

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7919-0069-00

Planning Report Date: December 7, 2020

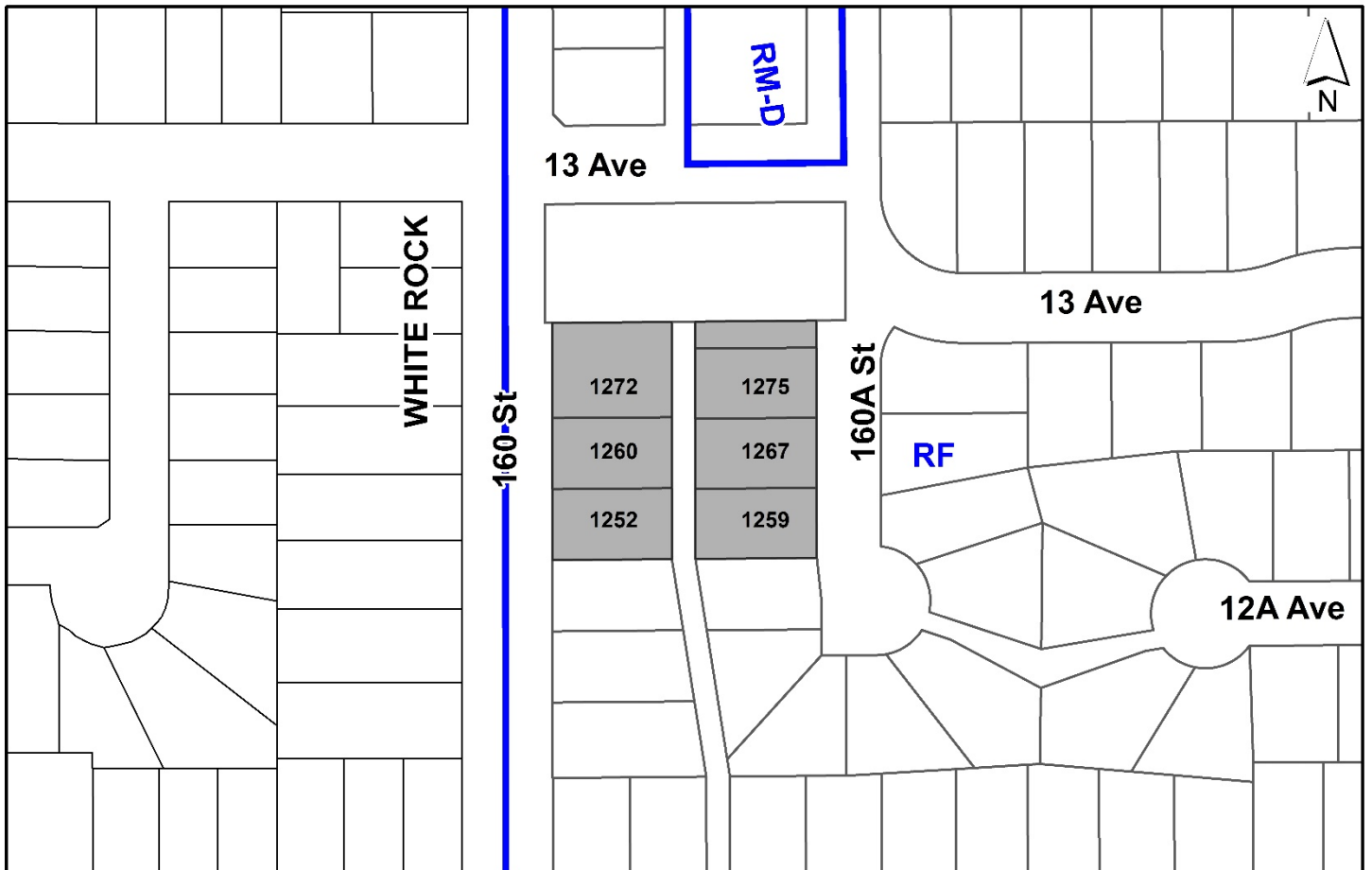
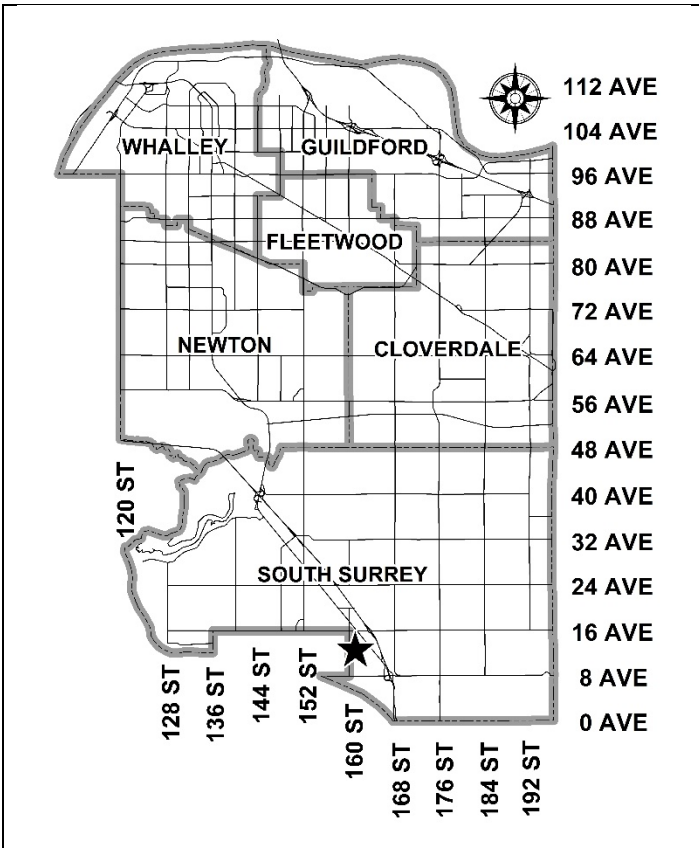
PROPOSAL:

