

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7918-0353-00

Planning Report Date: December 21, 2020

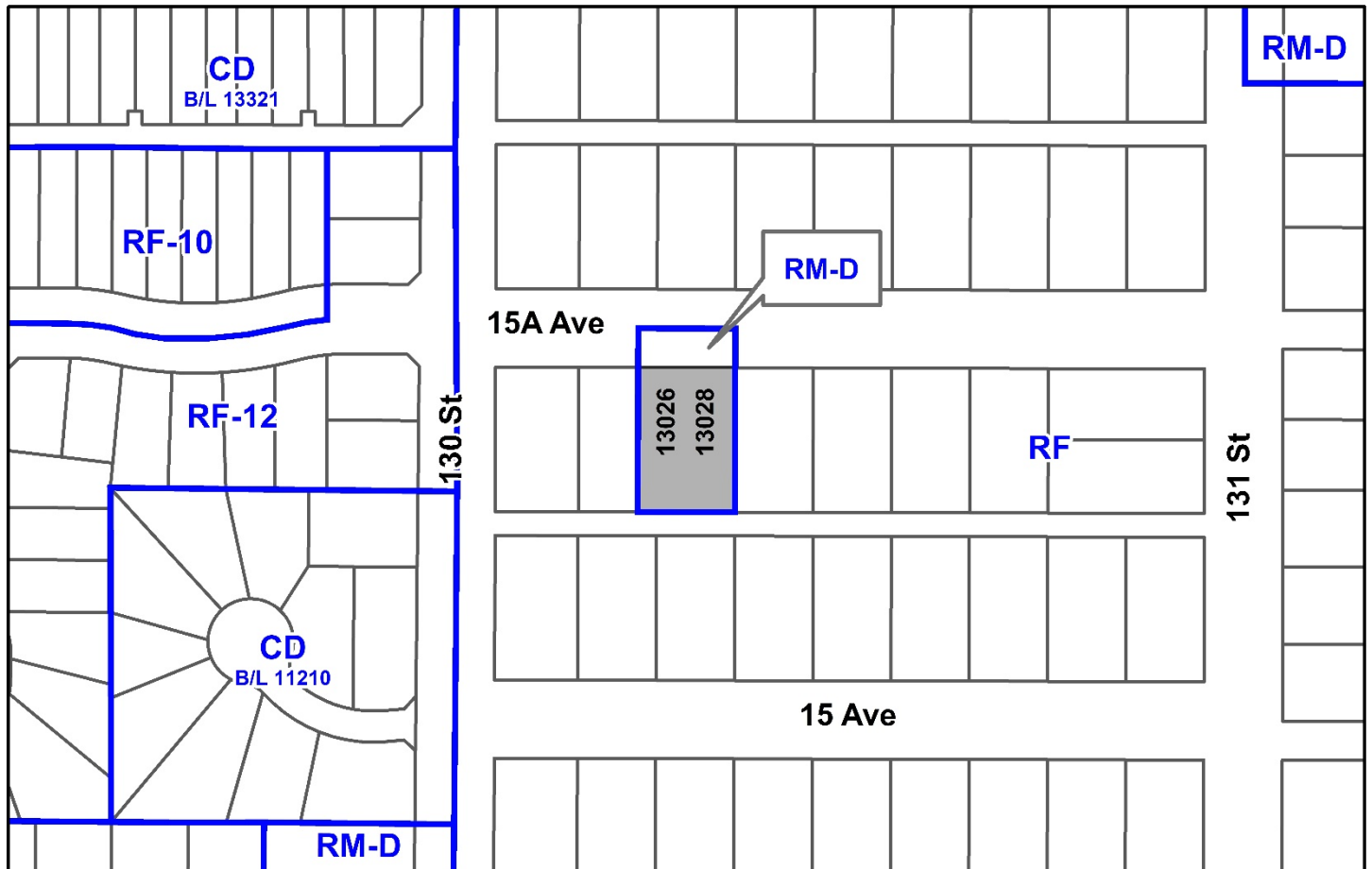
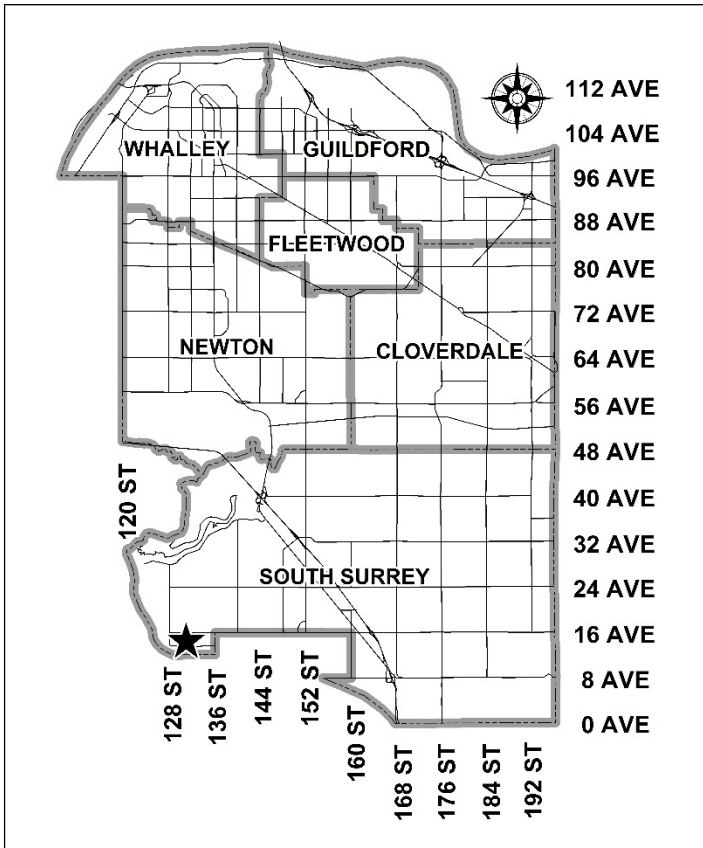
**PROPOSAL:**

