Amendment** from Suburban to Urban
- **Rezoning** from RA to RF

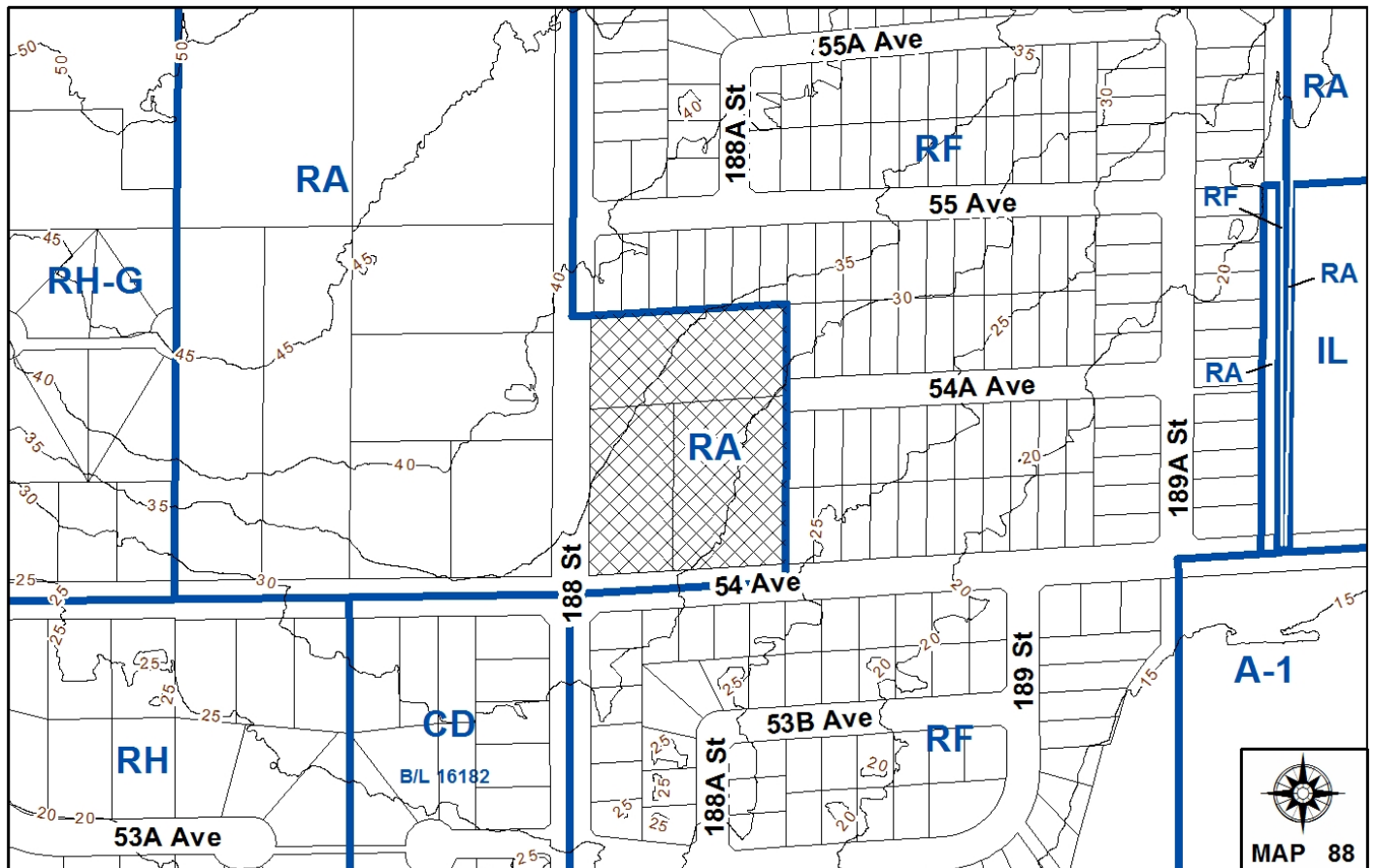
in order to allow subdivision into 21 single family lots.

LOCATION: 18841 - 54 Avenue, 5472 - 188 Street
 and 5442 - 188 Street

OWNERS: Manjit Bains
 Shainaz Bains
 Jasvir K. Bhandal
 Sukhdev S. Bhandal
 Jasdildar S. Gill

ZONING: RA

OCF DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed subdivision is consistent with the existing lot configuration to the east, north and south of the subject site.
- The proposed development will extend 54A Avenue to 188 Street, which will improve circulation in the area.
- The applicant will provide community-benefit contributions for the proposed Type 2 OCP Amendment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating 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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) discharge Restrictive Covenant BB11499 registered on 18841 – 54 Avenue requiring the removal of the existing dwelling once the new dwelling on 18845 – 54 Avenue receives final occupancy; and
 - (i) provision of community benefit to satisfy the Official Community Plan Amendment Policy for Type 2 Official Community Plan Amendment Applications.

