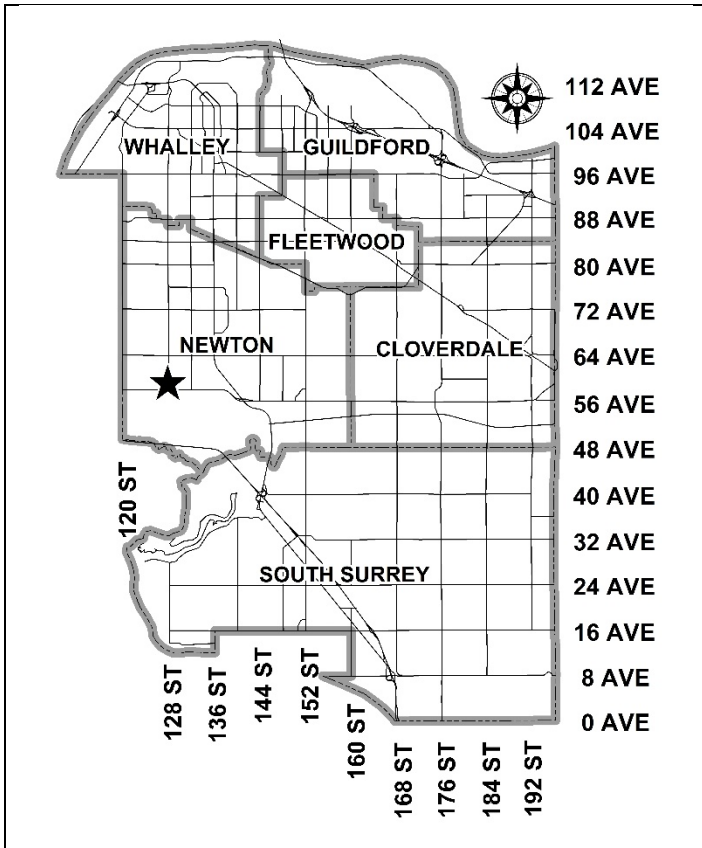


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0199-00

Planning Report Date: December 7, 2020



PROPOSAL:

- **NCP Amendment** for a portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" and for changes to the road network.
- **Rezoning** from RA to RF-10