- **Rezoning** from RM-D to CD to allow subdivision into two single family residential lots.

**LOCATION:** 13028 – 15A Avenue  
 13026 – 15A Avenue

**ZONING:** RM-D

**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**

- The proposal complies with the Urban designation and infill policies of the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density is a modest increase compared to the adjacent single family dwellings and is appropriate given the site's proximity to existing services and the building form's sensitivity to the existing residential character of the neighbourhood.
- The proposal will not result in an increase in the number of dwelling units on the subject site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Duplex Residential	Urban	RM-D
North (Across 15A Ave), East, South, and West:	Single Family Residential	Urban	RF

### Context & Background

- The subject property is a strata duplex residential site located at 13026 and 13028 – 15A Avenue in South Surrey.
- The site is designated "Urban" in the Official Community Plan (OCP) and zoned "Duplex Residential Zone (RM-D)". The site is not located in a secondary plan area and is less than 100 metres from the Ocean Park Local Area Plan, the southeast corner of which is located at the intersection of 16 Avenue and 130 street.
- The property is 24.98 metres in width and 929 square metres in area. A two-storey duplex dwelling with two legal, non-conforming secondary suites (4 units total) has occupied the site for over 30 years.

- The site is situated in an established single family neighbourhood. The properties in the immediate neighbourhood are zoned "Single Family Residential Zone (RF)" and are on lots that average approximately 20 metres in width. There is a pocket of single family small lots (i.e., RF-10, RF-12 and CD [based on RF-9]) to the west of the subject site, across 130 Street.
- Previously, the applicant applied under Development Application No. 7915-0424-00 to rezone the property to "Single Family Residential (12) Coach House Zone (RF-12C)" to allow subdivision into two single family lots with coach houses.
- One component of the applicant's rationale for their coach house proposal was that the site does not have the potential for in-ground basements due to utility servicing constraints. Since there was no possibility of accommodating a secondary suite within an in-ground basement, any future secondary suite would need to be within the main floor of the principal dwelling which would compromise the functionality of the floor plan. For this reason, coach homes were the preferred option for the applicant to accommodate a secondary dwelling unit on the proposed lots.
- Development Application 7915-0424-00 was denied by Council at the Regular Council – Land Use Meeting on January 22, 2018 in accordance with staff's recommendation. In making their decision, Council expressed concern with the precedent that the proposal could set for the neighborhood.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "Duplex Residential Zone (RM-D)" to "Comprehensive development Zone (CD)" in order to subdivide the property into two single family lots.
- The CD Zone is based on the "Single Family Residential (13) Zone (RF-13)" with the intent to increase the maximum allowable dwelling area from 265 square metres under the RF-13 zone to 307 square metres in order to accommodate secondary suites on the ground floor without reducing the functionality of the floorplans.
- There are a total of four dwelling units proposed: two primary dwelling units and two secondary suites. There are currently four dwelling units located on the property: two primary dwelling units and two legal non-confirming secondary suites. The proposal does not result in an increase in the number of dwelling units located on the property.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	929 square metres
Road Dedication:	0 square metres
Undevelopable Area:	0 square metres
Net Site Area:	929 square metres

	Proposed
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	21.5 uph
<b>Lot Sizes</b>	464 square metres
<b>Lot Widths</b>	12.4 metres
<b>Lot Depths</b>	37.1 metres

### Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: **The School District has provided the following projections for the number of students from this development:**

1 Elementary student at Ray Shepherd Elementary School  
1 Secondary students at Elgin Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by mid-2022.

### Transportation Considerations

- The site will be accessed by an existing rear lane that connects to 130 Street.

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

#### Official Community Plan

##### Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

##### Themes/Policies

- A3.1 – Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.

