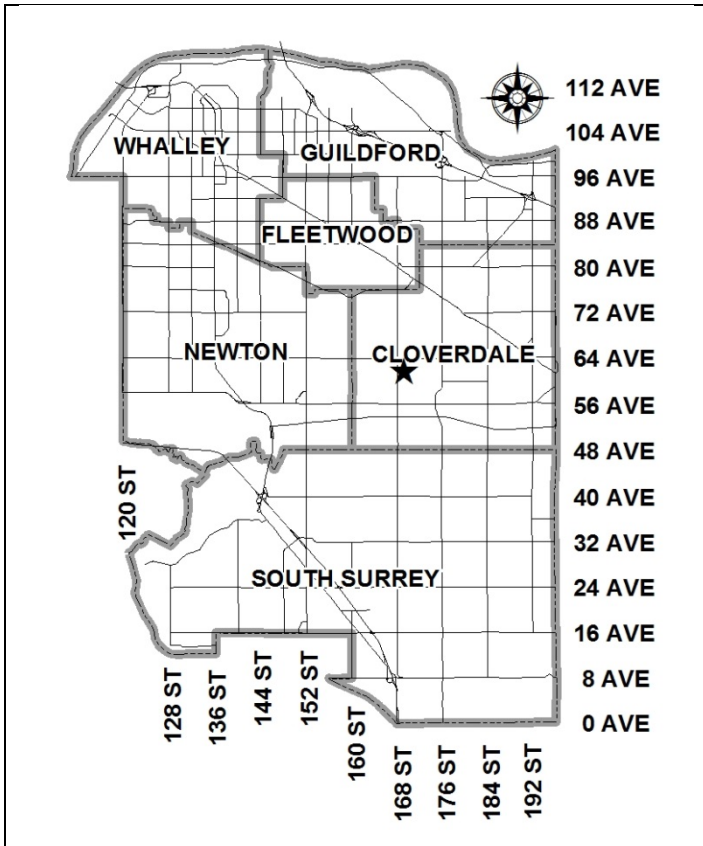


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0284-00

Planning Report Date: July 21, 2014

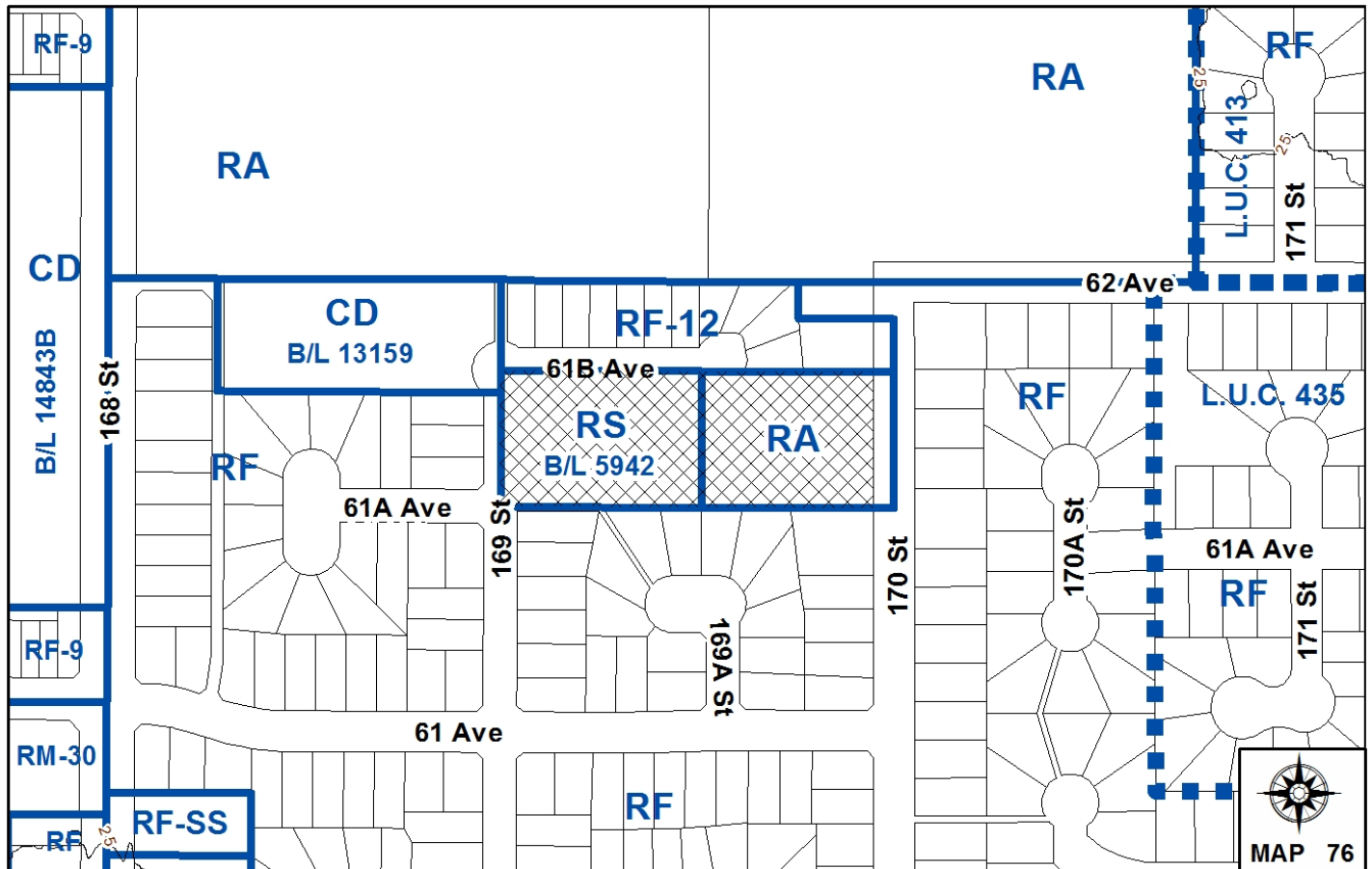


PROPOSAL:

- **Rezoning** from RS (By-law No. 5942) and RA to RF and RF-12

in order to allow subdivision into 20 single family lots.

LOCATION: 6159 - 170 Street
OWNER: Ujjal Dosanjh
ZONING: RA and RS (By-law No. 5942)
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Urban designation in the OCP.
- The proposed subdivision conforms to the City's infill policy.
- The proposed subdivision continues the pattern of small lot development that was established to the north (across 61B Avenue), in 2003, under Development Application No. 7902-0218-00.
- The proposed development is appropriate for this part of Cloverdale.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential (12) Zone (RF-12)", Block B of the subject site from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential Zone (RF)" and Block C of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing (Appendix I).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 20 until future consolidation with the adjacent property at 6183 - 170 Street; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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 George Greenaway 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 July 2015.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant 3.0-acre lot with single family dwelling under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 61B Avenue):	Single family dwellings and Cloverdale Athletic Park beyond	Urban	RF-12 and RA
East (Across 170 Street):	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West (Across 169 Street):	Single family dwellings	Urban	RF & CD (Bylaw No. 13159)

DEVELOPMENT CONSIDERATIONSBackground

- The 1.21-hectare (3.0-acre) subject site consists of one vacant lot located at 6159 – 170 Street in the Cloverdale area. The site fronts 169 Street to the west and 170 Street to the east and is within the Infill Area of the West Cloverdale North Neighbourhood Concept Plan (NCP) as indicated in Schedule F (Area X) of Zoning By-law No. 12000.