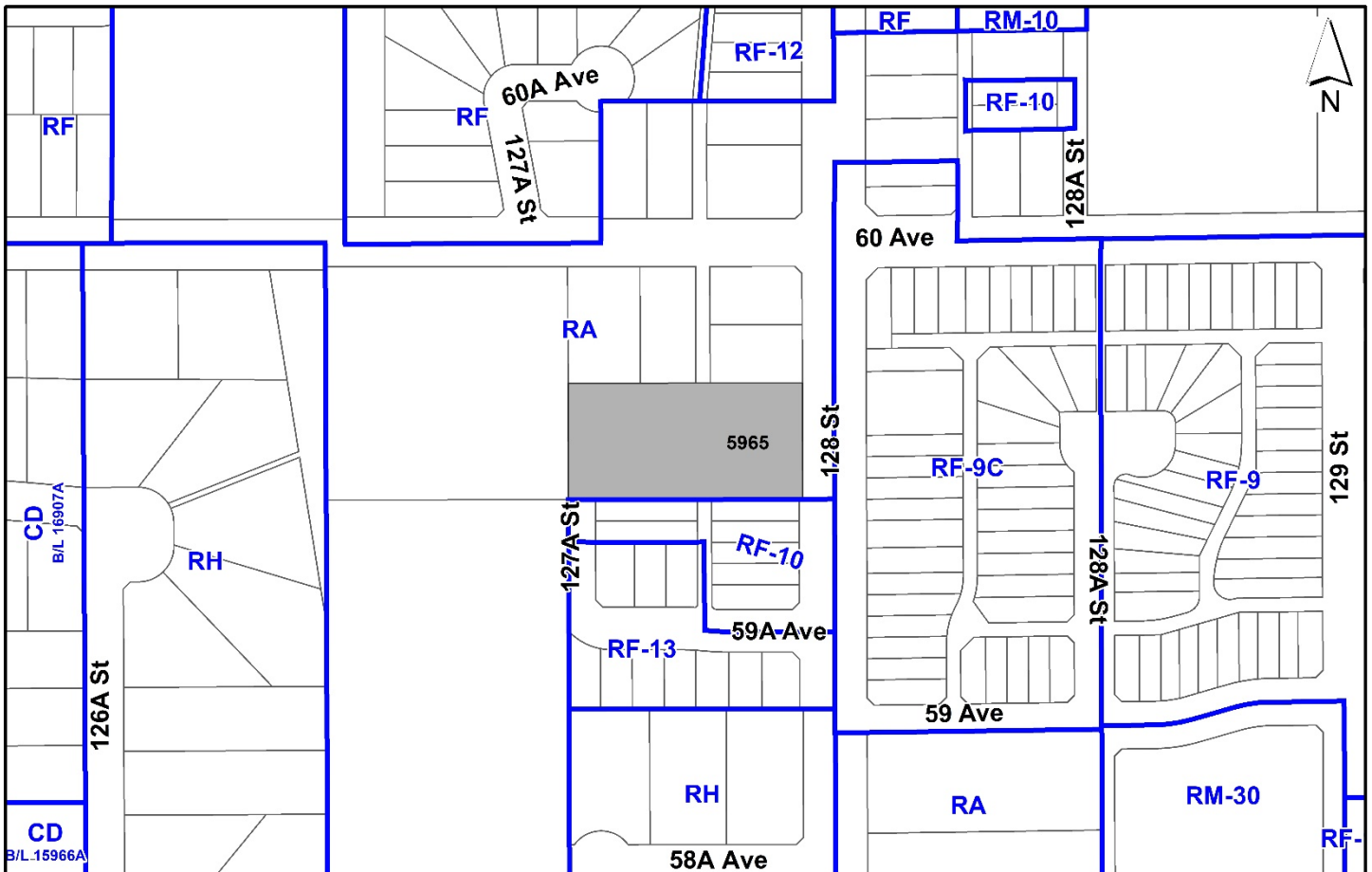
to allow subdivision into 10 single family small lots.

LOCATION: 5965 - 128 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP/TCP/LAP DESIGNATION: Proposed Single Family (6 u.p.a.) and Small Lot (10 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) for a portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small lot (10 u.p.a.)", and for changes to the road network.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The applicant proposes to amend the West Newton/Highway 10 NCP for the western portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" to reflect the blended density proposed across the site. The density calculated on a blended basis is consistent with that which would be permitted under the existing split-designation of the NCP.
- The proposed changes to the road network allow for more equitable road dedication requirements between the subject site and the site to the west at 12738 - 60 Avenue. The application proposes 11.5 metres of road dedication, which is consistent with the half road requirement. The adjustment to the alignment of 127A Street does not impact the lot yield of adjacent lands and will ultimately allow for vehicular connection to 60 Avenue in alignment with 127A Street to the north.
- Development Application No. 7916-0353-00, abutting the subject site to the south, set a precedent for RF-10 lots fronting 127A Street. The proposed NCP Amendment and rezoning to RF-10 lots aligns with the development pattern established under Development Application No. 7916-0353-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) 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 Services;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 2 for a temporary vehicle turnaround.
3. Council pass a resolution to amend the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) to re-designate a portion of the land from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwelling on large lot	Urban/ Proposed Single family (6 u.p.a) & Small lot (10 u.p.a)	RA
North:	Single family dwellings	Urban/ Proposed Single family (6 u.p.a) & Small lot (10 u.p.a)	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 128 Street):	Single family small lots with coach houses	Urban/ Small Lot with Lane (13 u.p.a.)	RF-9C
South:	Single family small lots	Small lot (10 u.p.a)	RF-10 / RF-13
West:	Single family dwelling on large lot and BC Hydro ROW	Urban/ Proposed Single Family (6 u.p.a.)	RA

Context & Background

- The subject property located at 5965 - 128 Street is approximately 0.48 hectares in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Proposed Single Family (6 u.p.a.)" and "Small Lot (10 u.p.a.)" in the West Newton/Highway 10 NCP; and zoned "One-Acre Residential Zone (RA)".
- Completed Development Application No. 7916-0353-00 abutting to the south of the subject site, set a precedent for providing RF-10 lots fronting 127A Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment to re-designate a portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" and for changes to the local road network and to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", to allow subdivision into 10 single family small lots.
- The applicant has proposed a layout which aligns with the development pattern established under Development Application No. 7016-0353-00.
- All of the proposed lots will meet the minimum requirements of the RF-10 Zone for lot area, width, and depth.

