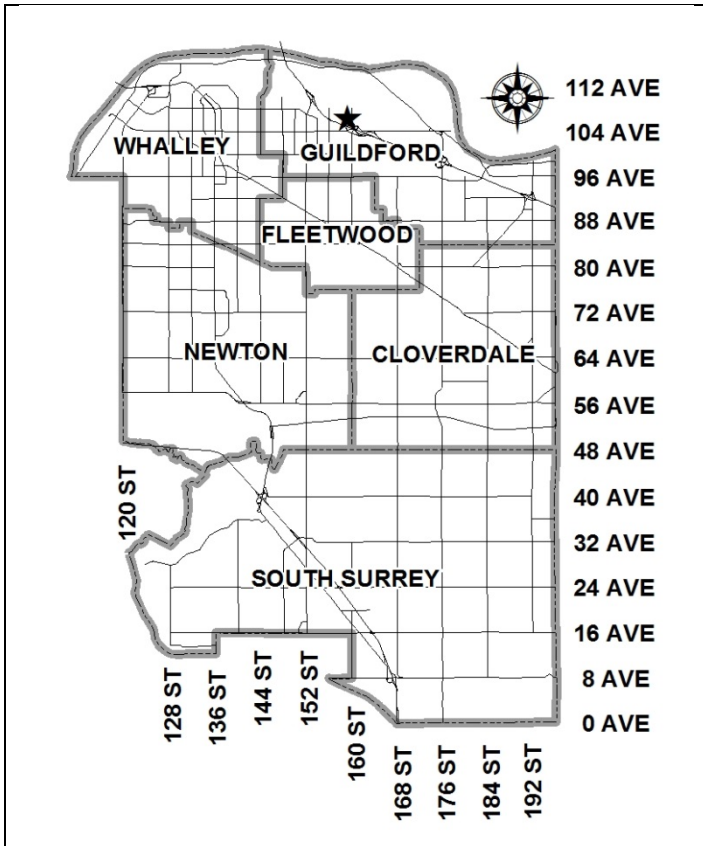


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0292-00

Planning Report Date: May 26, 2014



**PROPOSAL:**

- **Rezoning** from RA to RF in order to allow subdivision into two (2) single family lots.