- **Development Variance Permit**
 to allow subdivision into 8 single family lots.

LOCATION: 1252, 1260 and 1272 - 160 Street
 1259, 1267 and 1275 - 160A Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to allow front access driveways on 4 proposed RF-13 lots.

RATIONALE OF RECOMMENDATION

- The applicant is requesting to vary the Off-Street Parking requirements of the RF-13 Zone to permit front access driveways on proposed Lots 5, 6, 7 and 8.
- There are three existing RF lots on the east side of 160A Street that have driveway access from 160A Street. Therefore, allowing front driveway access for proposed Lots 5, 6, 7 and 8 will maintain continuity in the streetscape on 160A Street.
- Proposed Lots 5, 6, 7 and 8, which are located on the west portion of the site, will retain rear lane access.
- Although lane access (i.e. no driveway access to 160A Street) results in increased on-street parking opportunities, Transportation Planning Division staff do not believe that introducing driveway access to 160A Street will result in on-street parking issues in this area.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0069-00 (Appendix I), to permit front access driveways on proposed Lots 5, 6, 7 and 8, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant single family lot	Urban	RF
North:	Single family dwelling	Urban	RF
East (Across 160A Street):	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West (Across 160 Street):	Single family dwellings	N/A City of White Rock	N/A City of White Rock

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The 6 properties included in this application were created through subdivision under Development Application No. 7916-0146-00.
- All 6 properties included in this application are currently vacant lots.
- The proposed subdivision involves a remnant portion of land that is hooked to a property (1272 – 160 Street) on the west side of the existing lane. The portion of land west of the lane for 1272 - 160 Street is also included in the lands under the subject application.
- At the July 13, 2020 Regular Council – Public Hearing meeting, Council granted third reading to Rezoning Bylaw, 2020, No. 20119 for the subject site (Resolution No. R20-1093), which proposes to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", to allow subdivision into 8 single family small lots.

Zoning By-law

Off-Street Parking Variance

- The applicant is proposing to vary the Off-Street Parking requirements of the RF-13 Zone to permit front access driveways on proposed Lots 5, 6, 7 and 8.

- There are three existing RF lots on the east side of 160A Street that have driveway access from 160A Street. Therefore, allowing front driveway access for Lots 5, 6, 7 and 8 will maintain continuity in the streetscape on 160A Street.
- Lots 5, 6, 7 and 8 will also retain rear lane access.
- Although lane access (i.e. no driveway access to 160A Street) results in increased on-street parking opportunities, Transportation Planning Division staff do not believe that introducing driveway access to 160A Street will result in on-street parking issues in this area.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7916-0069-00
Appendix II. Initial Planning Report No. 7919-0069-00, dated June 29, 2020

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

TH/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0069-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 030-337-038

Lot 1 Section 12 Township 1 New Westminster District Plan EPP70058

1252 - 160 Street

Parcel Identifier: 030-337-046

Lot 2 Section 12 Township 1 New Westminster District Plan EPP70058

1260 - 160 Street

Parcel Identifier: 030-337-054

Lot 3 Section 12 Township 1 New Westminster District Plan EPP70058

1272 - 160 Street

Parcel Identifier: 030-337-062
Lot 4 Section 12 Township 1 New Westminster District Plan EPP70058

1275 - 160A Street

Parcel Identifier: 030-337-071
Lot 5 Section 12 Township 1 New Westminster District Plan EPP70058

1267 - 160A Street

Parcel Identifier: 030-337-089
Lot 6 Section 12 Township 1 New Westminster District Plan EPP70058

1259 - 160A Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Section H.1 Off-Street Parking of Part 16B Single Family Residential (13) Zone is varied to permit front access driveways on proposed Lot 5, 6, 7 and 8, as shown on the subdivision plan conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0069-00