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:**

7 Elementary students at Sunrise Ridge Elementary School
3 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid-2015.

Parks, Recreation & Culture: Parks supports the proposal provided the applicant addresses concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory structures which will be removed, except for the existing home located at 18845 – 54 Avenue (proposed Lot 20).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South (Across 54 Avenue):	Single family dwellings	Urban	RF
West (Across 188 Street):	Three acreage parcels, two are under Application No. 7911-0019-00 (Third Reading) to rezone and subdivide into small suburban lots	Suburban	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of three (3) properties located at 5472 – 188 Street, 18841 – 54 Avenue and 18845 – 54 Avenue, to the south of Highway No. 10, on the east side of 188 Street. The combined site area of the three properties is 1.5 hectares (3.7 ac.).
- The site is designated Suburban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The single family dwellings and accessory structures located at 5442 – 188 Street and 5472 - 188 Street will be removed.
- The lot at 18441/45 – 54 Avenue contains two single family dwellings. The single family dwelling located at 18841 – 54 Avenue was constructed approximately 50 years ago, and still remains. The owner was trying to determine if the home could remain on one of the proposed lots to be created, but recently determined this is not feasible. Therefore, the home will be removed. Bonding was obtained for the removal of the home when the building permit was issued for the new home located at 18845 – 54 Avenue.
- The home located at 18845 – 54 Avenue was constructed in 2010 and will be retained on proposed Lot 20.

Proposal

- The applicant proposes to amend the OCP to redesignate the site from Suburban to Urban and to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into approximately 21 single family lots.
- All 21 proposed lots meet or exceed the minimum dimensional requirements of the RF Zone and are similar in size to the surrounding RF-zoned lots.
- Proposed Lots 1, 2 and 13-16 will be oriented towards 188 Street. This orientation is consistent with most of the single family lots fronting the east side of 188 Street between Highway No. 10 to the north and 53A Avenue to the south. Similarly, the proposed 17-metre (55 ft.) wide lots on the west side of 188 Street, south of 55 Avenue (Application No. 7911-0019-00) are oriented towards 188 Street.
- Proposed Lots 1, 2 and 13-16 will be approximately 20 metres (65 ft.) wide, which is 33% wider than the minimum 15-metre (50 ft.) lot width in the RF Zone. The wider lots are intended to be compatible with the existing RF-zoned lots fronting 188 Street, south of 54 Avenue, which are 20 metres (66 ft.) to 23 metres (75 ft.) wide.
- As part of the proposed development, 54A Avenue will be extended to 188 Street, which will improve circulation in the area.

Design Guidelines 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 of the study, proposed a set of building design guidelines for all proposed lots (Appendix V).

- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. and was reviewed by staff. Minor revisions are required, which the applicant will address prior to receiving a Preliminary Layout Approval (PLA) for the associated subdivision.
- The applicant proposes 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 and Replacement

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans, which have been reviewed by the City Landscape Architect. Minor revisions are required, which the applicant must address prior to the project being considered for final adoption.
- The following chart provides a preliminary summary of on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	1	0	1
Bigleaf maple	8	0	8
Black cottonwood	1	0	1
Cascara	1	0	1
Catalpa	1	0	1
Cherry	1	0	1
Cypress	4	1	3
Douglas-fir	8	0	8
Mountain ash	1	0	1
Norway maple	3	1	2
Norway spruce	2	0	2
Paper birch	1	0	1
Scoulers willow	3	0	3
Shore pine	1	0	1
Staghorn sumac	1	0	1
Weeping willow	2	0	2
Dogwood	1	1	0
Western Red cedar	20	1	19
Total	60	4	56

- The preliminary report indicates that 57 of the 60 on-site trees are to be removed.
- All 56 trees proposed for removal are either hazardous, are located within or near the building envelope of future single family dwellings or within the road dedication, or are only suitable for retention within a group of trees.
- Based upon 56 trees to be removed, 112 replacement trees are required. The development

proposes 51 replacement trees, leaving a deficit of 61 replacement trees. Cash-in-lieu will be provided for the trees in deficit, in accordance with City Policy.

- The average number of trees proposed per lot is 2.6.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan (OCP) designation amendment from Suburban to Urban is consistent with development in the general area. The properties to the north and east of the subject site were redesignated Urban and rezoned from RA to RF under Development Application Nos. 7910-0051-00 and 7905-0094-00 in May 2011 and July 2006 respectively.
- The current proposal completes the pattern of development that extended the Urban designation to those areas lying north of 54 Avenue and east of 188 Street.
- The applicant is proposing a Type 2 Official Community Plan (OCP) amendment from Suburban to Urban (Appendix VII). A Type 2 OCP Amendment requires the applicant to demonstrate significant community benefit to alleviate any additional pressure placed in the area, as a result of the proposed development.
- The applicant has agreed to provide a voluntary community benefit contribution for the 21 proposed Urban single family lots in the amount of \$4,850 per lot for a total of \$101,850. This contribution will be collected prior to the project being considered for Final Adoption, and is consistent with other Type 2 OCP amendments in the area.
- The following nearby development applications have created, or propose to create lots that are compatible in size with the lots proposed under the subject application:

North, adjacent the subject site

- RF-zoned lots were created in 2011 under Application No. 7910-0051-00 which also amended the OCP to redesignate the site from Suburban to Urban.