**LOCATION:**

15825 - 105A Avenue  
 15815 - 105A Avenue  
 Portion of lane

**OWNERS:**

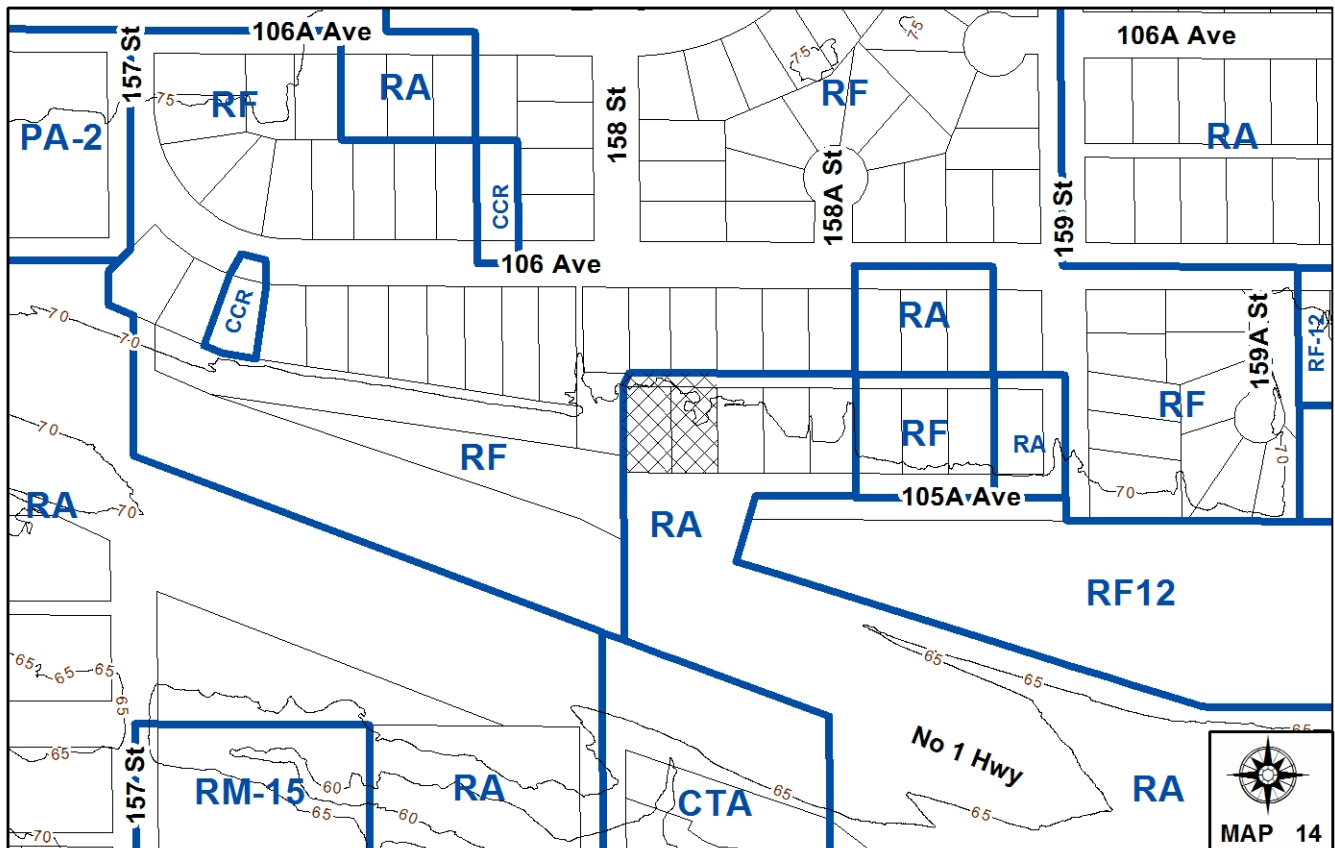
Robert G. Kosovic, Daniel J. Kosovic  
 Sharon E. Wopnford and City of Surrey

**ZONING:**

RA

**OCP DESIGNATION:**

Urban



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 OCP.
- Complies with Infill Policy.
- No concerns have been expressed by area residents, as a result of the pre-notification process.

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 "Single Family Residential Zone (RF)" (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; and
  - (e) completion of the closure and acquisition of a portion of unopened rear (north) lane that abuts the subject site.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p><b>Projected number of students from this development:</b></p> <p>1 Elementary student at Dogwood Elementary School          1 Secondary student at Fraser heights Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring / Summer 2015.</p>
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Kinder Morgan:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant site with front yards encumbered by the Kinder Morgan Trans Mountain oil pipeline.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RA
South:	City-owned detention pond.	Urban	RA
West:	Road allowance with partially developed walkway.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground and Context

- The subject site, at 15815 and 15825 – 105A Avenue, is located near the 160 Street / Highway No. 1 interchange in Fraser Heights.
- The two (2) existing lots, which total 1,542.7 square metres (0.38 acre) in area, are designated Urban in the Official Community Plan (OCP) and are currently zoned "One-Acre Residential Zone (RA)".
- The two (2) existing lots are each 750 square metres (8,070 sq.ft.) and 792 square metres (8,525 sq.ft.) in size, but the front yards of each lot are encumbered by the Kinder Morgan Trans Mountain oil pipeline right-of-way. As a result, the buildable area of each lot is significantly compromised. The impact of the right-of-way is evident by the size of the existing single family dwellings to the east, which become progressively larger from west to east due to the location of the right-of-way.
- An unopened road allowance abuts the subject site to the west. During pre-application meetings, there were discussions about including the unopened road allowance with the proposal, which could have accommodated a rezoning and subdivision into three (3) single family lots.
- Due to site constraints however, specifically the pipeline right-of-way and a lack of road frontage, an acceptable subdivision layout could not be achieved. As a result, the current development application only includes assembly of the rear unopened lane with the two (2) existing single family lots, and does not include the unopened road allowance to the west.