- The property is designated "Urban" in the Official Community Plan (OCP), "Urban Residential" in the West Cloverdale Local Area Plan and is split-zoned "One-Acre Residential Zone (RA)" on the eastern portion and "Suburban Residential Zone (RS)" (By-law No. 5942) on the western portion.
- The subject site is the last large remaining property within this Infill Area (east of 168 Street, west of 170A Street, north of 60 Avenue and south of Cloverdale Athletic Park) with development potential. The remainder of the Infill Area has been built-out with the development of primarily single family housing (with townhouses at 60 Avenue and 168 Street).
- There are existing RF-12 lots along the north side 61B Avenue, which were created in 2003 under Development Application No. 7902-0218-00. At the time of the application, the applicant's engineer prepared a concept plan for the subject site which included RF-12 lots along the southern portion of 61B Avenue.
- A house is currently under construction on the south-eastern portion of the site, fronting 170 Street.

Current Proposal

- The applicant proposes to rezone the portion of the subject site, shown as Block A in Appendix I, from "One-Acre Residential Zone (RA)" and "Suburban Residential Zone (RS)" to "Single Family Residential (12) Zone (RF-12)", the portion of the subject site shown as Block B in Appendix I, from "Suburban Residential Zone (RS)" to "Single Family Residential Zone (RF)", and the portion of the subject site shown as Block C in Appendix I, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to permit subdivision into four (4) RF-zoned single family lots and 16 RF-12-zoned single family small lots.
- The proposed subdivision will complete this portion of 61B Avenue and the adjoining cul-de-sac at 169A Street.
- The layout proposes 4 lots fronting onto 170 Street and 2 lots fronting 169 Street. The remaining 14 lots will front onto 61B Avenue and the 169A Street cul-de-sac.
- A pedestrian walkway is proposed along the 3.0-metre (10-ft) wide engineering walkway which is required to connect water services from 169A Street to 170 Street.
- The proposed rezoning is consistent with the Urban designation of the OCP and the Urban Residential designation in the West Cloverdale Local Area Plan. The combination of RF-zoned and RF-12-zoned lots is consistent with the established subdivision pattern in the area.