*(The proposed development is located within an existing, established single family neighbourhood that is approximately 300 metres from the existing commercial centre of Ocean Park and approximately 175 metres to transit stops on 16 Avenue, which provides access to local and regional bus routes).*

- A3.5 - Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The proposed lot sizes are smaller than the adjacent RF lots but each proposed lot exceeds the minimum area requirement of the RF-13 zone by 128 square metres. The applicant has proposed a maximum floor area per dwelling unit of 307 square metres, which is a floor area ratio of 0.66. The majority of adjacent RF lots are 747 square metres in area. The RF zone restricts floor area on a sliding scale, whereas the maximum floor area ratio decreases with the size of the property. The maximum floor area allowed under the RF zone for a 747 square metre property would be 401.45 square metres, which is a floor area ratio of 0.54. The relative building density will only be slightly higher for the subject lots than the adjacent RF zoned properties and represents a minor and sensitive increase to the neighbourhood density.*

*Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood. The proposed CD By-law will have greater setbacks than the base RF-13 zone to more closely align the proposed dwellings with the existing streetscape.)*

### **CD By-law**

- The applicant proposes to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to allow the subdivision of the site into two lots that can accommodate single family dwellings with main floor secondary suites. The CD By-law will have provisions based on the "Single Family Residential (13) Zone (RF-13)". The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the "Single Family Residential (13) Zone (RF-13)" and the proposed CD By-law is illustrated in the following table:

Zoning	RF-13 Zone (Part 16B)	Proposed CD Zone
<b>Floor Area Ratio:</b>	0.72 – 265 square metres maximum	0.72 – 307 square metres maximum
Front Yard:	6 metres  <sup>1</sup> The <i>front</i> yard setbacks of the principal building may be further reduced to a minimum of 4 metres and 2 metres respectively by an unenclosed and uninhabitable space such as a porch or veranda.	6 metres  <sup>1</sup> The front yard setback of the principal building may be reduced to a minimum of 3.2 metres by an unenclosed and uninhabitable space such as a porch or veranda.
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.4 metres	2.4 metres
Rear:	7.5 metres	7.5 metres
<b>Number of Spaces</b>	3 parking spaces	Refers to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law  Table C.1: Single Family Dwelling - 3 parking spaces required.
<b>Access</b>	Where there is a lane up to or along the rear lot line, a driveway access is permitted only from the lane	Access is only permitted from the rear lane.

- **Floor Area Ratio (FAR)**

- Floor Area Ratio (FAR) is a form of density in the Zoning By-law which regulates the maximum amount of floor area permitted for buildings and structures based on the area of a given lot. All covered areas of a building or structure that are constructed above grade are counted towards the FAR maximum for a lot. Basement levels, which by definition, are building levels that are a minimum of 50% in-ground, are not applied against the maximum FAR of a lot.
- Under the RF-13 Zone, an FAR of 0.72 is permitted, however, the total floor area of a dwelling is capped at a maximum of 265 square metres. Based on the proposed lot size, the proposed lots would be able to accommodate single family dwellings with a maximum habitable floor area of 265 square metres, the maximum allowed under the RF-13 Zone.
- The proposed CD Zone proposes to increase the maximum allowable dwelling floor area to 307 square metres each, 42 square metres more than the maximum under the RF-13 zone.
- The proposed lots are not eligible for an in-ground basement due to utility servicing constraints. Most secondary suites in newly constructed single family dwellings are located within in-ground basements to maximize the size and function of the primary dwelling unit.

- An additional 42 square metres of floor area is proposed to accommodate secondary suites on the main level and ensure functional floor plans for each of the primary dwelling units.
- **Setbacks**
  - The RF-13 Zone contains flexible setback provisions that allow reductions to the minimum setbacks, provided certain criterion are met. The CD Zone does not propose any changes to the base setbacks, but only to the flexible setback requirements.
  - The RF-13 Zone allows the front yard setback to be reduced from 6 metres to 4 metres for the principal building and 2 metres for a porch or veranda. The CD Zone proposes no reduction of the principal building beyond 6 metres but will allow a veranda or porch to be setback 3.2 metres from the front property line.
  - The additional restrictions on the front yard setback proposed in the CD Zone will ensure that the front yard setback of the proposed dwellings will be consistent with the existing streetscape.
  - The proposed CD Zone will only allow access from the rear lane, therefore, a number of flexible zoning restrictions of the RF-13 Zone referencing garages accessed through the front yard were removed.
- **Parking and Access**
  - The RF-13 Zone specifies that 3 parking spaces are required per lot. Instead of specifying the number of parking stalls required, the CD Zone proposes to reference Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law. The purpose of referencing this table is to ensure that the parking requirements of the CD Zone will remain consistent with the single family dwelling parking rates, should they be amended in the future.
  - Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law currently requires that single family dwellings have a minimum of 3 parking spaces per lot.
  - The RF-13 Zone states that where there is a lane up to or along the rear lot line, a driveway access is permitted only from the lane. Since there is a lane located to the rear of the subject site, the CD Zone proposes to simplify the language of the By-law and state that driveway access from the lane is required.