- A portion of the adjacent road allowance to the west is constructed as a walkway. The City's Transportation Division confirms that the unopened road allowance to the west of the subject site is not required at this location, however walkway improvements are requested (see next section).

### Current Proposal

- The applicant proposes to rezone the two (2) properties from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and to close and purchase a 252-square metre (2,710 sq.ft.) portion of the unopened lane (see Survey Block Plan in Appendix I) along the northern boundary of the two (2) subject properties, in order to incorporate this portion of the lane with the two (2) proposed lots.
- The Realty Services Division confirms that there are no concerns with the closure and acquisition of a portion of the unopened rear (north) lane, as proposed by the applicant.
- Proposed Lot 1 will be 920 square metres (9,900 sq.ft.) in size with a 21-metre (69 ft.) lot width, while proposed Lot 2 will be 814 square metres (8,760 sq.ft.) in size with a 20-metre (65 ft.) lot width.
- A cul-de-sac is proposed at the west end of 105A Avenue, and will be constructed as part of Rezoning Application No. 7905-0165-00 to the south of the subject site, which was approved by Council on April 28, 2014 to allow 36 small single family (RF-12) lots and one remnant parcel for riparian protection purposes. The driveway access for proposed Lots 1 and 2 of the subject development application will connect to the cul-de-sac.
- The Parks, Recreation and Culture Department requested that the applicant provide a pedestrian walkway connection from the cul-de-sac at the west end of 105A Avenue, through the City-owned parkland and the unopened road allowance to the west of the subject site, to the existing walkway connecting with 106 Avenue.
- The applicant expressed concerns about paying for the construction of the off-site walkway, and felt that the request was onerous given the scale of the current proposal. The applicant has agreed to construct the walkway along the south property line of proposed Lot 1, within the unopened road allowance of 105A Avenue.

### Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the certified Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The applicant proposes to have in-ground basements on both proposed lots and is not proposing any fill. A preliminary lot grading plan submitted by H.Y. Engineering Ltd. has been reviewed by staff and generally found to be acceptable.

Trees

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
<b>Alder and Cottonwood Trees</b>			
Alder	4	4	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Big Leaf Maple	9	9	0
<b>Coniferous Trees</b>			
Western Hemlock	1	1	0
Western Red Cedar	5	4	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>15</b>	<b>14</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>1</b>	
<b>Contribution to the Green City Fund</b>		<b>\$9,600</b>	

- The Arborist Assessment states that there are a total of fifteen (15) protected trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 21% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one (1) tree (Western Red Cedar) 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, proposed lot grading, and the health of the trees.
- 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 thirty-two (32) replacement trees on the site. The applicant's arborist does not recommend planting any on-site replacement trees however, due to site constraints in the front and rear yards of the proposed lots.
- Staff will continue to work with the applicant's arborist for opportunities to accommodate replacement trees on the two (2) proposed lots.
- If no replacement trees can be accommodated on the two (2) proposed lots, the applicant will be required to submit a cash-in-lieu payment of \$9,600, representing \$300 per tree, to the

Green City Fund in accordance with the City's Tree Protection By-law, for the shortfall of thirty-two (32) replacement trees not planted.

### PRE-NOTIFICATION

Pre-notification letters were sent on April 14, 2014, and staff did not receive any comments.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Block 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

DN/da

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DRV 5/22/14 12:03 PM

Information for City Clerk

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

1. (a) Agent:     Name:           Theresa Rawle  
  H.Y. Engineering Ltd.  
  Address:       9128 - 152 Street, Unit 200  
  Surrey, BC V3R 4E7  
  