Design Guidelines and Lot Grading

- The applicant has retained 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 design guidelines for the proposed lots (Appendix V). The new homes will be consistent in theme, representation and character with the newer homes constructed on the RF-12-zoned lots on the north side of 61B Avenue.
- Based on the proposed grading, basements cannot be achieved on any of the proposed lots. A preliminary lot grading plan was submitted by H.Y. Engineering Ltd. and reviewed by staff and was determined to be adequate.

PRE-NOTIFICATION

Pre-notification letters were mailed on May 21, 2014, and staff has received six (6) responses, which are summarized below (with staff's responses in italics):

- Five (5) respondents were concerned about whether basements would be permitted. The callers were concerned that allowing basements would allow for secondary suites, resulting in increased traffic and on-street parking pressures.

(Basements will not be permitted on any of the proposed lots as part of this development. Additional on-street parking is being provided by the applicant through provision of an 18-stall parking area within the 169A Street cul-de-sac.)

- Two (2) respondents expressed concern about the lack of sidewalks along 169 Street. Many pedestrians access Cloverdale Athletic Park via 169 Street. Increased density in this area will increase traffic, which will make it more dangerous for pedestrians.

(A sidewalk will be required along the 169 Street frontage as part of this application.)

- Three (3) respondents wanted more information about the proposed layout and density. They had no concerns.

(The proposed layout is generally in keeping with the concept that was provided as part of Development Application No. 7902-0218-00, and is consistent with the established subdivision pattern in the surrounding neighbourhood.)

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	13	13	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Silver Maple	3	3	0
Trembling Aspen	1	1	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Additional Trees in the proposed Open Space / Riparian Area	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		60	
Total Retained and Replacement Trees		60	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of five (5) protected trees on the site, excluding Alder and Cottonwood trees. Thirteen (13) existing trees, approximately 72 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed

taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 23 replacement trees on the site. The applicant is proposing 60 replacement trees, meeting this requirement.
- In summary, a total of 60 trees are proposed to be replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 17, 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"> • The proposed development is consistent with the Urban designation in the Official Community Plan (OCP). • The proposed development is within an Infill Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED principles to be applied for homes constructed adjacent to the proposed walkway.
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, 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 Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.0
Hectares	1.21
NUMBER OF LOTS	
Existing	1
Proposed	20
SIZE OF LOTS	
Range of lot widths (metres)	13.4 – 16.9
Range of lot areas (square metres)	345 – 577
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.5 lots/ha & 6.6 lots/acre
Lots/Hectare & Lots/Acre (Net)	21.5 lots/ha & 8.7 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30.6
Estimated Road, Lane & Driveway Coverage	32.4
Total Site Coverage	62.7
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No: --- OVER
LOT 9 EXCEPT: NORTH 145.38 FEET,
SECTION 7 TOWNSHIP 8 NWD PLAN 6872**

FOR THE PURPOSE OF REZONING
BCGS 92G.017

LEGEND

SCALE 1:500



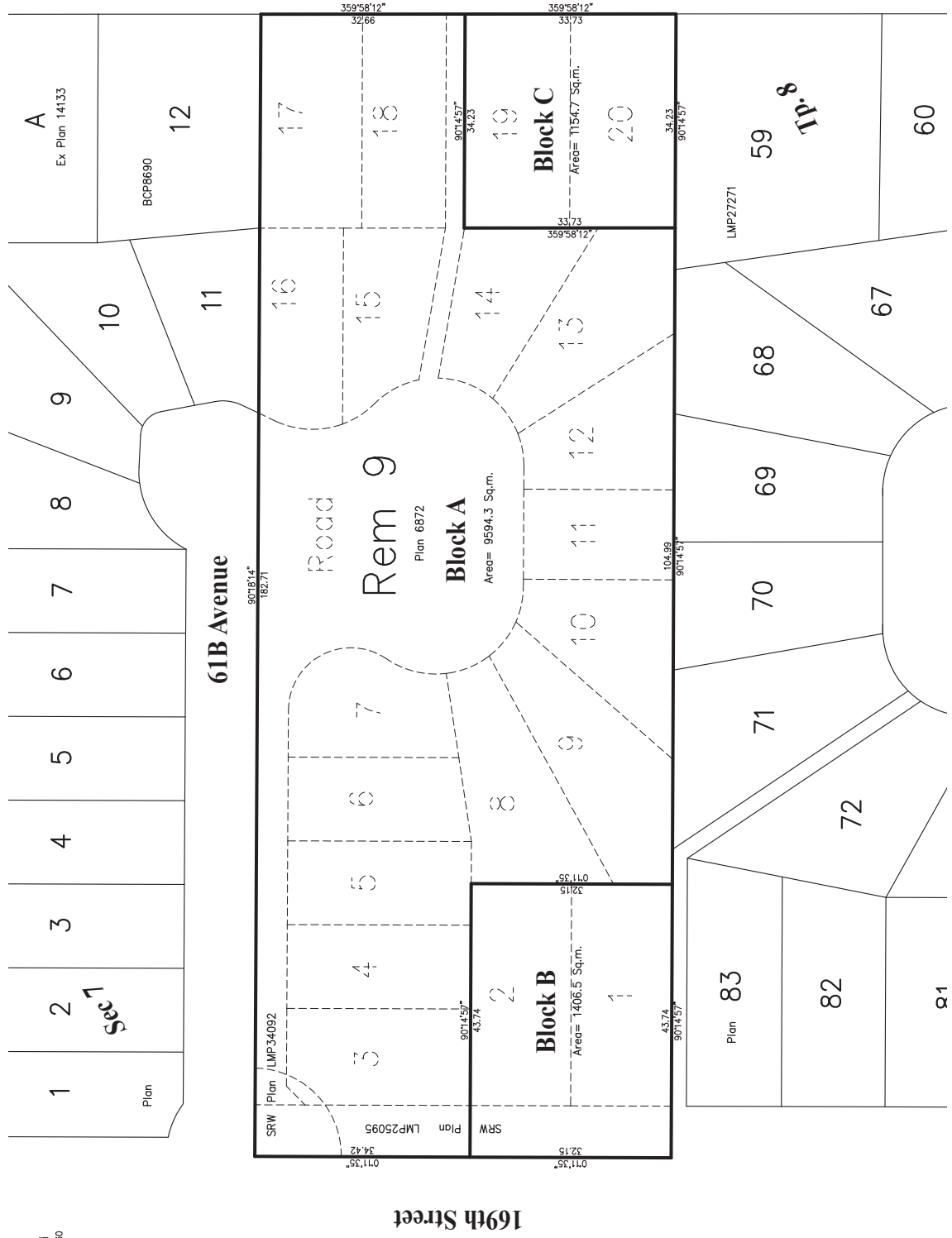
ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 432mm IN WIDTH WHEN PLOTTED AT A SCALE OF 1:500



BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A (RF ZONE)	PART OF LOT 9 SECTION 7 TOWNSHIP 8 NWD PLAN 6872	9594.3 Sq.m.
BLOCK B (RF ZONE)	PART OF LOT 9 SECTION 7 TOWNSHIP 8 NWD PLAN 6872	1406.5 Sq.m.
BLOCK C (RF ZONE)	PART OF LOT 9 SECTION 7 TOWNSHIP 8 NWD PLAN 6872	1154.7 Sq.m.





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

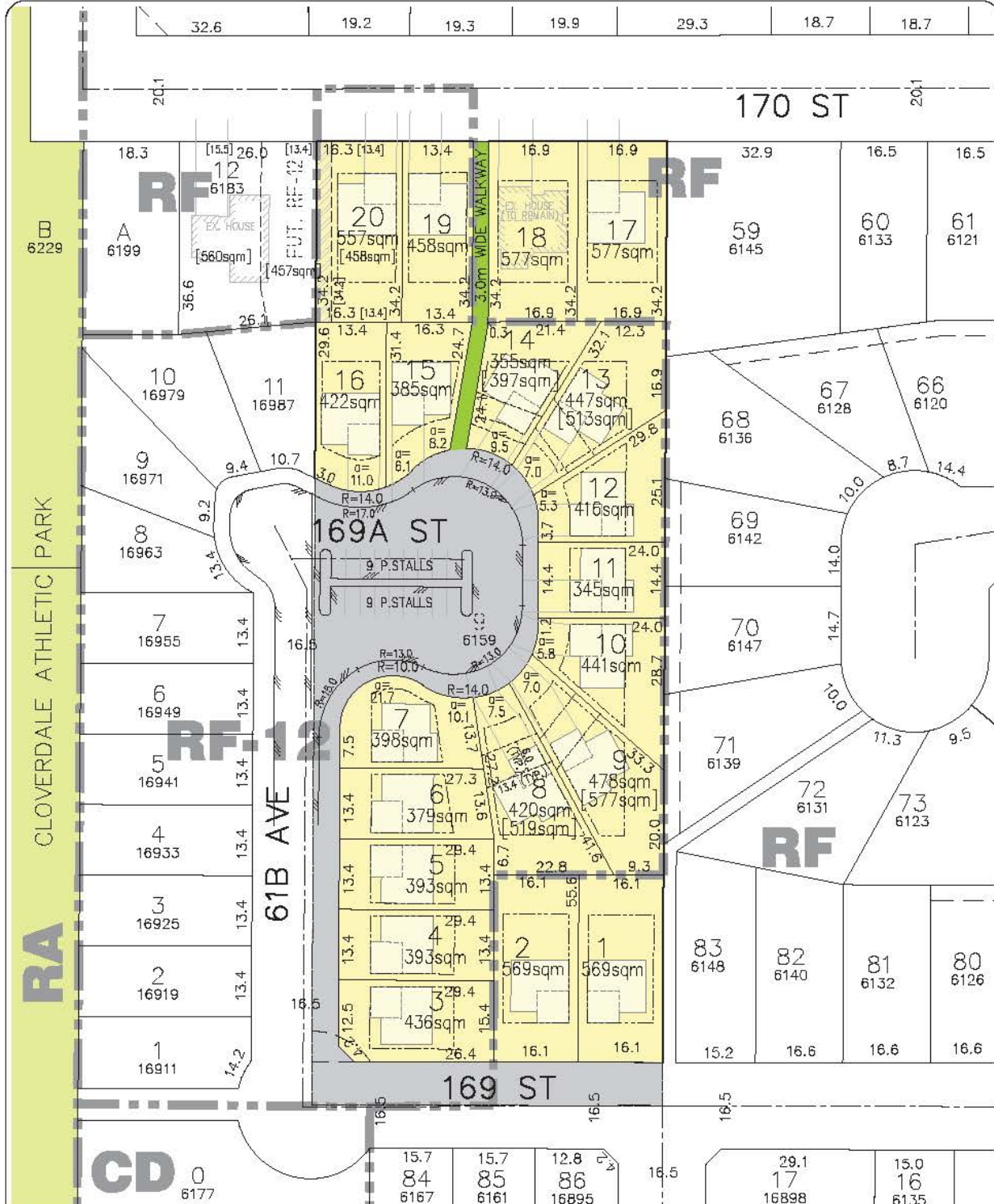
PROPOSED SUBDIVISION LAYOUT

APPENDIX II

File No: 79 -0 -00
 MAP #: 076
 EXIST. ZONE: RS/RA/RF
 PROP. ZONE: RF/RF-12



CIVIC ADDRESS: 6159 - 170 ST, SURREY, BC
 LEGAL: LOT 9, SECTION 7, TOWNSHIP 7, N.W.D., PLAN 6872



H.Y. ENGINEERING LTD.
 #200-8128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 12,152sqm (3.00ac)
 PARK DEDICATION: 608sqm (CASH-IN-LIEU)

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NO-BUILD R/C FOR FUTURE SUBDIVISION OF 6183 - 170 ST.

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:133873 | ALTERNATIVE#02C | DATE: 30 APR/14 | 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. DWG. No. E:\PROJECTS\133873\PLANNING\133873-ALT02C.DWG

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

FROM: Development Services Manager, Engineering Department

DATE: July 15, 2014 **PROJECT FILE:** 7813-0284-00

RE: Engineering Requirements
Location: 6159 170 Street

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 8.25-metres on 169 Street for a 16.5 m local road;