### **Lot Grading and Building Scheme**

- The applicant retained Mike Tynan of Tynan Consulting as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage" and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the Design Consultant.



- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated October 2019, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

## PUBLIC ENGAGEMENT

- Pre-Notification letters were sent to area residents and the Ocean Park Business Association and Ocean Park Community Association on October 23, 2019 and a Development Proposal Sign was installed on October 29, 2019. To-date, staff have not received any responses from neighbouring residents or representatives from the community or business association.

## TREES

- Jeff Ross, 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
<b>Coniferous Trees</b>			
Alaskan Cedar	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>2</b>	
<b>Total Retained and Replacement Trees</b>		<b>2</b>	
<b>Contribution to the Green City Program</b>		<b>\$800</b>	

- The Arborist Assessment states that there is a total of two mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that the two Alaskan Cedar trees cannot be retained as part of this development proposal as they are located within the proposed building envelopes. There is not sufficient room on the site to adjust the building envelopes in order to retain the two Alaskan Cedar trees.
- The Arborist Assessment identified a Japanese Snowbell tree located within the City Boulevard (not shown in Table 1 above), which was in poor health due to a significant crack in the tree. The tree was assessed by Parks and determined that the tree should be removed and replaced independent of the development application. Parks has removed the tree and it will be replaced at a future date. The applicant will not be required to compensate the City for the removal of this City tree as its removal occurred independent of the proposal.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site (based on 1 replacement tree per lot), the deficit of 4 replacement trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 2 trees are proposed to be replaced on the site with a contribution of \$800 to the Green City Fund.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

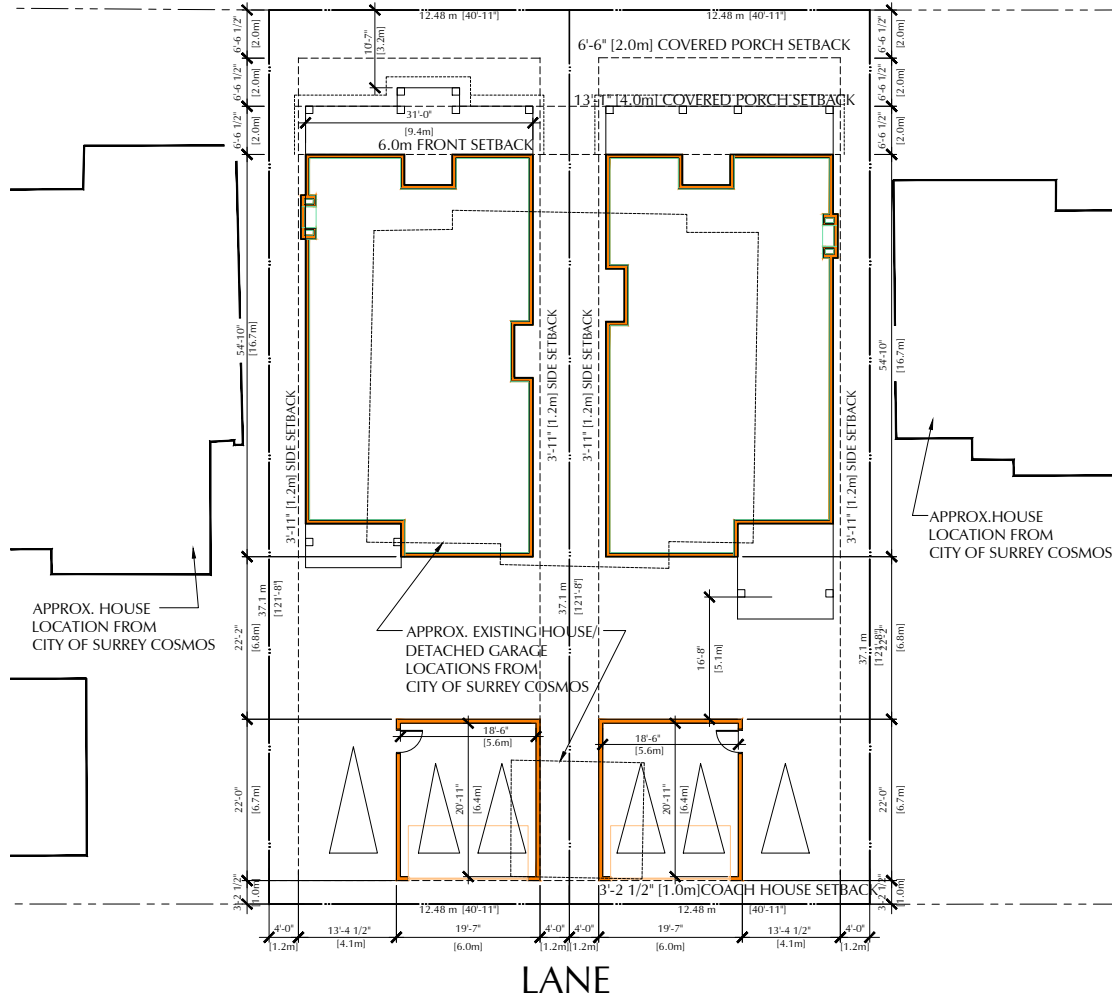
Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