East, adjacent the subject site

- RF-zoned lots were created in 2006 under Application No. 7905-0094-00 which also amended the OCP to redesignate the site from Suburban to Urban. RF-zoned lots fronting 54 Avenue were further subdivided under Application No. 7907-0358-00.

South, across 54 Avenue

- RF-zoned lots were created in 2008 under Application No. 7906-0030-00 which also amended the OCP to redesignate the site from Suburban to Urban.

West, across 188 Street

- The lots at 5451 and 5471 – 188 Street are designated Suburban in the OCP and are currently under Application No. 7911-0019-00 (Third Reading on November 5, 2012) to be rezoned from RA to Comprehensive Development (CD) based on the Half-Acre

Residential Gross Density Zone (RH-G). Under Application No. 7911-0019-00, the proposed lots that front the west side of 188 Street (across from the subject site) range in width from 17 metres (56 ft.) to 19.5 metres (64 ft.), which is compatible with the width of the lots proposed under the subject application.

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.

PRE-NOTIFICATION

Pre-notification letters were mailed on October 8, 2013 and staff received one response, which is summarized below. Staff comments are in *italics*:

- One respondent commented that queuing is required when two vehicles approach each other from opposite directions on 54A Avenue. Queuing is difficult when no on-street parking is available and it appears that some homes have multiple secondary suites, which is creating an on-street parking shortage.

(The RF Zone permits a maximum of one secondary suite. If nearby homes have multiple suites, it would be contrary to what the Zoning By-law permits.)

The proposed homes will accommodate four on-site parking spaces; two in the garage and two on the front driveway.

Parking is permitted along both sides of 54A Avenue in this location, however, queuing is required. Traffic flow will change with the connection of 54A Avenue to 188 Street.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 20, 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)	• Infill development.
2. Density & Diversity (B1-B7)	• Secondary suites will be permitted.
3. Ecology & Stewardship (C1-C4)	• Three existing trees are proposed to be retained and 57 replacement trees will be provided.

4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Public Hearing for the rezoning and OCP amendment will be held.

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.	Aerial Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

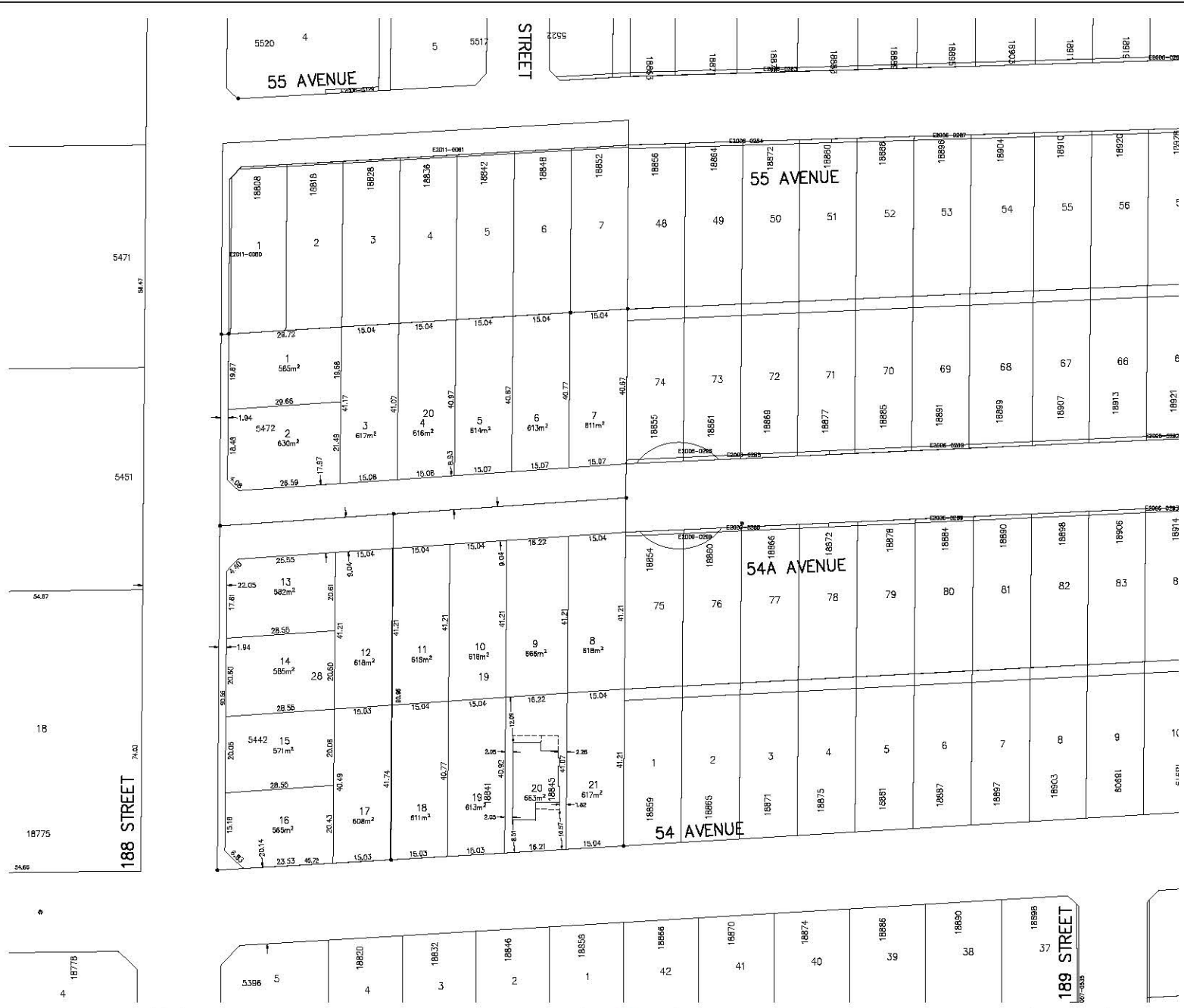
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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.7 ac.
Hectares	1.5 ha.
NUMBER OF LOTS	
Existing	3
Proposed	21
SIZE OF LOTS	
Range of lot widths (metres)	15 m. – 21.4 m.
Range of lot areas (square metres)	571 sq. m. – 630 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14 lots/ha. / 5.6 lots/ac.
Lots/Hectare & Lots/Acre (Net)	16.1 lots/ha. / 6.4 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	21%
Total Site Coverage	59%
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
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE ON LOT 20 TO BE RETAINED (LOCATION CONFIRMED).