- dedicate 5.0-metres along 61B Avenue for a 16.5 m local road and dedicate cul-de-sac bulb;
- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 169 Street and 61B Avenue;
- dedicate 3.0-metre for the engineering walkway connecting 169A Street to 170 Street; and
- register 0.5-metre statutory right-of-way along 169 Street, 170 Street, and 61B Avenue.

Works and Services

- construct 170 Street to the 20.0 metre local road standard with 8.0-metre pavement, curb and gutter; and 1.5-metre sidewalk;
- construct 169 Street to the 16.5-metre limited local road standard with 8.0-metre pavement, curb and gutter; and 1.5-metre sidewalk;
- construct 61B Avenue including the cul-de-sac bulb to the 16.5-metre limited local road standard with 8.0-metre pavement, curb and gutter; and 1.5-metre sidewalk;;
- construct 2.0-metre walkway connection from 61B Avenue to 170 Street;
- construct sidewalk along the east side of 169 Street from 61A Avenue to 61 Avenue, at City's cost;
- provide on-lot stormwater measures to mitigate impacts of the development;
- construct watermain through the engineering walkway connecting 61B Avenue to 170 Street;
- provide each lot with storm, water, and sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Wednesday, May 14, 2014
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13-0284

SUMMARY

The proposed 20 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

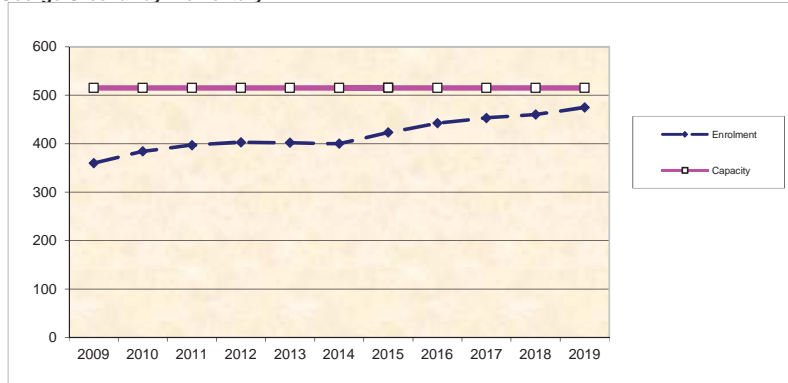
Elementary Students:	7
Secondary Students:	3