Planning Report Date: June 29, 2020

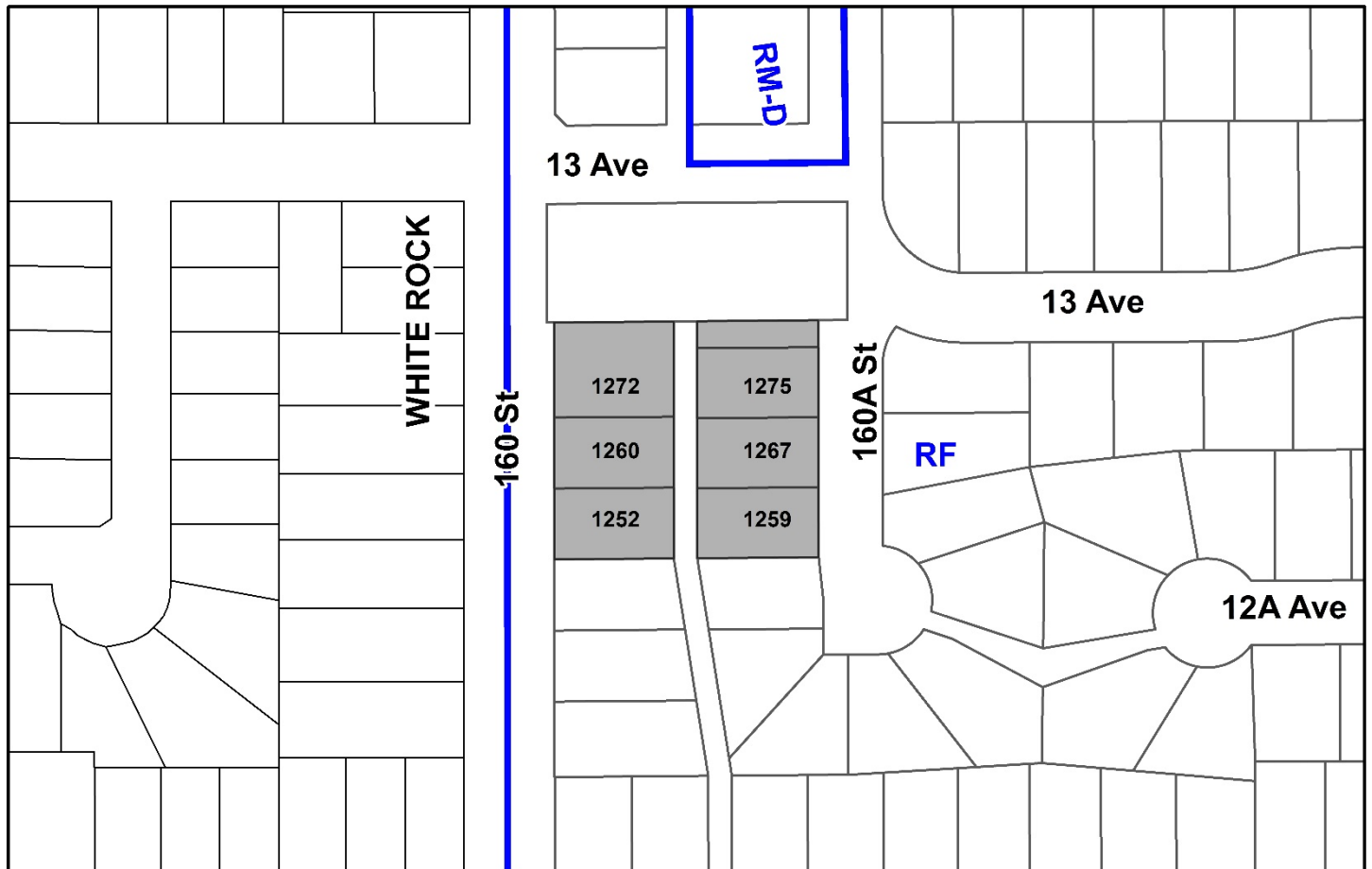
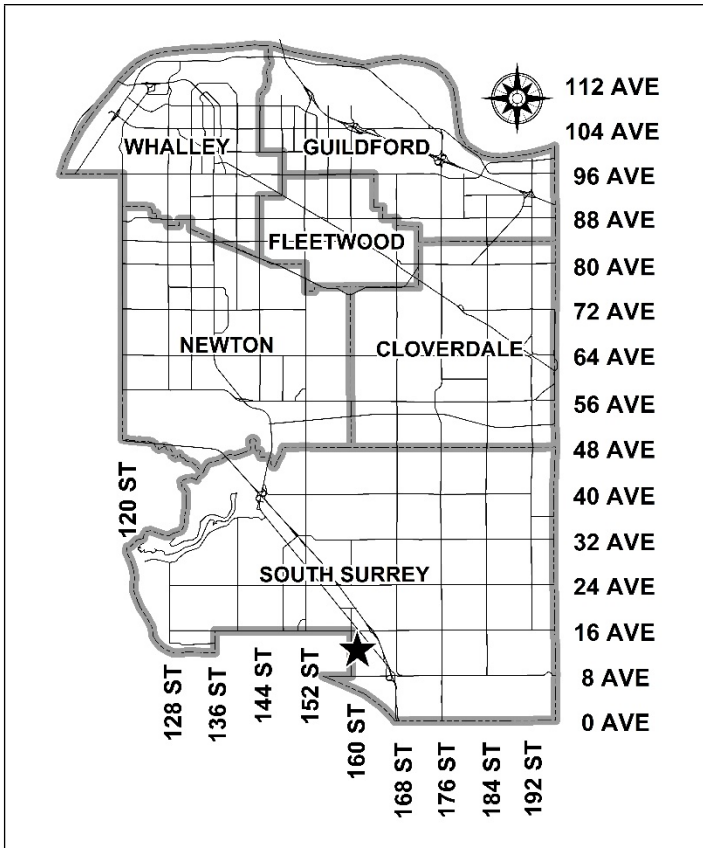
PROPOSAL:

- **Rezoning** from RF to RF-13 to allow subdivision into 8 single family lots.

LOCATION: 1252, 1260 and 1272 - 160 Street
 1259, 1267 and 1275 - 160A Street

ZONING: RF

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 in the Official Community Plan (OCP).
- The proposed lots are larger Single Family Residential (RF-13) zoned lots with a minimum lot size of 461 square metres. The proposed lot widths average between 15 and 15.9 metres with proposed lot depths of 30.7 metres to 31.2 metres, both of which significantly exceed the minimum requirements of the RF-13 zone.
- The local neighborhood is characterized by Single Family Residential (RF) zoned lots. The proposed lots will have a similar lot width and depth to what the RF zone permits.
- Although the maximum house size will be smaller on an RF-13 zoned lot than on an RF lot, visually the proposed lots will look similar to the existing dwellings along the streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", 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; and
 - (c) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant single family lot	Urban	RF
North:	Single family dwelling	Urban	RF
East (Across 160A Street):	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West (Across 160 Street):	Single family dwellings	N/A City of White Rock	N/A City of White Rock

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The 6 properties included in this application were created through subdivision under Development Application No. 7916-0146-00.
- All 6 properties included in this application are vacant lots.
- The proposed subdivision involves a remnant portion of land that is hooked to a property (1272 – 160 Street) on the west side of the existing lane. The portion of land west of the lane for 1272 - 160 Street is also included in the lands under application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", to allow subdivision into 8 single family lots (Appendix I).

	Proposed
Lot Area	
Gross Site Area:	3,770 m ²
Road Dedication:	N/A
Net Site Area:	3,770 m ²
Number of Lots:	8
Unit Density:	8.6 upa
Range of Lot Sizes	461 m ² - 496 m ²
Range of Lot Widths	15 metres -15.9 metres
Range of Lot Depths	30.7 metres -31.2 metres

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

- 4 Elementary students at South Meridian Elementary School
- 2 Secondary students at Earl Marriott 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 Summer, 2021.

South Meridian Elementary has been operating over capacity as of September 2019 and there are 4 portables on site. South Meridian Elementary will continue to rely on portables to meet the growing in-catchment demand. As part of the School District's 2020/2021 Five Year Capital Plan, the District is asking for a 200 seat addition for South Meridian Elementary. The Ministry of Education has requested the District to prepare a business case to support future approval of capital funding to construct the addition.

To relieve the pressure at Earl Marriot Secondary, Grandview Heights Secondary, a new 1500 capacity secondary school, is in construction and is targeted to open September 2021. New Boundaries were approved in March 2019.

Transportation Considerations

- All road dedication and construction requirements were secured through a previous rezoning and subdivision application (No. 7916-0146-00).

Sustainability Considerations

- The applicant has met all typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS). The proposal complies with the RGS designation.

Official Community Plan

Land Use Designation

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

Themes/Policies

- The Vision in the OCP includes "A diversified housing stock that meets the changing needs of families and individuals at all levels of income". Additionally, OCP Theme B.4 highlights the need to "...provide a mix of housing types for a range of incomes and households...".
 - *The proposal complies with the vision in the OCP as well as Theme B.4 as it provides lots that are smaller than RF lots and typically more affordable. The RF-13 lots increase the diversity of housing in this neighbourhood.*
- OCP Policy 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 larger RF-13 lots, with a similar lot width and depth to what the RF zone permits, comply with OCP Policy A3.5, which supports infill development that is appropriate in scale and density to its neighbourhood context. Building Design Guidelines will ensure compatible design to reinforce neighbourhood character.*

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- The table below compares the lot dimensions of the RF Zone and what is being proposed under the application's RF-13 Zone.