  Tel:            (604) 583-1616

2.     Properties involved in the Application

- (a)     Civic Addresses:       15825 - 105A Avenue  
  15815 - 105A Avenue  
  Portion of lane
- (b)     Civic Address:       15825 - 105A Avenue  
          Owner:            Sharon E. Wopnford  
  Daniel J. Kosovic  
  Robert G. Kosovic  
          PID:               012-386-553  
          Lot 17 Block 19 Section 22 Block 5 North Range 1 West New Westminster District Plan 1832
- (c)     Civic Address:       15815 - 105A Avenue  
          Owner:            Sharon E. Wopnford  
  Daniel J. Kosovic  
  Robert G. Kosovic  
          PID:               012-386-570  
          Lot 18 Block 19 Section 22 Block 5 North Range 1 West New Westminster District Plan 1832
- (d)     Civic Address:       Portion of lane

3.     Summary of Actions for City Clerk's Office

- (a)     Introduce a By-law to rezone the site.
- (b)     Application is under the jurisdiction of MOTI.

MOTI File No. 2014-02299



# SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.38 acre
Hectares	0.15 hectare
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths	20 to 21 metres (65 to 69 ft.)
Range of lot areas	814 square metres (8,760 sq.ft.) to 920 square metres (9,900 sq.ft.)
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	13.0 lots / hectare & 5.0 lots / acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	35%
Estimated Road, Lane & Driveway Coverage	19%
Total Site Coverage	54%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW No: \_ \_ \_ \_ \_ OVER  
 PART OF LANE DEDICATED ON PLAN 1832, SECTION 22 BLOCK 5 NORTH RANGE 1 WEST  
 NEW WESTMINSTER DISTRICT**

FOR THE PURPOSE OF REZONING

BCGS 92G.017

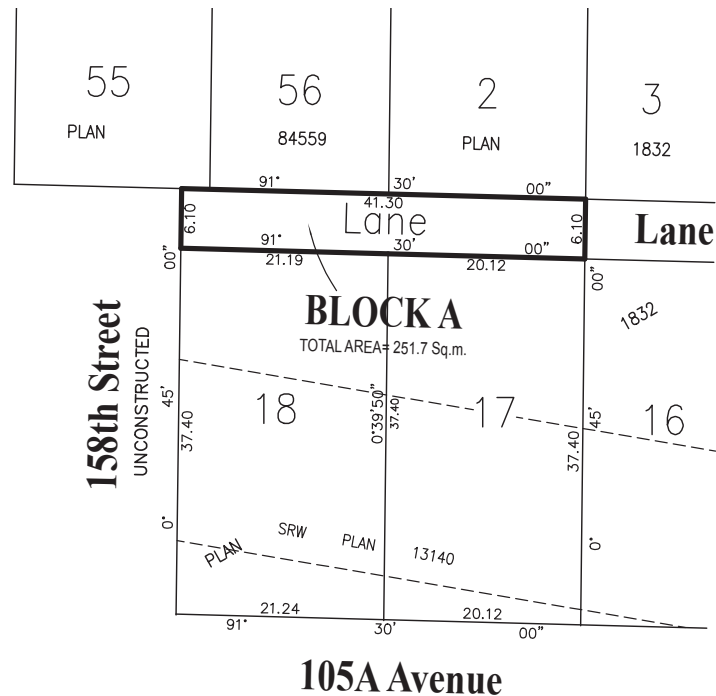
**LEGEND**

SCALE 1:500



ALL DISTANCES ARE IN METRES

PLAN BEARING AND DISTANCES ARE DERIVED FROM PLAN 1832



**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A	PART OF LANE SEC 22 BLK 5 N RGE 1 WEST NWD PLAN 1832	251.7 Sq.m.

**H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.**

200, 9128 - 152nd Street  
 Surrey, B.C. V3R 4E7  
 (ph): 604-583-1616  
 File: 133812\_ZONE2.DWG

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY  
 DATED THIS 20th DAY OF MAY 2014.