September 2013 Enrolment/School Capacity

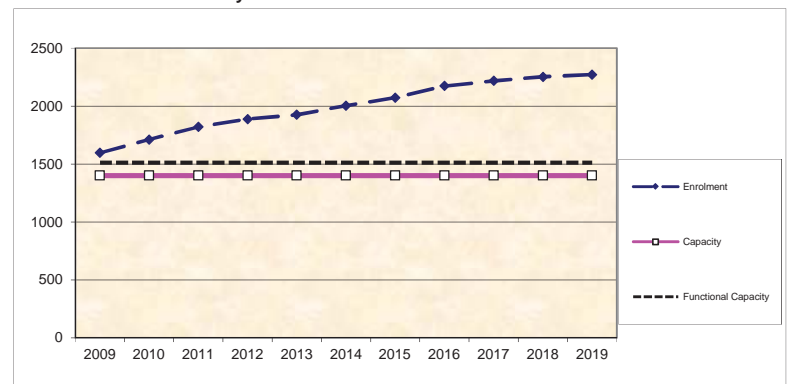
George Greenaway Elementary	
Enrolment (K/1-7):	59 K + 343
Capacity (K/1-7):	40 K + 475
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1925
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

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.
 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 has received an 8 classroom addition recently to accommodate growth in the adjoining catchment. The projections below include a recent boundary move phased in from Surrey Centre Elementary beginning in September 2013. The school district has received capital project approval for a new Clayton North Area secondary School (Site #215) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed application 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: 7913-0284-00
 Project Location: 6159 - 170 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

East of the subject site are old urban homes from the 1960s and 1970's. West of the site are modern urban homes from the 1980's and 1990's. North of the site are new (post year 2000's) homes constructed on RF12 compact urban lots. This area has seen continuous development from the 1950's to present. The age distribution from oldest to newest is: 1950's (8%) 1960's (12%) 1980's (20%) 1990's (12%) 2000's (44%), and one house is currently under construction (4%).

A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (8%), 1000 - 1500 sq.ft. (8%), 2001 - 2500 sq.ft. (8%), 2501 - 3000 sq.ft. (72%), and 3001 - 3550 sq.ft. (4%). Styles found in this area include: "Old Urban" (20%), "West Coast Traditional (English Tudor emulation)" (4%), "West Coast Modern" (20%), "Neo-Heritage" (4%), and "Neo-Traditional" (52%). Home types include: Bungalow (16%), Basement Entry (4%), and Two-Storey (80%).

Massing scale (front wall exposure) characteristics include: simple, small, low mass structure (8%), low mass structure (8%), low to mid-scale massing (4%), mid-scale massing (40%), mid-scale massing with proportionally consistent, well balanced massing design (32%), mid to high scale massing (4%), and high scale, box-like massing is a result of locating the upper floor directly above or beyond the floor below (4%). The scale (height) range for front entrance structures include: one storey, understated front entrance (4%), one storey front entrance (52%), 1½ storey front entrance (40%), and proportionally exaggerated two storey front entrance (non context) (4%).

The range of roof slopes found in this area is: 2:12 (4%), 3:12 (4%), 5:12 (15%), 6:12 (19%), 7:12 (37%), 8:12 (4%), 9:12 (4%), and 12:12 (15%). Main roof forms (largest upper floor truss spans) include: main common hip roof (72%), main common gable roof (24%), and flat roof (4%). Feature roof projection types include: none (10%), common hip (33%), common gable (31%), Dutch hip (13%), shed roof (8%), and carousel hip (4%). Roof surfaces include: tar and gravel (4%), interlocking tab type asphalt shingles (8%), shake profile asphalt shingles (20%), shake profile concrete tiles (44%), and cedar shingles (24%).

Main wall cladding materials include: horizontal cedar siding (13%), horizontal vinyl siding (71%), and stucco cladding (17%). Feature wall trim materials used on the front facade include: no feature veneer (18%), brick feature veneer (2%), stone feature veneer (32%), wood wall shingles accent (14%), horizontal Hardiplank accent (25%), and other finishes (9%). Wall cladding and trim colours include: neutral (61%), natural (35%), warm (3%).

Covered parking configurations include: no covered parking (8%), single carport (4%), double carport (4%), and double garage (84%). A variety of landscaping standards are evident, ranging from "modest old urban" to "above average modern urban". Driveway surfaces include: gravel (4%), asphalt (13%), broom finish concrete driveway (4%), exposed aggregate (74%), and stamped concrete (4%).