Zoning	RF Zone (Part 16)	RF-13 Zone (Part 16B)		Proposed Lots
		Type I	Type II	
Lot Area	560 m ²	336 m ²	336	461 - 496 m ²
Lot Width	15 metres	12 metres	13.4 metres	15 - 15.9 metres
Lot Depth	28 metres	28 metres	24 metres	30.7-31.2 metres

- The proposed lots are larger RF-13 zoned lots with a minimum lot size of 461 square metres. For comparison the RF-13 zone allows a minimum lot size of 336 square metres for a Type 1 or Type 2 interior lot. Similarly, the proposed lot widths average between 15 and 15.9 metres with proposed lot depths of 30.7 metres to 31.2 metres, both of which significantly exceed the minimum requirements of the RF-13 zone.

- The local context is characterized by RF zoned lots, with lot areas ranging from 588 square metres to approximately 660 square metres and with lot widths that exceed the minimum requirements of the zone (in excess of 18 metres wide).
- The RF zones requires a minimum lot width of 15 metres wide and depth of 28 metres, both of which are being met or exceeded by the proposed lot sizes. The proposed lots will have a similar lot width and depth to what the RF zone permits.
- Although the maximum house size will be smaller on an RF-13 zoned lot than on an RF lot, visually the proposed lots will look similar to the existing dwellings from the streetscape.
- No variances are being sought for the proposed lots.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant who 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).
- Architectural styles recommended for this site include "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage" and compatible forms of "West Coast Contemporary".
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd. and dated March 11, 2020 has been reviewed by staff and found to be generally acceptable. The applicant is proposing in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$2,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to contribute \$1,000 per lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 5, 2019, and the Development Proposal Signs were installed on November 13, 2019. At that time, the applicant was proposing to create 10 RF-13 lots. Staff received 12 email responses outlining concerns related to retaining the existing neighbourhood character, school capacity, traffic issues, parking issues and secondary suites.
- Subsequent to the original pre-notification letter, the applicant revised their proposal from 10 RF-13 lots to 4 RF-13 lots and 8 RF-SD (Semi-Detached Residential) lots (for a total of 12 lots). A revised pre-notification letter advising area residents of the revised proposal was sent on November 22, 2019 and the Development Proposal signs were updated. Staff received 12 email responses outlining concerns related to retaining the existing neighbourhood character, school capacity, traffic issues, parking issues and secondary suites. There was explicit concern about the proposed RF-SD lots as many neighbouring residents do not support a change from single family residential to semi-detached homes.
- Staff also received 2 email responses in support of the application and two local residents cited the need for housing that is affordable/attainable for young families.
- Subsequent to the original (July 5, 2019) and revised (November 22, 2019) pre-notification letters, the applicant revised their proposal from 4 RF-13 lots and 4 RF-SD lots (for a total of 12 lots) to 8 RF-13 lots (Appendix I). A revised pre-notification letter advising area residents of the revised proposal was sent on March 31, 2020. Staff received 9 responses from neighbouring residents outlining concerns about the proposal as follows (*staff comments in italics*):
 - Concerns about smaller (RF-13 lots) changing the existing neighbourhood character (comprised mostly of RF lots);
 - Concerns that allowing RF-13 lots will set a precedent for smaller lots in the area, which will change the character of the neighbourhood;

(The proposal is consistent with the Official Community Plan and represents infill development that is appropriate in scale and density to its neighbourhood context. Compatible design, prescribed through Building Design Guidelines, will reinforce neighbourhood character.

The proposed lots are large RF-13 lots and will have a similar lot width and depth to the existing RF dwellings in the neighbourhood. Although the maximum house size will be smaller on an RF-13 lot than on an RF lot, visually the proposed lots will look quite similar to the existing dwellings from the streetscape view. The table above compares the lot dimensions of the RF Zone and what is being proposed under the application's RF-13 Zone.)

- Concerns about parking and increased traffic;

(In accordance with the requirements of the RF-13 Zone, a minimum of 3 off-street parking stalls must be provided.

Given the number of new lots proposed to be created (2) the impact to traffic volumes, should be minimal.

The 2 additional lots, plus secondary suites, will result in an increase of 3 vehicle trips per hour, in the AM and PM Peak. This is not anticipated to have a notable impact to traffic volumes in the surrounding road network.)

- Concerns that new homes will contain secondary suites which will further increase the density in the area;

(Secondary Suites are permitted in most single family residential zones, including the RF and RF-13 Zones.

Secondary Suites support the City's affordable housing goals by providing ground-oriented rental housing for a range of tenants. For homeowners, legal Secondary Suites also act as a mortgage helper, making home ownership more affordable.)

- Concerns that the proposed density will exacerbate school capacity issues and will negatively impact hospital capacities;

(Although there are currently 4 portables on site at South Meridian Elementary School, the School District is working towards future Ministry of Education approval of capital funding to construct a school addition.

A new secondary school (Grandview Heights Secondary) is currently in construction and will help to relieve pressure at Earl Marriot Secondary school.