BD/cm

# 15A AVENUE



**ZONING:**  
PROPOSED CD BY-LAW REQUIREMENTS BASED ON RF-13 ZONE

LOT AREA: 463.7 sm /LOT

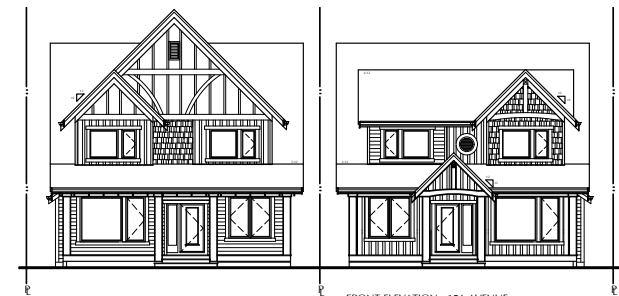
SITE COVERAGE RATIO:	PERMITTED 50%	PROPOSED 40%
FLOOR AREA RATIO:	0.72, 265 sm MAX. 2860 SF	307 sm 3300 SF

SETBACKS:	PERMITTED	PROPOSED
PRINCIPAL BUILDING		
FRONT	6.0m/19.68'	6.0m/19.68'
REAR	7.5m/24.6'	
SIDE	1.2m/3.9'	1.2m/3.9' + 1.7m/5.57'

COVERED VERANDAH	2.0m 3.9'	3.2m/10.49'
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DETACHED GARAGE	1.0m/3.3'	1.0m/3.3'
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MAX BUILDING HEIGHT	PERMITTED 9.0m/31.0'	PROPOSED 9.0m/31.0'
DETACHED GARAGE	5.0m/16.0'	5.0m/16.0'



SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



## PROPOSED CD DEV.

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

13026 + 13028 15A AVENUE, SURREY B.C.

SITE PLAN/ FRONT ELEVATION 1511

SCALE: AS NOTED

JULY 4, 2018



# A1.1



## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 6, 2020** PROJECT FILE: **7818-0353-00**

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RE: **Engineering Requirements  
Location: 13026 & 13028 15A Avenue**

**REZONE/SUBDIVISION*****Works and Services***

- Construct the south side of 15A Avenue;
- Construct lane along the south property line to 130 Street;
- Construct a storm, sanitary and water service connection to each lot;
- Provide access to each lot from the rear lane;
- Provide on-site stormwater mitigation features to meet the Ocean Bluff-Chaantrell Creek Integrated Stormwater Management Plan; and
- Asses the stormwater flow in the rear lane and provide an appropriate storm system to handle the flows.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.  
Development Engineer

R29



December 16, 2020

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0353 00 (updated Dec 2020)

**SUMMARY**

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

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

**September 2020 Enrolment/School Capacity**

<b>Ray Shepherd Elementary</b>	
Enrolment (K/1-7):	42 K + 326
Operating Capacity (K/1-7)	19 K + 419
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1362
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	3
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*Population:* The projected population of children aged 0-19 impacted by the development.

*Enrolment:* The number of students projected to attend the Surrey School District ONLY.

**School Enrolment Projections and Planning Update:**

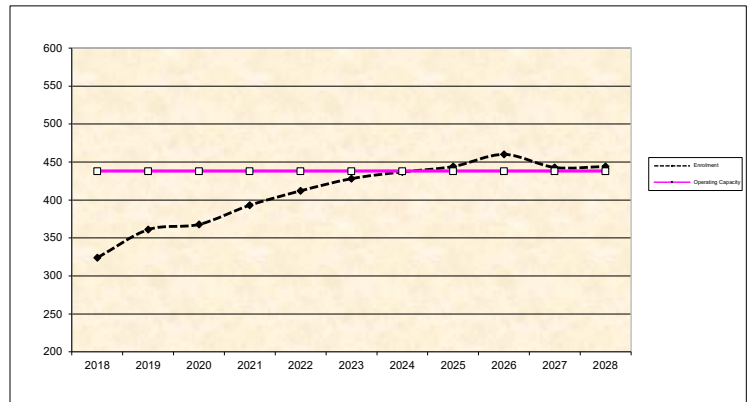
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Ray Shepherd Elementary serves a maturing neighbourhood where future development can be characterized as spot infill housing. Though last year, the data was still indicating a slow decline in the catchment, the last two years September enrolment has increased by 1 classroom for each year. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to further understand the developing growth trend.