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

- 1) **Context Homes:** There are a number of homes north of the subject site that could be considered to provide acceptable architectural context for the subject site. 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 herein as context homes (most of which are located in the new RF12 site adjacent to the north).
- 2) **Style Character:** There is a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. 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:** There are a variety of home types evident, and so some flexibility is justified. 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 and 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 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, 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 2010 RF and RF12 zone developments.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 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: Directly north of the subject site are a number of "context homes" that provide suitable characteristics for a post year 2010's RF12 and RF zone development. All of these context homes are 2800 sq.ft. (including garage and excluding basement) "Neo-Heritage" or "Neo-Traditional" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at a 7:12 or steeper slope. Homes have common gable projections articulated with cedar shingles. These homes have either a shake profile asphalt shingle roof or shake profile concrete tiles and have significant use of Hardiplank as a feature material on the front facades. The colour range is limited to natural or neutral hues. Landscaping meets a 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" including: 6177 - 169 Street, 16911 - 61B Avenue, 16925 - 61B Avenue, 16944 - 61B Avenue, 16941 - 61B Avenue, 16949 - 61B Avenue, 16955 - 61B Avenue, 16963 - 61B Avenue, 16971 - 61B Avenue, 16979 - 61B Avenue, 16987 - 61B Avenue, and 6145 - 170 Street. 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 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 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 7:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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 18 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 9 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: June 3, 2014

Reviewed and Approved by:  Date: June 3, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 13-0284-00

Address: 6159 - 170 Street, Surrey, BC

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	18
Protected Trees to be Removed	18
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 13 X one (1) = 13 <li style="text-align: center;">————— - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10 <li style="text-align: center;">————— 	23
Replacement Trees Proposed	60
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	7
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14 	14
Replacement Trees Proposed	0
Replacement Trees in Deficit	14

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: March 31, 2014

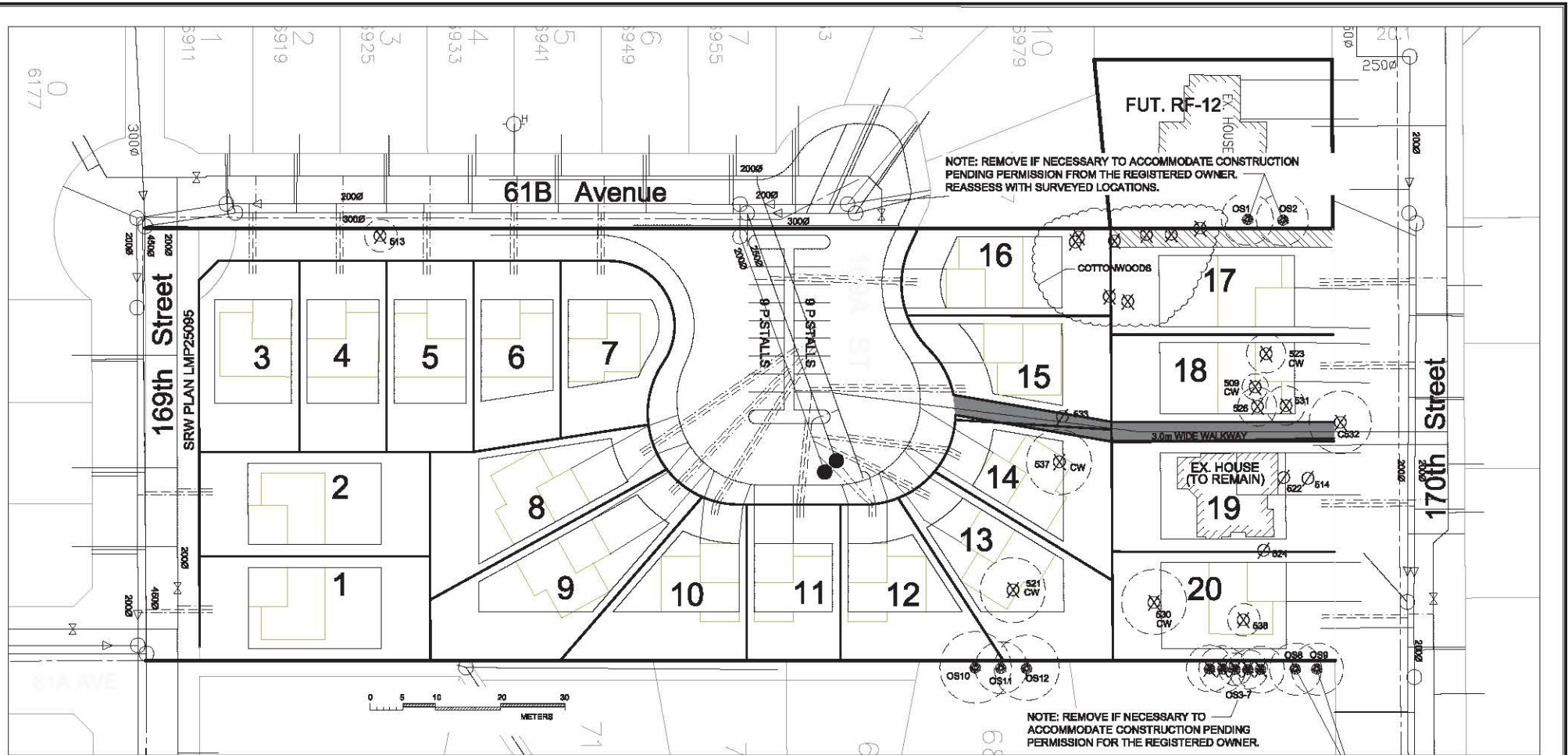
Revised: June 17, 2014

Revised: June 26, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE REMOVED UNDER PRIOR TREE CUTTING PERMIT
- UNSURVEYED TREE TO BE RETAINED
- UNSURVEYED TREE TO BE REMOVED