EUGENE O. WONG

BCLS 718



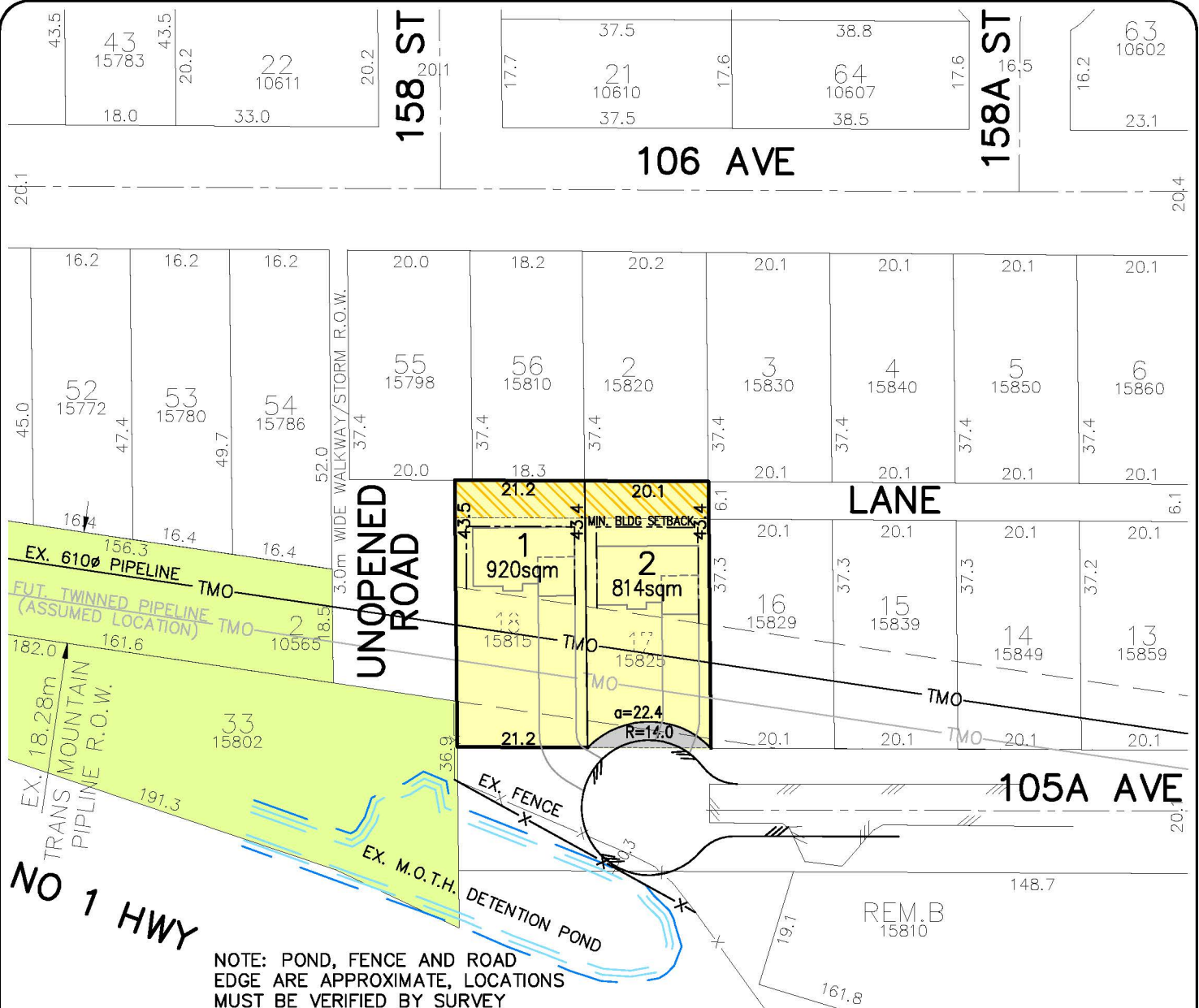
# PROPOSED SUBDIVISION LAYOUT

Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79 -0 -00  
 MAP #: 014  
 EXIST. ZONE: RA  
 PROP. ZONE: RF



**CIVIC ADDRESS: 15815/25 - 105A AVE., SURREY, BC**  
**LEGAL: LOTS 17&18, BLOCK 19, SECTION 22, RANGE 1, N.W.D, PLAN 1832**