The application proposes to add 2 additional single family residential lots for a total of 8 single family lots , which, based on the School District's projections, will result in 4 Elementary students at South Meridian Elementary School and 2 Secondary students at Earl Marriott Secondary School.)

- Concerns that the proposal will negatively impact property values and will increase crime.

- Staff also received 1 email response in support of the application.
- The subject development application was reviewed by the South Meridian Residents Association. The South Meridian Residents Association communicated to staff that the revised development proposal for 8 RF-13 lots is acceptable to their group as the previously proposed RF-SD lots, which they were opposed to, have been removed. Staff have not received written comments from the South Meridian Residents Association to date.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates, 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	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		12	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there is one mature Western Red Cedar on the site, and one Alder tree. 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 3 replacement trees on the site. The applicant is proposing 12 replacement trees, exceeding City requirements with no contribution to the Green City Program required.

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. Summary of Tree Survey and Tree Preservation
- Appendix V. Summary of Proposed Building Design Guidelines

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

TH/cm

June 9, 2020

Planning

School Enrolment Projections and Planning Update:

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

Since 2015, South Meridian Elementary has been operating over capacity and this trend is projected to continue over the next 10 years. As of September 2019, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, South Meridian will have to continue to rely on portables to meet the growing in-catchment demand. With neighbouring schools also at capacity or greater, there is no ability to do a boundary change to relieve enrolment pressure. As part of the District's 2020/2021 Five Year Capital Plan, the District is asking for a 200 capacity addition for the school. The Ministry of Education has approved the District to prepare a business case to support future approval of capital funding to construct the addition.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school, is in construction and is targeted to open September 2021. New Boundaries were approved in March 2019. The new secondary boundaries for the South Surrey region will not come into affect until the new secondary opens.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0069 00

SUMMARY

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

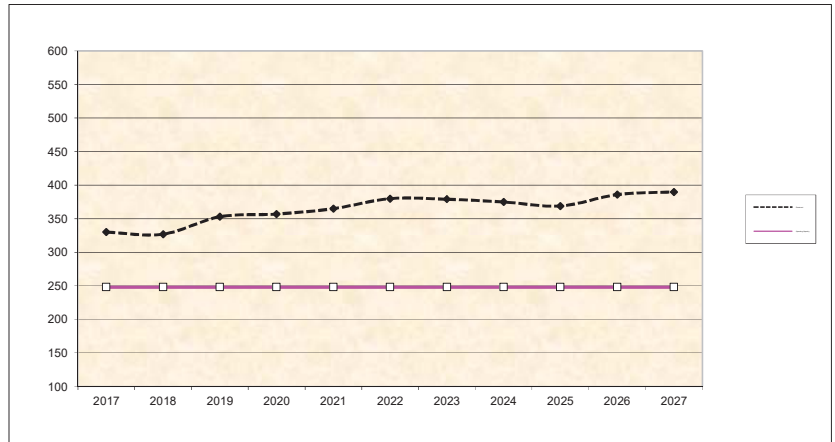
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

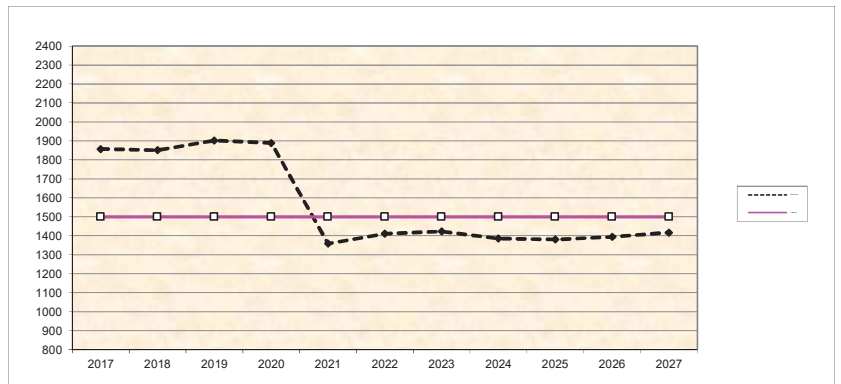
September 2019 Enrolment/School Capacity

South Meridian Elementary	
Enrolment (K/1-7):	41 K + 312
Operating Capacity (K/1-7)	38 K + 210
Earl Marriott Secondary	
Enrolment (8-12):	1902
Capacity (8-12):	1500

South Meridian Elementary



Earl Marriott 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0069-00

Address: 1250 160 Street

Registered Arborist: Tim Vandenberg

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)	2
Protected Trees to be Removed	2
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 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = <u>2</u> 	3
Replacement Trees Proposed	12
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8 	10
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