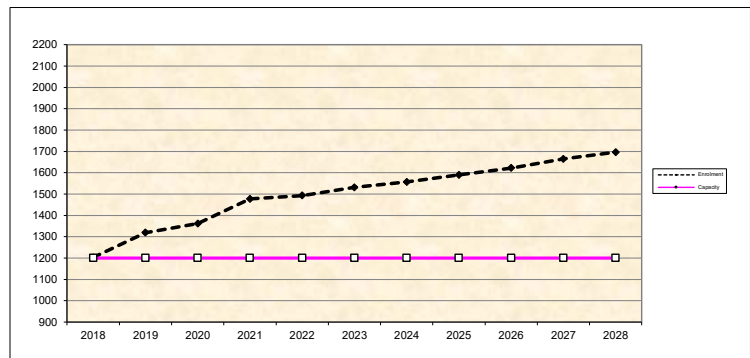
With recent changes to feeder schools and students that cannot be accommodated at Semiahmoo or Earl Marriott, Elgin Park Secondary is operating over capacity this year.

The new Grandview Heights Secondary is currently under construction. The new 1500 capacity high school is scheduled to open September 2021 which will relieve some of the secondary enrolment pressure in the South Surrey/White Rock area. The new boundary catchments were adopted in March 2018 but will come into effect September 2021.

**Ray Shepherd Elementary**



**Elgin Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 18-0353-00  
 Project Location: 13026 and 13028 - 15A 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 within an old urban development area developed in the 1960's and 1970's. Interspersed with the old urban homes are a few new homes that were redeveloped through a demolition and rebuild process on individual lots rather than by subdivision.

The style of the older homes can be described as "West Coast Traditional", "Old urban" or "Heritage" (one Heritage home). Home types include Bungalow, Cathedral (Split) Entry and Basement Entry, ranging in size from 1100 - 2600 sq.ft. Massing designs fit into one of two groups; simple low mass homes (the Bungalows), and homes with box-like massing (upper floor positioned directly above lower floor on all sides of the home) which is evident on the many Basement Entry and Cathedral Entry types homes. The older homes have simple, low slope roofs (flat to 4:12 slope) in either common gable or common hip forms and have no more than one prominent street facing projection. Roof surfaces include asphalt shingles (both interlocking tab type and rectangular type), cedar shingles, tar and gravel, and roll roofing. Wall cladding materials include cedar, aluminum and stucco, in a colour range that includes neutral, natural, and primary colours. Trim and detailing standards are modest, typical of those found on most homes from the 1960's and 1970's.

There are three new homes that stand out as distinctly different from the older housing stock. The first, at 13071 - 15A Avenue, is a new 4000 sq.ft "West Coast Contemporary" Two-Storey home. Massing is considered mid to high scale. The home has a prominent 1½ storey high front entrance portico with a flat roof. The roof is an all-common hip form at a 3:12 slope and has an asphalt shingle surface. The home is clad in stucco. The design has clean, simple lines, good balance, and is a suitable context home.

The second new infill home at 13062 - 15A Avenue is a 1990's, 3500 sq.ft. "Neo-Traditional" style Two-Storey home. The home has mid to high scale massing, with the mass concentrated at the centre (massing steps down to one storey at each side. The home has an 8:12 slope main common hip roof with asphalt shingle surface, six street facing common gable projections with a 12:12 slope, and one semi-circle feature with oval window below. The entrance height is one storey, but appears as 1 ½ due to a decorative railing. The home is clad in stucco only, and is also considered a suitable context home.

The third new home at 13016 - 15A Avenue is a 3000 sq.ft. (approx.) "Neo-Traditional" style Two-Storey type home, which exhibits desirable mid-scale massing characteristics, with proportional consistency between elements, and with overall balance. The home has a 9:12 slope main common hip roof with three 16:12 slope street facing feature projections, each articulated with wood wall

shakes. The wood wall shingles and stucco siding are in dark blue, and the home is highlighted with bright white wood trim. This is a desirable context home.

The other home of significance is the 25 year old (approx) "Queen Anne Heritage" style Two-Storey home at 13050 - 15A Avenue. The home has desirable mid-scale massing characteristics, primarily due to the wrap around main floor veranda. The upper floor has a 12:12 slope main common hip roof with highly articulated 12:12 slope common gable projection and a 20:12 carousel hip projection. The horizontal siding and trim elements are in various shades of blue and in both cream and white colours. The lot has the highest landscape standard for this area. This home is also considered a context home.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context, including homes at 13071, 13062, 13050, and 13016 - 15A Avenue. However, there is substantial diversity between the massing designs, construction materials, and trim and detailing standards for these homes and so some flexibility in design is acceptable, providing homes meet or exceed standards on the context homes and also meet or exceed standards commonly found in post year 2018 RF-13 zoned subdivisions.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant that provide a style 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 wide range 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-13 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 :** This is South Surrey area in which land values are high, as are new home prices. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, roll roofing, metal. 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** The streetscape is a blend of simple old urban Bungalows and 50 year old box-like Basement Entry and Cathedral Entry homes finished to standards typical of that era. There is one "Queen Anne Heritage" style home with full wrap around veranda. There is one new "West Coast Contemporary" style Two-Storey home with clean simple lines, a 1990's "Neo-Traditional" Two-Storey stucco clad home with steeply sloped roof and six street facing feature projections, and a new "Neo-Traditional" style Two-Storey home with steeply sloped common gable projections articulated with dark blue wood wall shingles. The new homes are all considered context quality.