NOTE: POND, FENCE AND ROAD EDGE ARE APPROXIMATE, LOCATIONS MUST BE VERIFIED BY SURVEY



GROSS SITE AREA: 1,542sqm (0.38ac)  
 ROAD CLOSURE: 251sqm (0.06ac)  
 NET SITE AREA: 1,793sqm (0.44ac)

ROAD CLOSURE: 251sqm

#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

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

**H.Y.#:133812    ALTERNATIVE#01C    DATE: 07 MAR/14    SCALE: 1:1000**

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\133812\PLANNING\133812-ALT01C.DWG

# INTER-OFFICE MEMO

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

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

**DATE: May 21, 2014**

**PROJECT FILE: 7813-0292-00**

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**RE: Engineering Requirements  
Location: 15815/25 105A Avenue**

## REZONE/SUBDIVISION

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

- dedicate 105A Avenue cul-de-sac bulb.

### *Works and Services*

- construct 105A Avenue cul-de-sac bulb;
- construct 3.0-metre wide asphalt pathway from 105A Avenue to the existing north/south pathway between lots 54 and 55; and
- construct sanitary sewer, water main and storm sewer as required along 105A Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

sk



Planning March-28-14

**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.

Dogwood Elementary is below capacity and has room for enrolment growth. An addition to Fraser Heights Secondary is under construction to increase the school nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre (which provides additional functional instructional space), to help reduce the current overcrowding at the school. The capacity below is current school capacity and does not yet include the addition being constructed at Fraser Heights Secondary. The proposed residential development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7913-0292-00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

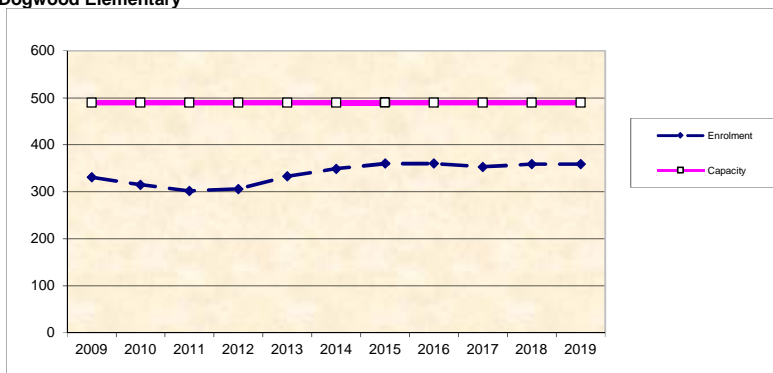
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

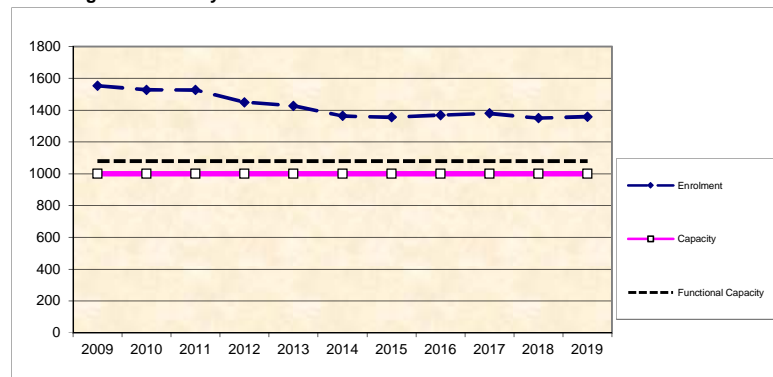
September 2013 Enrolment/School Capacity

<b>Dogwood Elementary</b>	
Enrolment (K/1-7):	31 K + 302
Capacity (K/1-7):	40 K + 450
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1427
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Dogwood Elementary**



**Fraser Heights 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: 7913-0292-00  
Project Location: 15815 and 15825 - 105A Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

This area was built out over a time period spanning from the 1990's to the 2000's. The age distribution from oldest to newest is: 1990's (57%) and 2000's (43%). All homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Styles found in this area include: "Modern California Stucco" (43%), and "Neo-Traditional" (57%). All homes are Two-Storey type.