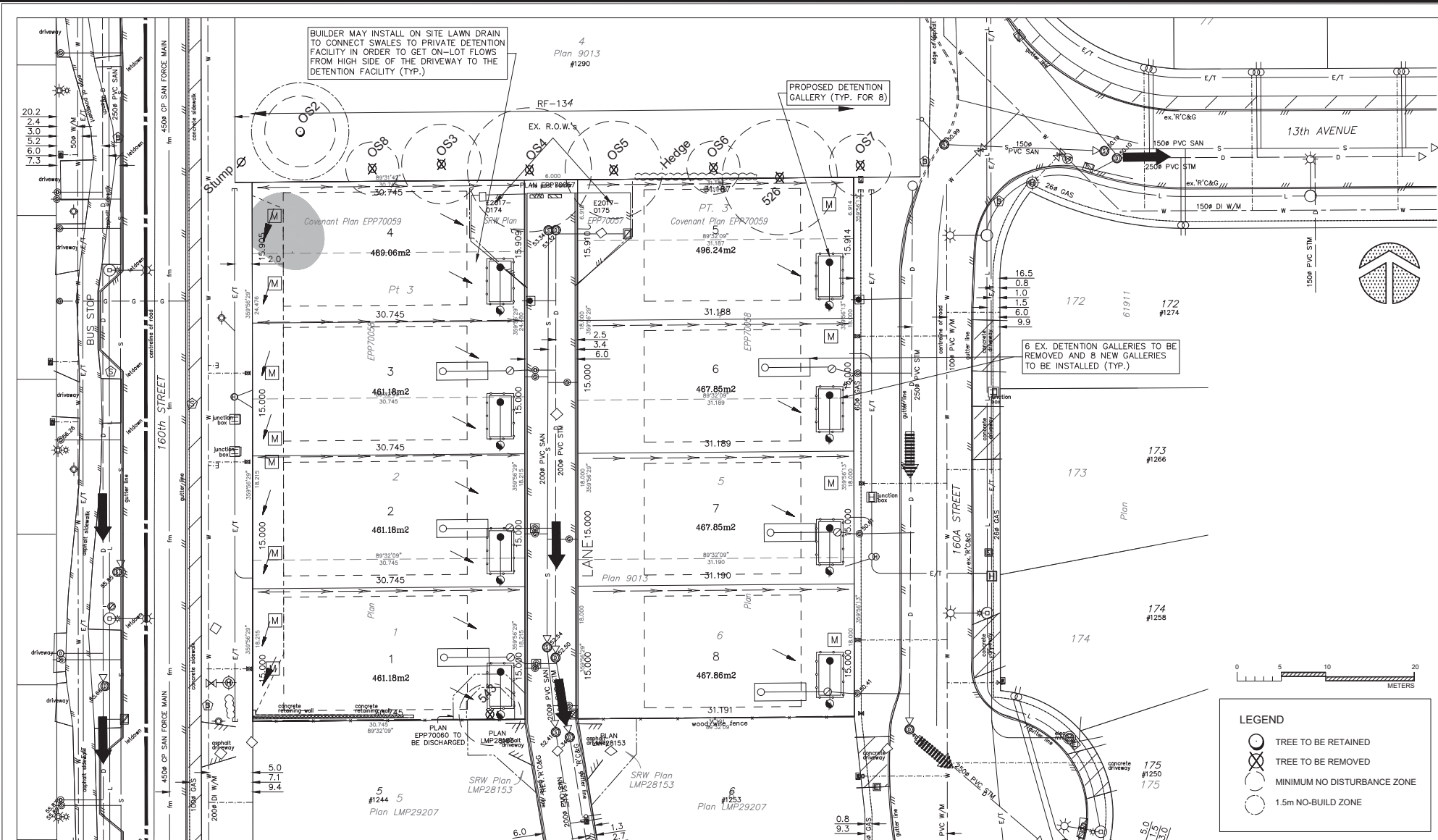
Signature of Arborist:

Date: March 12, 2020



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





NO.	DATE	BY	REVISION
1	DEC10/19	MK	LOT #7&8 - SITE PLANS
2	DEC10/19	MK	GRADING/KEY PLANS
3	MAR11/20	MK	LOT LAYOUT

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
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PROJECT TITLE
1250 - 160 STREET
 (Project #19-0069-00)
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DATE
 NOVEMBER 29, 2019

DRAWN MK
 SCALE AS SHOWN
 SHEET 1 OF 2

BUILDING GUIDELINES SUMMARY

Surrey Project no: 19-0069-00
 Project Location: 1252, 1260, and 1272 - 160 Street, and
 1259, 1267, and 1275 - 160A 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:

The subject site is located within an area that developed over an extensive time period ranging from the 1940s to present. As a result there are a wide range of structures including:

- Small (under 1000 sq.ft.) Bungalows from the 1940's and 1950's with simple low profile massing designs and low slope (5:12 or less) common gable or common hip roofs, in "Heritage" and "Old Urban" styles
- A 1 ½ storey Heritage home from the 1950s, with desirable low to mid-scale massing design featuring two street facing dormers a street facing veranda, and yellow horizontal cedar and yellow stucco cladding, also in a good state of repair.
- 1400 - 1600 sq.ft. low profile Bungalows from the 1960s - 1980s, with a wide variety of 4:12 - 6:12 pitch roof forms including common hip, common gable, Boston hip, Boston Gable, Dutch hip, and carousel hip forms typical of homes from this era.
- A 1970's, 70 foot wide "Rural Heritage" style Cathedral Entry (split entry) home with covered entrance walkway and 4:12 slope simple common gable roof.
- A desirable 1980s 1 ½ Storey Heritage home at 1302 - 160A Street
- A post-year 2000, 2900 sq.ft. "Neo-Heritage" home at 16009 - 13 Avenue, that provides good context for the subject site. Proportionally consistent, well balanced massing design. 10:12 slope. Five articulated street facing gabled projections. Hardiplank and wood wall shingles.
- Three new "West Coast Contemporary" homes featuring assemblies of geometric shapes, flat and shed roof forms, contemporary fenestration, and contemporary cladding designs featuring spaced rectangular Hardi-panel, stucco, and stone,
- Two "West Coast Traditional" Split Level homes from the 1980s and
- Two 1990's, modern urban Two-Storey homes
- Attractive, well balanced 2900 sq.ft., post year 2000s "Neo-Heritage" Two Storey home with substantial front veranda and high trim and detailing standard,

Overall, the architectural theme is considered "varied" rather than "themed".

There are also some vacant land parcels.

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

- 1) **Context Homes:** There are several homes in this area that could be considered to provide acceptable architectural context. However, due to the wide range of styles in this neighbourhood, and the wide range of styles proposed, the recommendation will be to adopt common new standards for massing design, construction materials and trim and detailing components, rather than emulate specific components from a wide range of context homes. Therefore, new homes on RF-SD lots 1 - 8 inclusive should meet post year 2018 design standards for RF-SD lots, and new homes on RF-13 lots 9-12 should meet common new standards for homes of an RF-13 scale.
- 2) **Style Character :** This is considered a "varied" style rather than a "themed" style neighbourhood. Styles include "Heritage", "Neo-Heritage", "Neo-Traditional", "West Coast Cotemporary", "West Coast Traditional", and others best described as "Old Urban". Therefore, a wide range of styles should be acceptable.
- 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-SD and RF-13 zoned subdivisions, and 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. Due to the proposed RF-SD zoning, and the tendency for designers to produce symmetrical mirror image designs that accentuate the multi family nature of these dwellings, the following section 2.8 clause is recommended: " feature projections on the front facade shall be of a varied size and shape, and shall be distributed across the front facade so as to avoid duplication and mirror imaging, so as to imply the design of one large detached single family residential dwelling from two semi detached units, as determined by the *consultant.*"
- 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 on the RF-13 lots, and to one storey only on the RF-SD lots, to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which lot values are high. 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 :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Cedar shakes appear on two homes in this neighbourhood, and are recommended. Therefore, to ensure consistency of character, only shake profile asphalt shingles, cedar shingles, and shake profile sustainable products are recommended. 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 flat and the maximum roof slope at 12:12, which is consistent with the range of roof slopes found in this neighbourhood.

Streetscape: The streetscape consists of a wide variety of homes, ranging in age from one to 75 years old. Size ranges from 800 sq.ft. to 3000 sq.ft. Home types include Bungalow, Two-Storey, 1 ½ Storey, Split Level, and Cathedral Entry. Styles include "West Coast Contemporary" (3 new homes), "Rural Heritage", "Old BC Heritage", "West Coast Traditional", "Neo-Heritage", "Neo-Traditional", and a few homes best described by the term "Old Urban". Roof slopes range from flat to 12:12. Massing designs range from "simple low mass", to high mass. Cladding materials vary greatly between the "West Coast Contemporary" homes and the others. There are a few vacant lots. Overall, the streetscape is considered "varied" based on attributes described above.

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 one storey on RF-SD lots 1 - 8 inclusive, and to 1 to 1 ½ storeys on RF-13 lots 9 - 12 inclusive.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are several homes in this area that could be considered to provide acceptable architectural context. However, due to the wide range of styles in this neighbourhood, and the wide range of styles proposed, the recommendation will be to adopt common new standards for massing design, construction materials and trim and detailing components, rather than emulate specific components from a wide range of context homes. Therefore, new homes on RF-SD lots 1 - 8 inclusive

should meet post year 2018 design standards for RF-SD lots, and new homes on RF-13 lots 9-12 should meet common new standards for homes of an RF-13 scale.

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 flat. Maximum 12:12.

Roof Materials/Colours:

Cedar shingles, 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.

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 on RF-13 lots 9 - 12, and a minimum of 12 shrubs of a minimum 3 gallon pot size on each of RF-SD lots 1 - 8 inclusive. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** November 28, 2019

Reviewed and Approved by:



Date: November 28, 2019