	Proposed
Lot Area	
Gross Site Area:	4,884 square metres
Road Dedication:	929 square metres
Net Site Area:	3,955 square metres
Number of Lots:	10
Unit Density:	10.2 u.p.a. (25.2 u.p.h.)
Range of Lot Sizes	333 m ² - 575 m ²
Range of Lot Widths	9 metres - 13.2 metres
Range of Lot Depths	37 metres - 43 metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has provided the following projections for the number of students from this development:</p> <p>5 Elementary students at J.T. Brown Elementary School 3 Secondary students at Tamanawis Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by end of 2021.</p>
Parks, Recreation & Culture:	Parks has no objections to the proposal. The applicant is required to pay the NCP amenity contributions on a per unit basis in-keeping with the West Newtown / Hwy 10 NCP adopted by Council. Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted for one year.
Surrey Fire Department:	No objections to the proposal.

Transportation Considerations

- The applicant is required to provide 1.5 metre wide dedication for 128 Street, 11.5 metre wide dedication for 127A Street, and 6.0 metre wide dedication for a rear lane. The applicant is required to register a 0.5 metre wide statutory right-of-way along 127A Street, 128 Street and the rear lane.
- The application is required to register a temporary statutory right-of-way and a Section 219 Restrictive Covenant for “no-build” on Lot 2 to provide for a temporary hammerhead vehicle turnaround.
- As noted, the changes to the local road network will allow for an efficient lot layout and enhance connectivity in the area. Also, the proposed road alignment is more equitable between the subject site and the site to the west at 12738 - 60 Avenue. The application proposes 11.5 metres of road dedication, which is consistent with the half road requirement. The adjustment to the alignment of 127A Street does not impact the lot yield of adjacent lands and will ultimately allow for connection to 60 Avenue in alignment with 127A Street to the north.

- The road dedication proposed on the preliminary subdivision plan under Development Application No. 7919-0199-00 has been found acceptable by City Transportation Engineering Staff. The proposed curvature in 127A Street, which begins on proposed lot 1, will not negatively impact the lot yield achievable at 12738 – 60 Avenue, 12750 – 60 Avenue and 12768 – 60 Avenue. The Land Development Consultants for the owners to the west and north have been informed of this layout and the road dedication amount to assure future layouts will align properly with Development Application No. 7919-0199-00.
- The future conceptual alignment of 127A Street as proposed by the subject application is intended to address potential sightline concerns and parking restrictions that are typically required of a more curved road alignment.
- Any minor modification to the alignment of the proposed curve of 127A Street to accommodate development to the West and North can be addressed through the detailed design review stage of this application.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated and compliant with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed rezoning and subdivision to ten (10) RF-10 lots complies with the Urban designation.

Secondary Plans

Land Use Designation

- The subject property is designated "Proposed Single Family (6 u.p.a.)" and "Small Lot (10 u.p.a.)" in the West Newton/Highway 10 NCP. The five (5) proposed RF-10 lots to front on 127A Street in the western portion of the property do not meet the "Proposed Single Family (6 u.p.a.)" designation.

Amendment Rationale

- The applicant is proposing to amend the NCP designation for the western portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network (Appendix VI).

- The amendment will facilitate the development of 10 single family small lots. The unit density of the proposed development is 25.2 u.p.h. (10.2 u.p.a.). Under the current NCP designations, the maximum permitted unit density for the split-designated site is 19.2 u.p.h. (7.8 u.p.a.), which equates to 9.3 units. The slight increase in the unit density to 10 lots is in keeping with what was conceptualized under completed Development Application No. 7916-0353-00.
- The proposed changes to the road network would allow for an efficient subdivision layout and enhanced connectivity to the north and west to 60 Avenue through future development on adjacent lands.
- The proposed development will be subject to the Tier 1 and Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)" and parking requirements.