Massing scale (front wall exposure) characteristics include: mid-scale massing (29%), mid-scale massing with proportionally consistent, well balanced massing design (14%), and mid to high scale massing (57%). The scale (height) range for front entrance structures include: 1.1/2 storey front entrance (57%), proportionally exaggerated two storey high front entrance (non context) (43%).

The range of roof slopes found in this area is: 6:12 (9%), 7:12 (27%), 8:12 (9%), 10:12 (9%), 12:12 (27%), greater than 12:12 (18%). All homes have a main common hip roof form. Feature roof projection types include: Common Hip (18%), Common Gable (45%), Dutch Hip (18%), Boston Hip (9%), and Shed roof (9%). Roof surfaces include: Shake profile asphalt shingles (57%), Concrete tile (rounded Spanish profile) (14%), and Cedar shingles (29%).

Main wall cladding materials include: Horizontal vinyl siding (43%) and Stucco cladding (57%). Feature wall trim materials used on the front facade include: No feature veneer (20%), Brick feature veneer (20%), Stone feature veneer (30%), Vertical board and batten cedar accent (30%). Wall cladding and trim colours include: Neutral (13%), Natural (75%), and Primary derivative (13%).

All homes have a double garage.

A variety of landscaping standards are evident, ranging from "modest" to "above average" All homes have an exposed aggregate driveway.

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

- 1) Context Homes: Forty three percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Fifty seven percent of homes however, are considered 'non-context'. Context homes include: 15829 - 105A Avenue, 15839 - 105A Avenue, and 15849 - 105A Avenue. However, massing design, construction materials, and trim and detailing standards for new homes (post year 2010) constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) Style Character : Styles recommended for this site include “Neo-Traditional” and “Neo-Heritage”. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) Home Types : All homes are Two-Storey type. However, housing 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 two storeys 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.
- 6) Exterior Wall Cladding : A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, 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 most post 2010 RF zone developments.
- 7) Roof surface : A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. 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 range from 6:12 to 16:12. The recommendation is to use the most common standard for RF zone subdivisions; 7:12.

**Streetscape:** The subject site is located at the west end of 105A Avenue, which terminates in an undeveloped forested area. South of the subject site (south side of 105A Avenue) are undeveloped forested lands that buffer 105A Avenue from Hwy 1. Homes on the north side of 105A Avenue east of the subject site are 3500 square foot "Neo-Traditional" or "Modern California Stucco style Two-Storey type. Most of the homes have mid-to-high scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. There are however several homes which have a proportionally exaggerated two storey high front entrance that dominates the design. Main roof forms are common hip with common gable, common hip, Boston hip, Dutch hip or shed projections at slopes ranging from 6:12 to 16:12. Roof surfaces include asphalt shingles, cedar shingles, or concrete roof tiles. Wall cladding materials include vinyl, stucco, cedar, brick and stone. The colour range includes natural, neutral, and primary derivative colours. Landscaping ranges from modest to above average.

## 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", "Neo-Heritage", "Craftsman-Heritage", or "Rural 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

Forty three percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Fifty seven percent of homes however, are considered 'non-context'. Context homes include: 15829 - 105A Avenue, 15839 - 105A Avenue, and 15849 - 105A Avenue. However, massing design, construction materials, and trim and detailing standards for new homes (post year 2010) constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate 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 providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 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 providing that 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:** Not applicable - there are no corner lots

**Landscaping:** Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: March 6, 2014

**Reviewed and Approved by:**       Date: March 6, 2014

## Tree Preservation Summary

Surrey Project No: 7913-0292-00  
 Address: 15815/25 105A Avenue Surrey  
 Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>19</b>
<b>Protected Trees to be Removed</b>	<b>18</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    4    </u> X one (1) = 4  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   14   </u> X two (2) = 28	<b>32</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>32</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>          </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>          </u> X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:



\_\_\_\_\_  
 (Signature of Arborist)

20-Mar-14

\_\_\_\_\_  
 Date