No.	Date	Revision	LC	SS
1	14/01/21	ADDED SW CORNER CUT ON LOT 16		
			Dr	Ch

CitiWest Consulting Ltd.
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citiwest.com



54 AVENUE JOINT VENTURE
 18845 - 54 AVENUE, SURREY, BC V3S 8C5 PH: 604-807-7688 FAX: 604-576-4981

PRELIMINARY LOT LAYOUT

SUBDIVISION AT 5442/72-188 ST & 18841/45-54 AVE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: J.C.	Mun. Dwg. No.	A
Designed: S.S.	Job No. 13-305.3	Of
P.W. P.U.	Date AUG / 13	Revision
Approved:		destroy all prints bearing previous number

APPENDIX II

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: February 19, 2014 **PROJECT FILE: 7813-0218-00**

**RE: Engineering Requirements
Location: 5442 188 Street, 5472 188 Street, & 18841 54 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

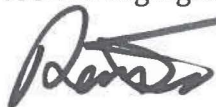
Property and Right-of-Way Requirements

- dedicate 1.942-metres along 188 Street for a 24 m collector road standard;
- dedicate 18.0-metres for 54A Avenue to the neo-traditional local road standard;
- dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 188 Street and 54 Avenue;
- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 188 Street and 54A Avenue; and
- register 0.5-metre statutory rights-of-way along 188 Street, 54 Avenue, and 54A Avenue.

Works and Services

- construct 188 Street, 54 Avenue, and 54A Avenue; and
- construct storm, water, and sanitary mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Tuesday, December 31, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0218 00

SUMMARY

The proposed 21 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

September 2013 Enrolment/School Capacity

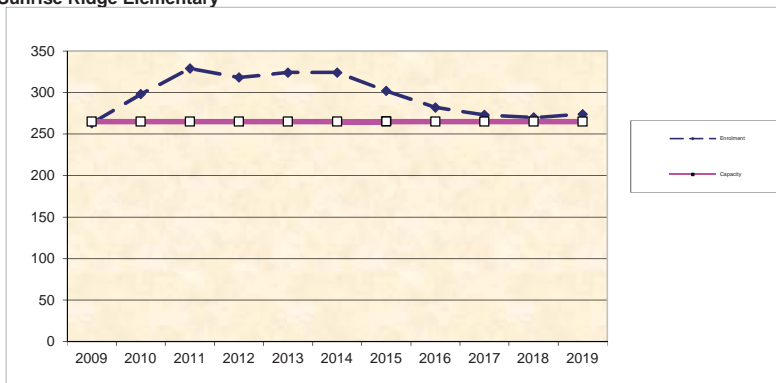
Sunrise Ridge Elementary	
Enrolment (K/1-7):	31 K + 293
Capacity (K/1-7):	40 K + 225
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1925
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