RF-10 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	25 units per hectare
Yards and Setbacks		
Front Yard:	4.0 metres	4.0 metres
Side Yard:	1.2 metres	1.2 metres
Rear:	7.5 metres	7.5 metres
RF-10 Type III		
Lot Size:	Interior Lot: 324 square metres	Interior Lot: 333-575 square metres
Lot Width:	Interior Lot: 9 metres	Interior Lot: 9-13 metres
Lot Depth:	Interior Lot: 28 metres	Interior Lot: 37-43 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	Single Family Dwelling: 3 parking spaces	3 parking spaces per lot to be accommodated via driveways and garages with access taken from the proposed rear lane.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).

- The subject site is located in a suburban area with numerous large RA and RH zoned lots. However, the character of this area is now in transition to "detached compact modern urban" homes, due to dozens of new compact RF-9, RF-9C, RF-10 and RF-13 zoned lots, especially to the south and east of the subject site.
- There are numerous homes in this area that provide acceptable architectural context for the subject site. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-10 subdivisions now exceed standards on the context homes. The design guidelines propose home designs identifiable as "Neo-Traditional", "Neo-Heritage", or "West Coast Contemporary".
- A preliminary lot grading plan, submitted by Mainland Engineering Inc. and dated September 10, 2020, has been reviewed by staff and found to be generally acceptable. The applicant proposes 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 2 Capital Plan Project CACs for proposed density greater than the West Newton Highway 10 NCP designation for the western portion of the subject property.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.
- The proposed development will also be subject to the Tier 1 Capital Plan Project CACs for the eastern portion of the subject site not included under the proposed NCP Amendment. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per unit if completed after January 1, 2022).

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 new lot to support the development of affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 29, 2019, and the Development Proposal Signs were installed on July 6, 2020. Staff has not received any responses from neighbouring residents to date.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum & Associates Ltd. prepared an Arborist Assessment for the subject property, dated November 18, 2020. 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 / Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Parrotia, Persian	3	0	3
Yellowwood	3	0	3
Maple, Bigleaf	3	3	0
Maple, Freeman	3	0	3
Maple, Norway	1	1	0
Coniferous Trees			
Cedar, Western Red	57	57	0
Douglas Fir	16	16	0
Hemlock, Western	1	1	0
Total (excluding Alder and Cottonwood Trees)	87	78	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		35	
Contribution to the Green City Program		\$36,000	

- The Arborist Assessment states that there is a total of eighty-seven (87) mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree on the subject site is an Alder tree. It was determined that nine boulevard trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, 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 one hundred fifty-seven (157) replacement trees on the site. Since only twenty-six (26) replacement trees can be accommodated on the site (based on an average of two to three trees per lot), the deficit of one hundred thirty-one (131) replacement trees will require a cash-in-lieu payment of \$36,000, representing \$400 per tree capped at \$30,000 per gross acre, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of thirty-five (35) trees are proposed to be retained or replaced on the site with a contribution of \$36,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