STAMP	NO.	DATE	BY	REVISION
	1	MAR 7/14	SL	NEW SITE PLAN
	2	JUN 4/14	SL	NEW SITE PLAN
	3	JUN 17/14	SL	NEW SITE PLAN

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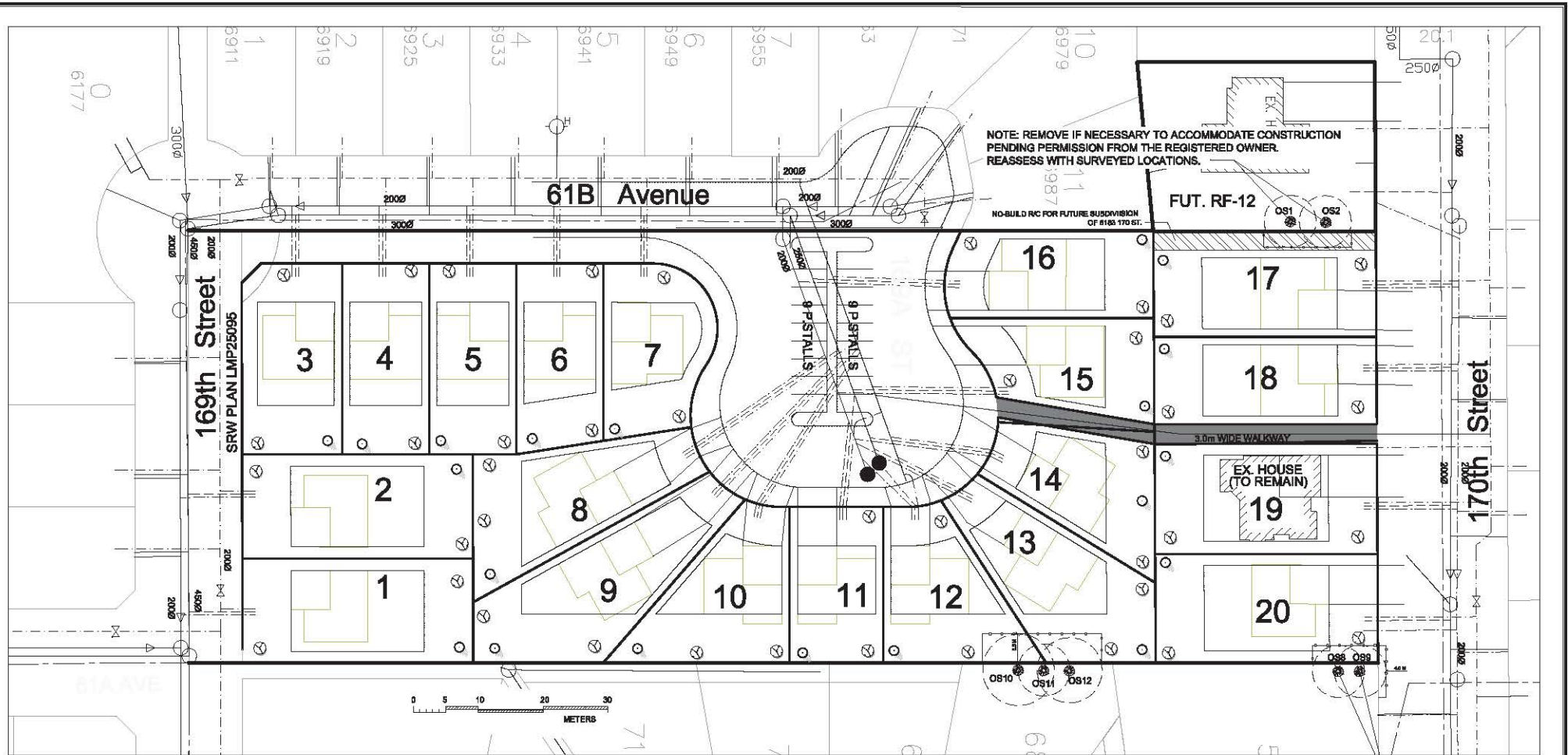
PROJECT TITLE
6159 170 ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN: SCL
 SCALE: AS SHOWN
 DATE: SEPTEMBER 26, 2012

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

NOTE: REASSESS IN CONJUNCTION WITH FINAL BUILDING PLANS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.



STAMP	NO.	DATE	BY	REVISION
	1	MAR 7/14	SL	NEW SITE PLAN
	2	JUN 04/14	SL	NEW SITE PLAN
	3	JUN 17/14	SL	NEW SITE PLAN

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PROJECT TITLE
6159 170 ST.
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DATE
 SEPTEMBER 26, 2012

DRAWN
 SCL

SCALE
 AS SHOWN

T-2
 SHEET 2 OF 2