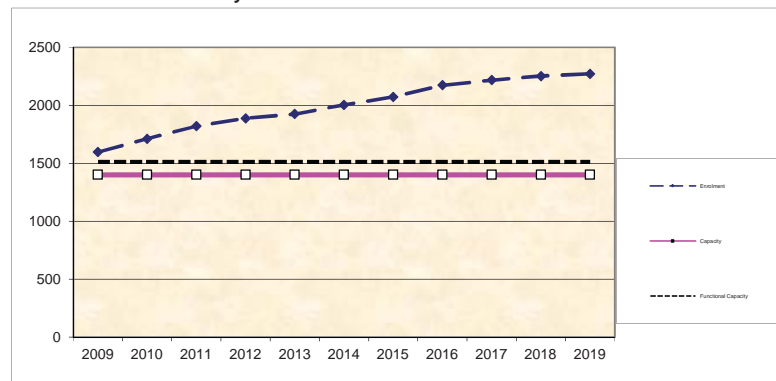
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

It is noted that students in the neighborhood need to safely cross HWY #10 to get to Sunrise Ridge Elementary. Late French Immersion which was added to Sunrise Ridge a number of years ago when there was room at the school and Don Christian was overcrowded. Recently Don Christian has been relieved of portables and has space for growth due to an enrolment move to the new Adams Road Elementary which opened mid school year 2010-2011. Recent enrolment growth and portables at Sunrise Ridge will result in a review of possible enrolment moves from Sunrise Ridge to Don Christian or other options. There are no new capital projects proposed at Sunrise Ridge Elementary and no new capital projects identified for Lord Tweedsmuir Secondary. The school district has a future secondary school approved in North Clayton Area, which when completed will result in enrolment moves to fill the new school which will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Sunrise Ridge 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: 7913-0218-00
 Project Location: 5442 and 5472 - 188 Street, and 18841 and 18845 - 54 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 located in a strong new growth area. Adjacent lands to the north, east and south have recently (post year 2000's) been rezoned to RF, and have been fully built-out with homes meeting current standards for both massing design and trim and detailing components. West of the site (on the west side of 188 Street) are numerous RA zoned lots of approximately the same size as those of the subject size. It is likely that these RA zoned lots will be redeveloped in the foreseeable future.

This area was built out over a time period spanning from the 1960's to the post-2000's. The age distribution from oldest to newest is: 1960's (13%), 1970's (4%), 1990's (4%), and post year 2000's (79%). 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. (13%), 2501 - 3000 sq.ft. (79%), and 3001 - 3550 sq.ft. (8%). Styles found in this area include: "Old Urban" (17%), "Neo-Heritage" (13%), "Traditional Colonial" (4%), and "Neo-Traditional" (67%). Home types include: Bungalow (8%), Bungalow with above-ground basement (4%), Basement Entry (4%), and Two-Storey (83%).

Massing scale (front wall exposure) characteristics include: Low mass structure (16%), Mid-scale massing (42%), Mid to high scale massing (33%), High scale massing (8%). The scale (height) range for front entrance structures include: One storey, understated front entrance (4%), One storey front entrance (21%), One storey front entrance veranda in heritage tradition (21%), and 1 ½ storey front entrance (54%).

The range of roof slopes found in this area is: 2:12 (3%), 3:12 (3%), 4:12 (6%), 6:12 (3%), 8:12 (39%), 9:12 (19%), 10:12 (6%), and 12:12 (19%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (75%), Main common gable roof (25%). Feature roof projection types include: None (6%), Common Hip (6%), Common Gable (62%), Dutch Hip (24%), and Shed roof (3%). Roof surfaces include: Roll roofing (8%), Interlocking tab type asphalt shingles (4%), Rectangular profile type asphalt shingles (4%), and Shake profile asphalt shingles (83%).

Main wall cladding materials include: Horizontal cedar siding (8%), Vertical channel cedar siding (4%), Aluminum siding (4%), Horizontal vinyl siding (68%), Stucco cladding (12%), Full height stone at front (4%). Feature wall trim materials used on the front facade include: No feature veneer (7%), Brick feature veneer (2%), Stone feature veneer (42%), Wood wall shingles accent (22%), Horizontal Hardiplank accent (2%), 1x4 vertical battens over Hardipanel in gable ends (13%),

Stucco feature accent (7%), Tudor style battens over stucco accent (4%). Wall cladding and trim colours include: Neutral (40%), Natural (54%), and Primary derivative (6%).

Covered parking configurations include: Single carport (4%), Double carport (4%), Single vehicle garage (4%), Double garage (88%).

A variety of landscaping standards are evident, including: Old urban landscape standard features sod and a few shrubs (17%), average modern urban landscape standard (46%), and above average modern urban landscape standard featuring numerous shrub plantings (38%). Driveway surfaces include: Asphalt (17%), Broom finish concrete (4%), and exposed aggregate (78%).