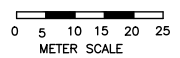
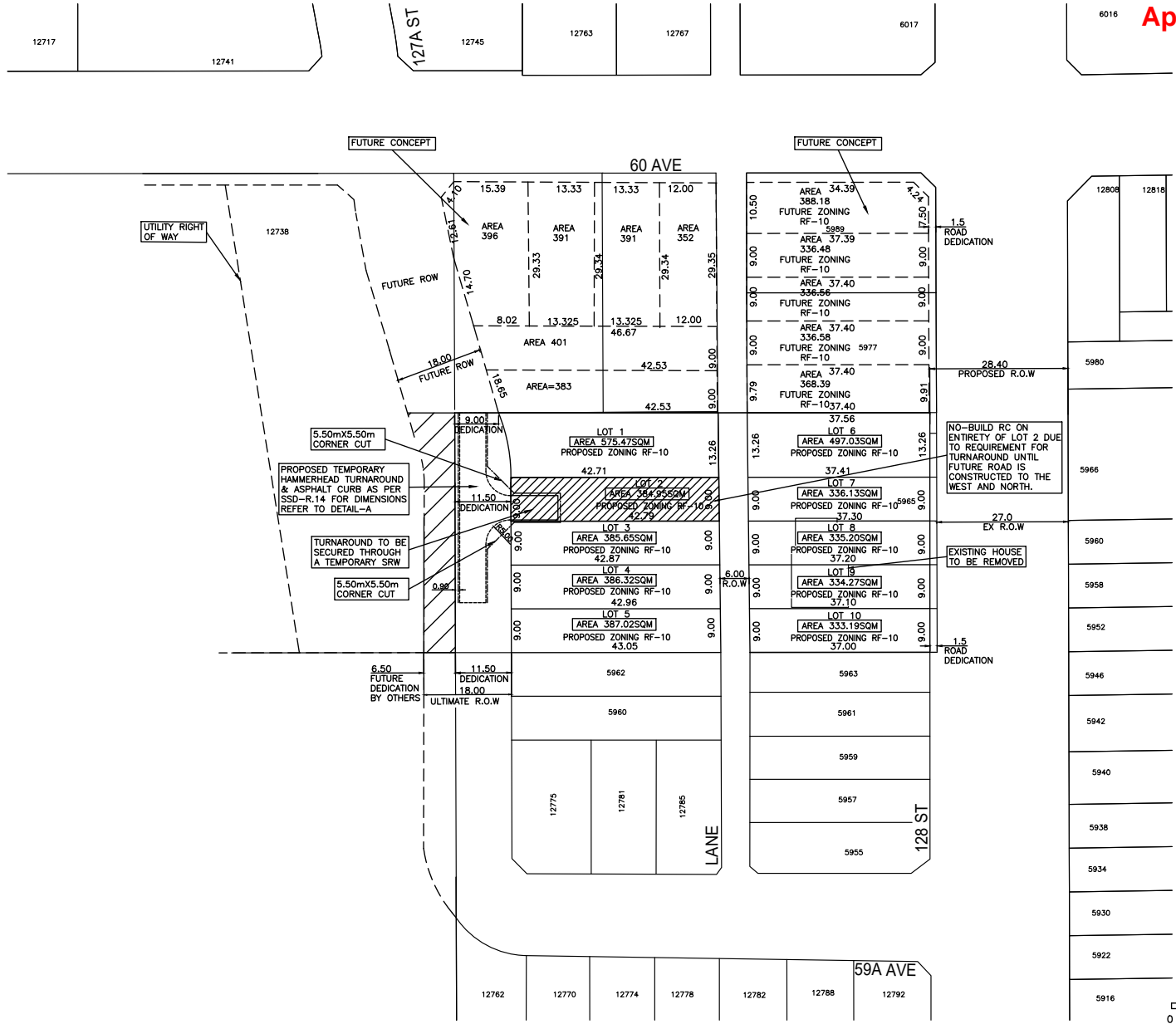
The following information is attached to this Report:

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
Appendix VI.	Proposed NCP Amendment Plan

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

WS/cm



NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.
 GROSS SITE AREA: 4,884sqm.

ZONING:		EXISTING ZONING: RA		PROPOSED ZONING: RF-10	
2	20/11/30	SK	RM	REVISED AS PER CITY COMMENTS	
1	20/08/21	SK	RM	REVISED AS PER CITY COMMENTS	
0	20/05/07	IK	RM	REISSUED FOR APPROVAL	
NQ	YY/MM/DD	DRN	CH	REVISION	

MAINLAND ENGINEERING DESIGN CORPORATION
 SUITE 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
10 LOT SUBDIVISION
#5965-128 ST SURREY, B.C.
 DWG. NAME
PRELIMINARY LAYOUT PLAN

SCALE	N.T.S.	SURVEY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	SK	MAINLAND PROJECT NO.	
CHECKED	RM	C-1946	
APPROVED	AB	DATE 20/08/21	REV. 1

INTER-OFFICE MEMO

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

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

DATE: **August 10, 2020** PROJECT FILE: **7819-0199-00**

RE: **Engineering Requirements
Location: 5965 128 Street**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate 1.5 metres for 128 Street and register 0.5 metre SRW along property line.
- Provide 11.5 metre dedication for 127A Street, register 0.5 metre SRW along property line, and provide temporary SRW for vehicle turnaround on lot 2.
- Dedicate 6.0 metres for lane and register of 0.5 metre SRW along property lines.