## 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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. 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 2017'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 compatibility with neighbouring "context homes" including 13071, 13062, 13050, and 13016 - 15A Avenue. Homes will therefore be in a compatible style range, including "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", and other compatible styles, as determined by the design consultant (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 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, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“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 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**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. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front. It is likely however that the Engineer of record will determine that services are not deep enough to facilitate in-ground basements.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

**Special Setbacks:**

Due to the fact that all surrounding lots are RF zone, the recommendation is to increase the setback on the two new homes for better alignment with the adjacent RF zone homes. The recommendation is to increase setbacks so the veranda is set at least 3.2 metres from the front lot line and the dwelling living area is set not less than 6.0 metres from the front lot line.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: May 12, 2020

**Reviewed and Approved by:**       Date: May 12, 2020

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 18-0353-00


Address: 13026 / 13028-15A Avenue

Registered Arborist: Jeff Ross #PN-7991A

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)	2
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	2
<b>Replacement Trees in Deficit</b>	2
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

Signature of Arborist: 	Date: November 19, 2020
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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

13026 13028 15A AVE.  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	APR23/19	MK	REVISIONS
2	MAY31/19	MK	SITE PLANS
3	JUL15/20	MK	REVISIONS

NOTE: REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT PLANS.

SHEET TITLE

T1 - TREE PRESERVATION  
AND REMOVAL PLAN

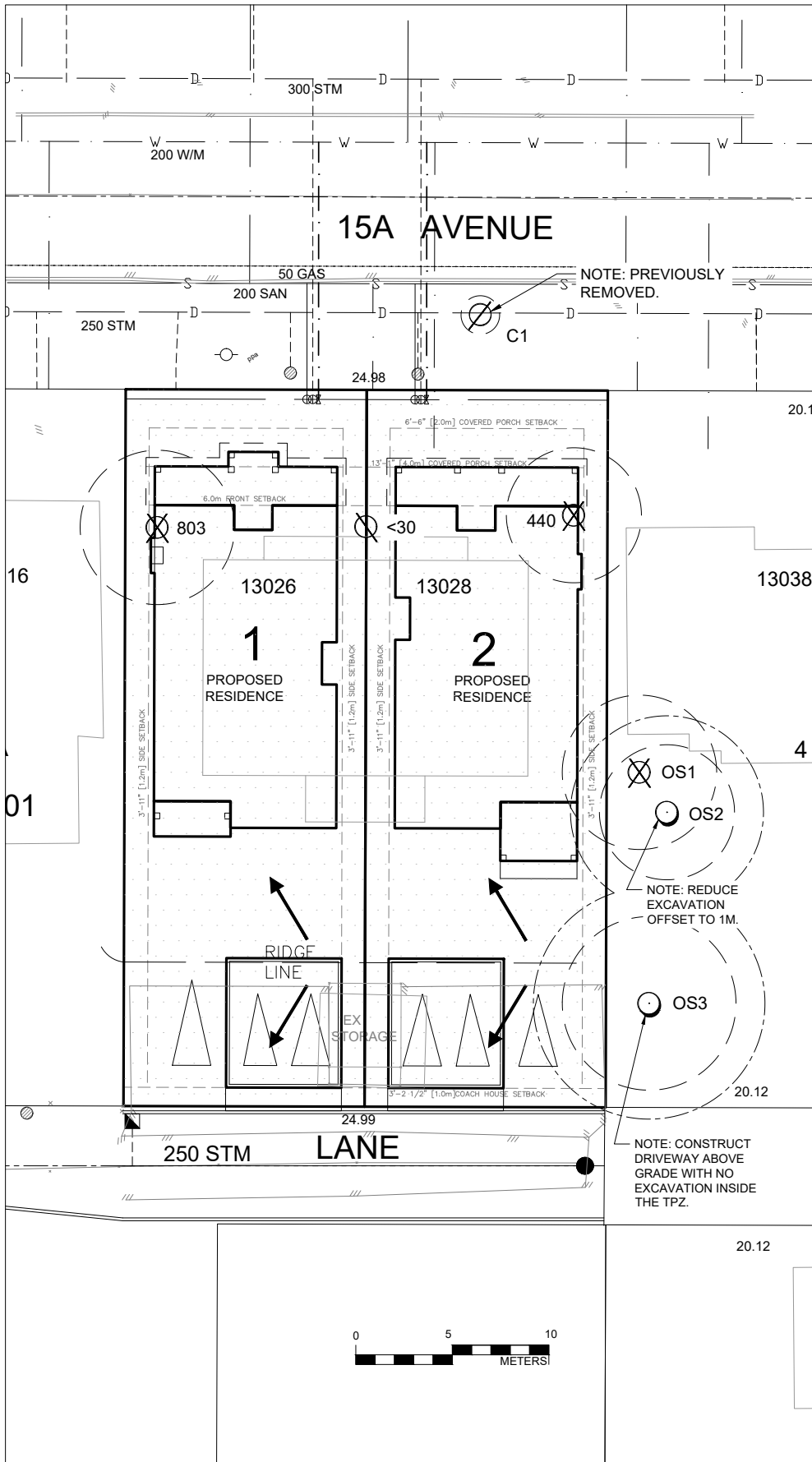
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DRAWN  
SGL