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

- 1) **Context Homes:** Seventy nine percent of existing neighbouring homes provide suitable architectural context for use at the subject site (21 percent of homes are considered 'non-context'). Context homes include: 18845 - 54 Ave., 18859 - 54 Ave., 18865 - 54 Ave., 18870 - 54 Ave., 18866 - 54 Ave., 18858 - 54 Ave., 18846 - 54 Ave. 18832 - 54 Ave., 18820 - 54 Ave., 5396 - 188 St., 18778 - 54 Ave., 5451 - 188 St., 18808 - 55 Ave., 18866 - 54A Ave., 18860 - 54A Ave., 18854 - 54A Ave., 18855 - 54A Ave., 18861 - 54A Ave., and 18869 - 54A Ave. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes above.
- 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 style-character intent.
- 3) **Home Types :** Home types in this area include Two-Storey with basement (clearly dominant), Bungalow, and Basement Entry. It is expected that all new homes at the subject site will be Two-Storey type with in-ground basement. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF 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 projections 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. 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, cedar, 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 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 7:12 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: West of the site, on the west side of 188 Street, are large RA zoned lots with 40-60 year old, simple, "Old Urban" Bungalows and box-like Basement Entry homes. On the north, east, and south sides are 5 - 15 year old, 2500-3000 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes. Homes have mid-scale massing designs with mass allocated in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at slopes ranging from 7:12 to 12:12. All homes have common gable projections articulated with cedar shingles or with hardiboard and 1x4 vertical wood battens, or with slop dash stucco. All homes have a shake profile asphalt shingle roof and all are clad in vinyl (dominant) or stucco. The colour range includes mostly natural and neutral hues. Landscapes meet average to above average modern urban standards.

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" as identified above. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" (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 aforesaid 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 in subdued tones such as navy blue, colonial red, or forest green can be considered for trim elements only. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12.

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** November 3, 2013

Reviewed and Approved by:  **Date:** November 3, 2013

TREE PRESERVATION SUMMARY

Project Location: 5442, 5472 188 Street & 18841, 18845 54 Avenue Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified (site & City)	61	(A)
Number of Protected Trees declared high risk due to natural causes	7	(B)
Number of Protected Trees to be removed	57	(C)
Number of Protected Trees to be Retained (A-B-C)	4	(D)
Number of Replacement Trees Required (xx @ 1:1 plus xx @2:1)	112	(E)
Number of Replacement Trees Proposed	51	(F)
Number of Replacement Trees in Deficit (E-F)	61	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	55	(H)
Number of Lots Proposed in the Project	21	(I)
Average Number of Trees per Lot (H / I)	2.60	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

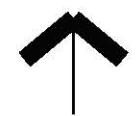
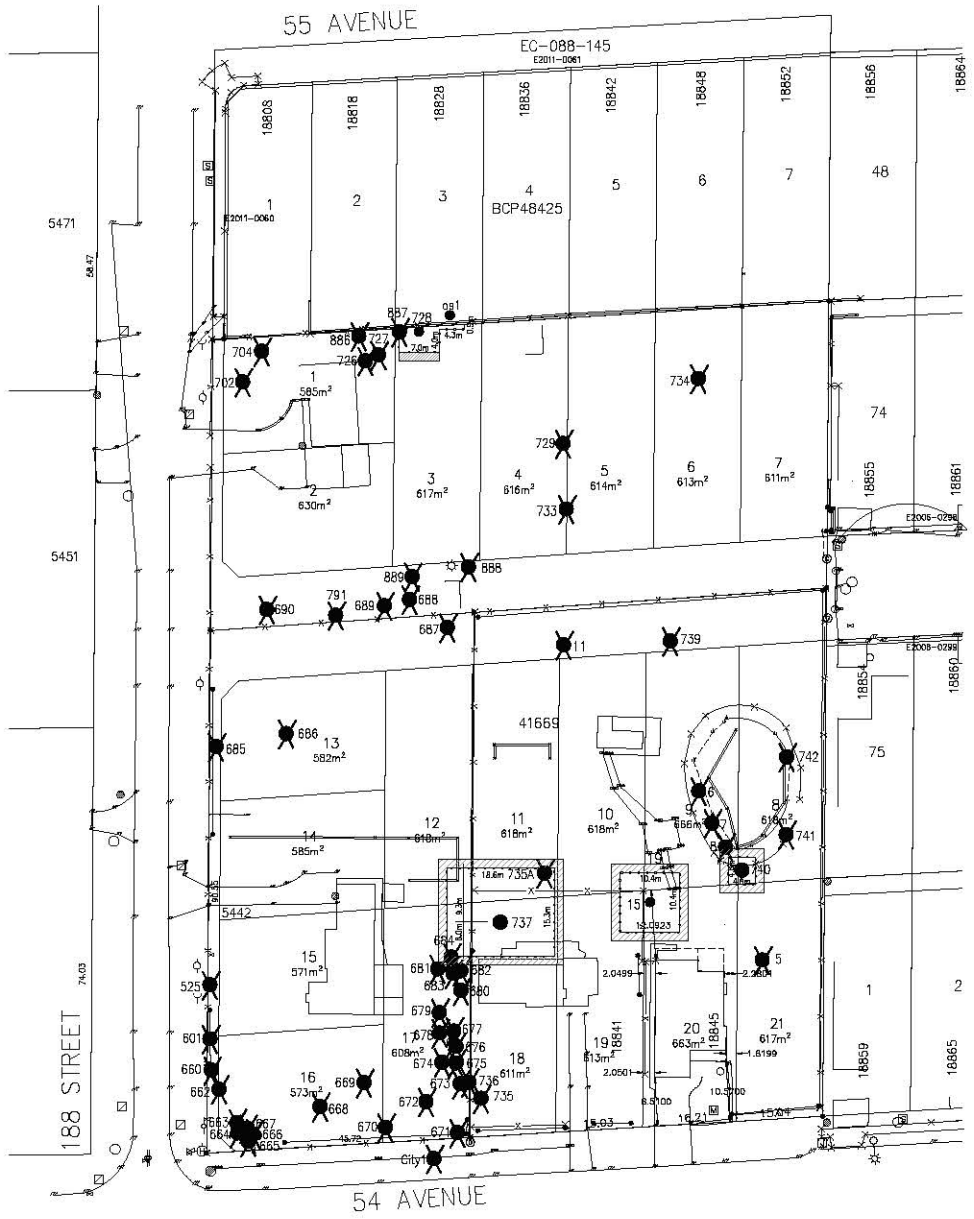
Summary prepared and submitted by:

Arborist



February 6,
2014

Date



LEGEND

- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = NO BUILD ZONE

DATE	DATE OF SURVEY REQUEST	NO.
July/13		1
		REVISED

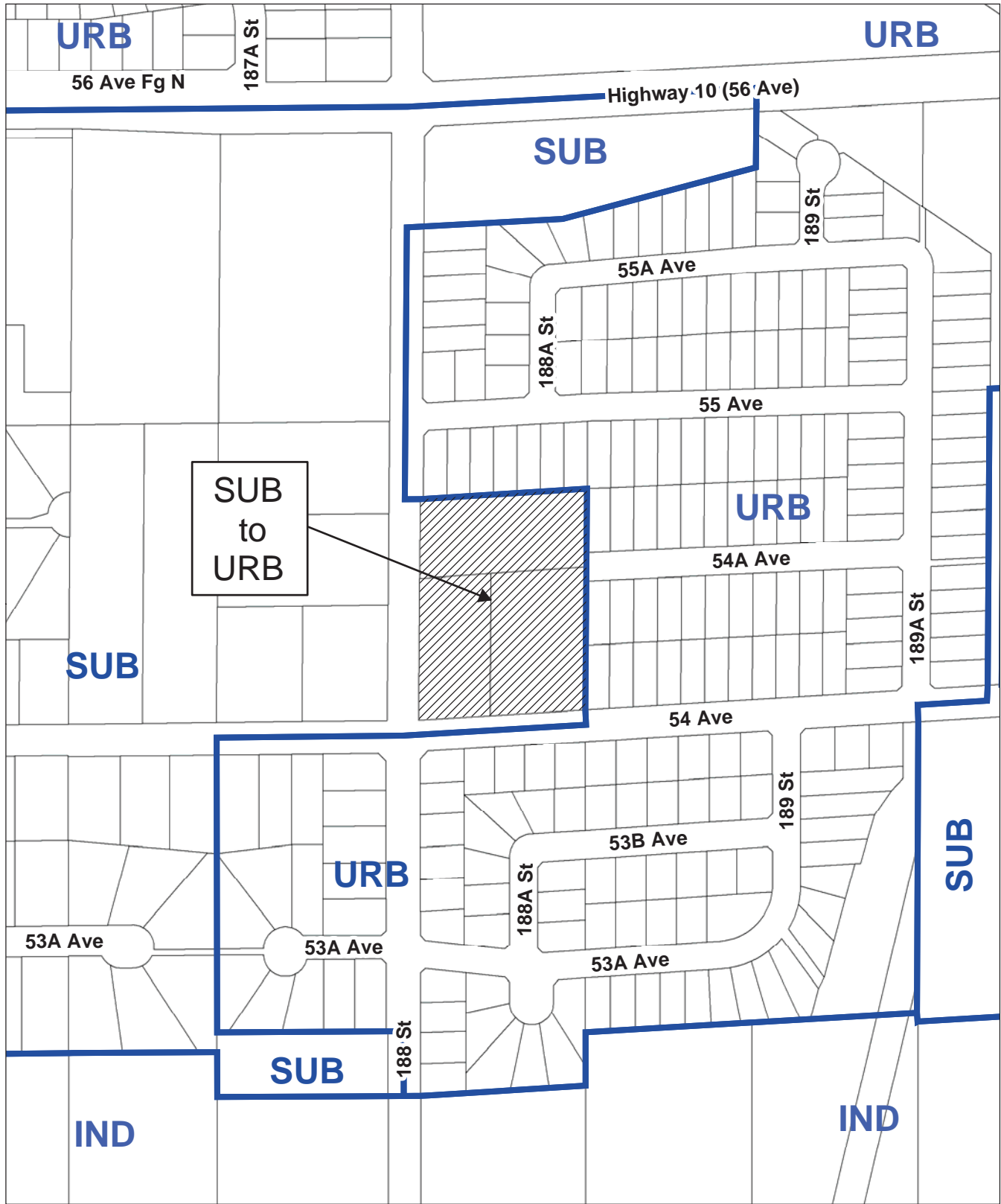
C.KAVOLINAS & ASSOCIATES INC.
 BCIA CSA
 2462 JORDAN COURT
 ABOTSFORD, B.C.
 V3B 3J8
 PHONE (604) 857-2374

CLIENT
 MR. WAFF BAHS
 54 AVENUE JONT VENTURES
 18845 - 54 AVENUE
 SURREY, B.C.
 V3S 8C8
 804 590 2444

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 21 LOT SUBDIVISION
 5442 & 5472 - 188 STREET
 18841 & 18845 - 54 AVENUE
 SURREY, B.C.