Works and Services

- Construct east half of 127A Street and temporary vehicle turnaround on lot 2.
- Construct residential standard lane for site frontage.
- Extend storm sewer on 127A Street and construct sewer in the lane for the site frontage.
- Implement storm water low impact development (LID) features.
- Extend water main on 127A Street.
- Extend sanitary sewer on 127A Street and construct sewer in the lane for the site frontage.
- Install water, sanitary and storm sewer connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.



Tommy Buchmann, P.Eng.
Development Services Manager

KMH



November 17, 2020

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0199 00 (Updated)

SUMMARY

The proposed 10 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	3

September 2020 Enrolment/School Capacity

J.T. Brown Elementary	
Enrolment (K/1-7):	29 K + 252
Operating Capacity (K/1-7)	19 K + 279
Tamanawis Secondary	
Enrolment (8-12):	1427
Capacity (8-12):	1125

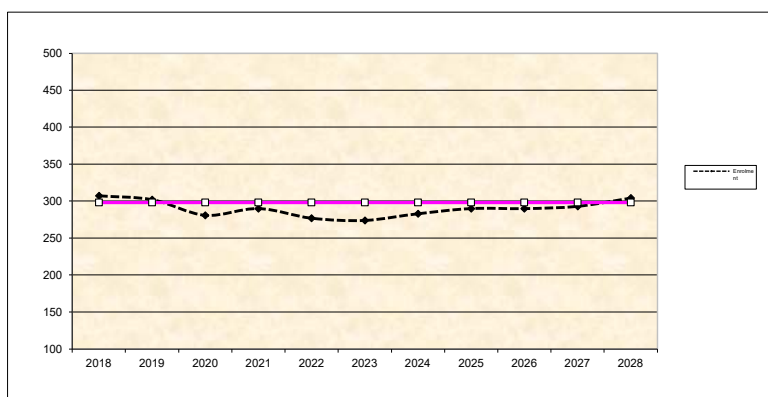
School Enrolment Projections and Planning Update:

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

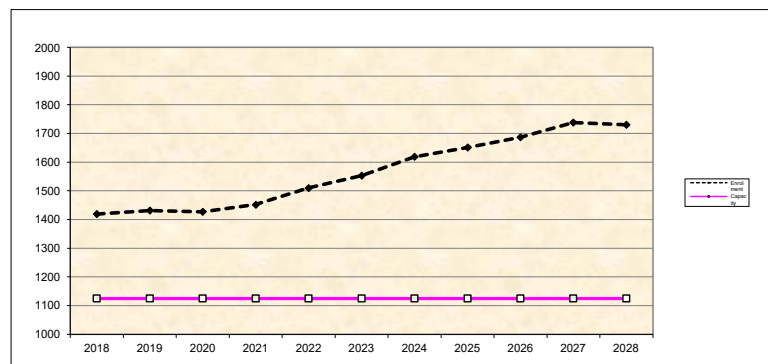
According to the District's enrolment projections, JT Brown modestly grew this year and is projected to continue to grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 1% in total. This type of growth can be accommodated by portables. There are no current plans to expand the school.

Tamanawis Secondary is currently operating at 126%. Over the next 10 years, enrolment is projected to grow by approximately 187 students. As part of the District's 2019/20 Capital Plan submission, there is a request 375 capacity addition targeted to open September 2021. There has been no Ministry funding approval for the project.

J.T. Brown Elementary



Tamanawis 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: 19-0199-00
Project Location: 5965 - 128 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 old growth suburban area with numerous large RA and RH zoned lots. However, the character of this area is now in rapid transition to "detached compact modern urban", due to dozens of new compact homes in RF-9, RF-9C, RF-10 and RF-13 zones, especially east of the subject site.