SCALE  
AS SHOWN

DATE  
MARCH 29, 2019

T-1  
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREE PREVIOUSLY REMOVED



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FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

13026 13028 15A AVE.  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	APR23/19	MK	REVISIONS
2	MAY31/19	MK	SITE PLANS

NOTE: REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT PLANS.  
 NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS  
 NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.  
 NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

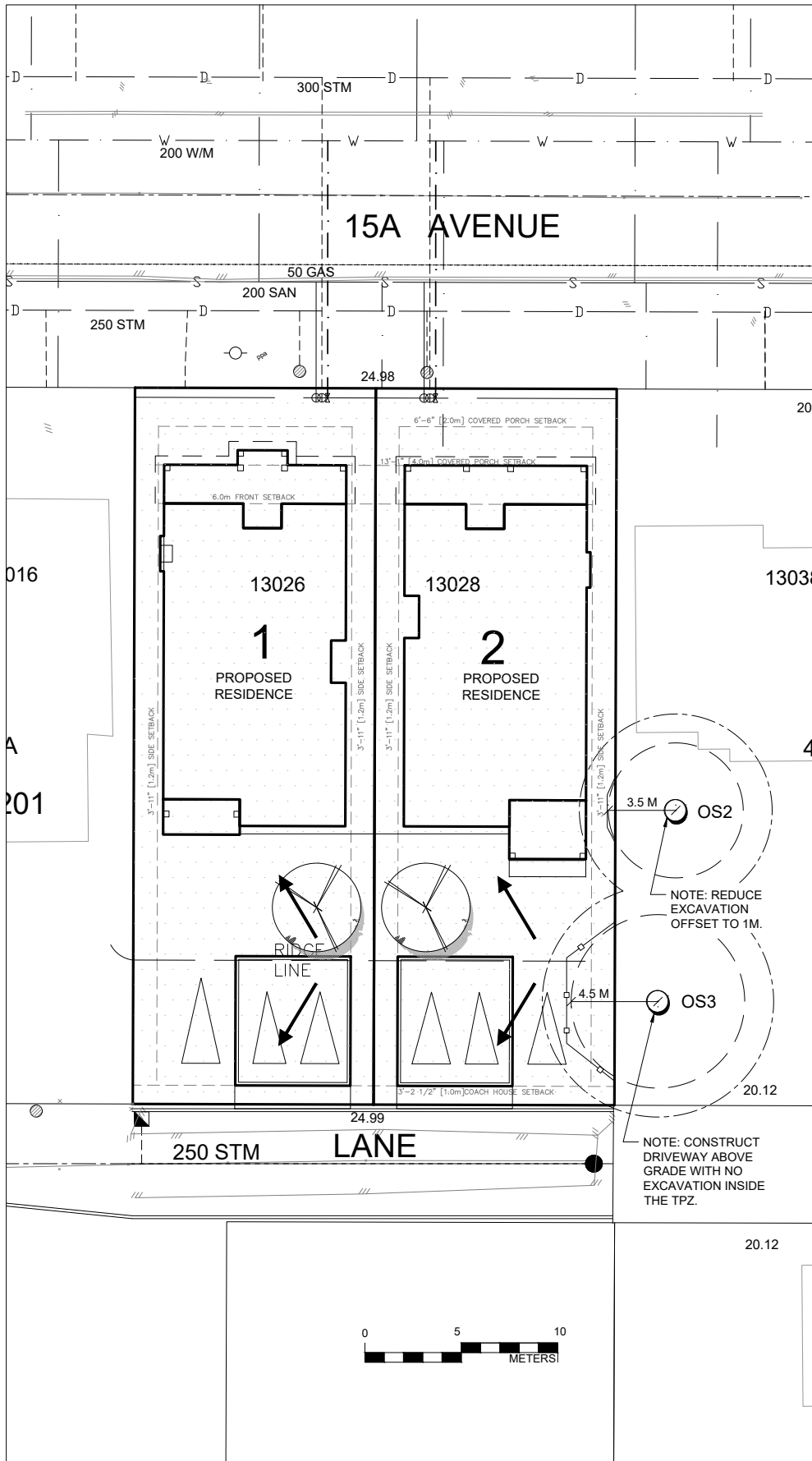
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DRAWN SGL

SCALE AS SHOWN

DATE MARCH 29, 2019

T-2  
 SHEET 2 OF 2



**LEGEND**

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE PROTECTION FENCING