SCALE 1:400	DATE OCT/13
DRAWN	DATE
CHKD	DATE
APP'D	PG. NO. 1

PRINTED	JOB FILE
	DATE
	NO.
	TR-1

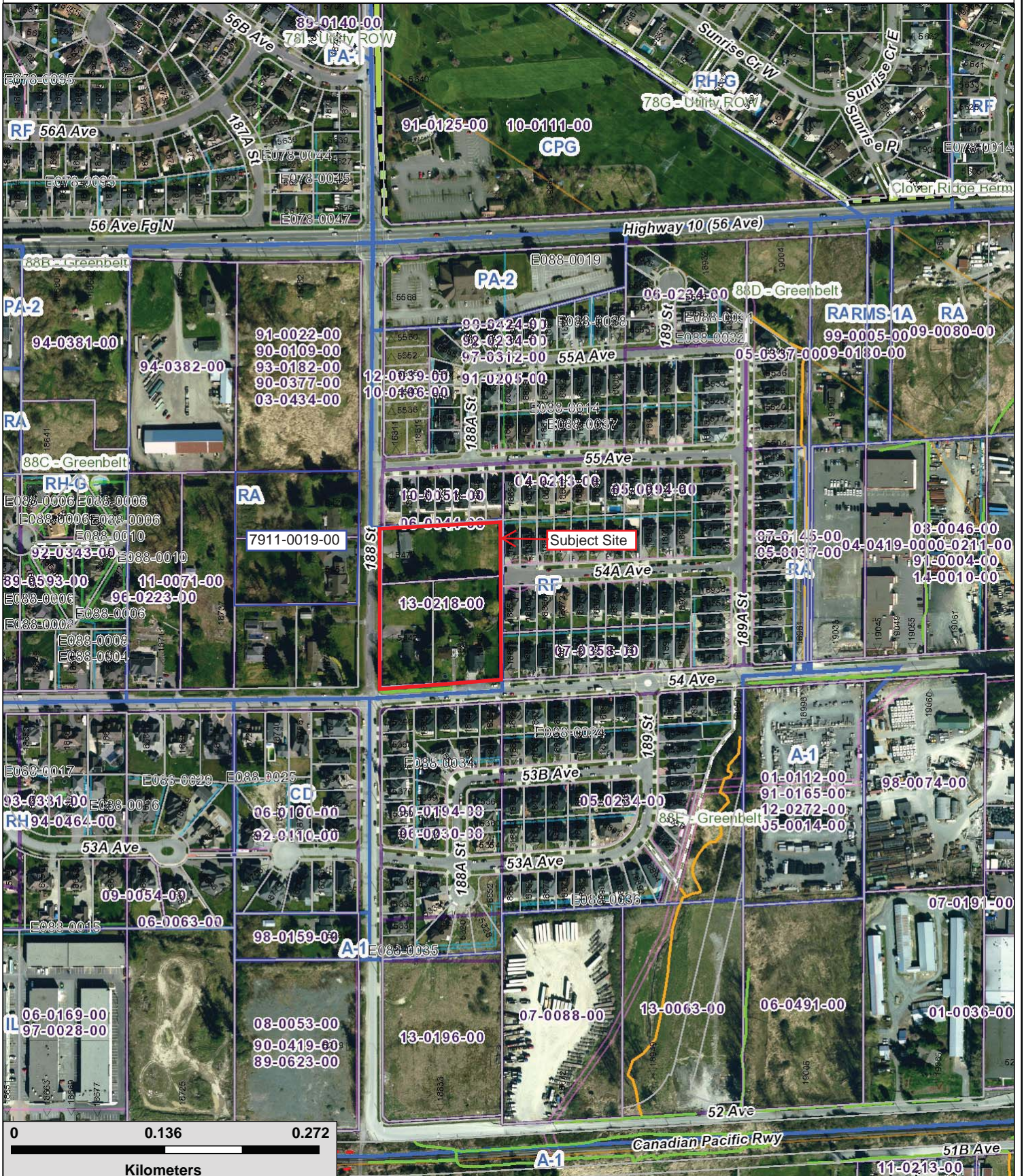


OCP Amendment (7913-0218-00)
Proposed amendment from Suburban to Urban





7913-0218-00



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

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Scale: 1: 4,525

Map created on: February-11-14