Homes on the east side of 128 Street, opposite the subject site, are contained within a 41 lot RF-9C zoned subdivision, Surrey project 7904-0068-00. The 12 year old homes are all 1700 sq.ft. (excluding garages and coach houses) Two-Storey type with in-ground basements. The lots also have 400 sq.ft. rear loaded garages (some attached by walkway to the house), and 400-500 sq.ft. coach houses. The style range includes "Neo-Traditional" and "Neo-Heritage". Garages and coach houses are positioned and accessed from rear lanes. Floors are economically constructed, stacked directly above one another. Reduced massing at the front is accomplished with a veranda or porch positioned 2 metres forward of the principal dwelling, with a roof extending up from the porch to conceal some of the upper floor wall mass. The homes all have single storey high front entrance porches or full width front entrance verandas. Main roofs are common hip or common gable forms at slopes ranging from 8:12 to 12:12 and have between one and four street facing feature gable projections articulated with either wall shingles or vertical wood battens over fibre cement board. Roofs are surfaced with asphalt shingles. The homes are clad in vinyl. Colour schemes are in neutral and natural hues. No homes have a masonry accent. There is only one old urban home on the east side of 128 Street, at 5899 - 128 Street which is a likely candidate for a future demolition and subdivision into three RF-10 lots.

North of the site, at 5977 128 Street and at 5989 - 128 Street are two 1970's old urban Cathedral Entry type homes with high mass front facades (upper floor walls completely visible). Both homes have low slope (2:12) common gable roofs with a tar and gravel surface. Neither home provides suitable architectural context for a year 2019 RF-10 development.

Adjacent to the south side of the subject site is a new development, Surrey project 16-0353-00, comprised of 17 detached single family compact lots in the RF-10 and RF-13 zones. The subject site shares a common road and lane network with 16-0353-00 and a high degree of architectural integration between these sites is recommended. At October 2019, the site to the south is serviced and graded, but no homes are yet constructed.

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

- 1) **Context Homes:** There are numerous homes in this area that provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF-10 zoned subdivisions
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments. Styles recommended for this site include “Neo-Traditional”, “Neo-Heritage”, and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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 surrounding "context homes" are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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 RF10 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 should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element, especially on a compact home site. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2018 developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes at the subject site will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or 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. Therefore, to ensure consistency of character, only shake profile asphalt 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 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: Homes in the 7900 block on the east side of 128 Street are 12 year old, 21 foot wide, 1700 sq.ft. "Neo-Traditional" and "Neo-Heritage style Two-Storey homes with single storey front porches or single storey house wide verandas. The homes have steeply sloped roofs (8:12 to 12:12) with several street facing gabled projections. Roofs are surfaced with asphalt. Homes are clad in vinyl with either wall shingles or wood battens over fibre cement board in gable ends. The exception is one 65 foot (approx.) wide, 3500 sq.ft. high mass Basement Entry home. North of the site are two 1970's high mass Cathedral Entry homes with low slope (2:12) common gable roofs with a tar and gravel surface. South of the site are lands cleared, but no homes constructed, for a 17 lot RF-10 and RF-13 site.

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.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are many homes in this area on the east side of 128 Street (5900 block) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2018) RF-10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2018 RF-10 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

**Interfacing Treatment
with existing dwellings)**

Existing neighbouring homes provide suitable context for the proposed RF-10 type homes at the subject site. Massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-10 developments constructed in Surrey subsequent to the year 2018.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, 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 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:

Only 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 the traditional roofing products. Greys, browns, or black only. Membrane roofs also 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 12 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. 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: October 14, 2019

Reviewed and Approved by:



Date: October 14, 2019

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0199-00

Address: 5965 - 128 Street

Registered Arborist: Jeff Ross #PN-7991A

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)	88
Protected Trees to be Removed	79
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
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 78 X two (2) = <u>156</u> 	157
Replacement Trees Proposed	26
Replacement Trees in Deficit	131
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	9
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18 	18
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: November 18, 2020



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



