

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0027-00

Planning Report Date: February 22, 2021

PROPOSAL:

- **Rezoning** from RF to CD

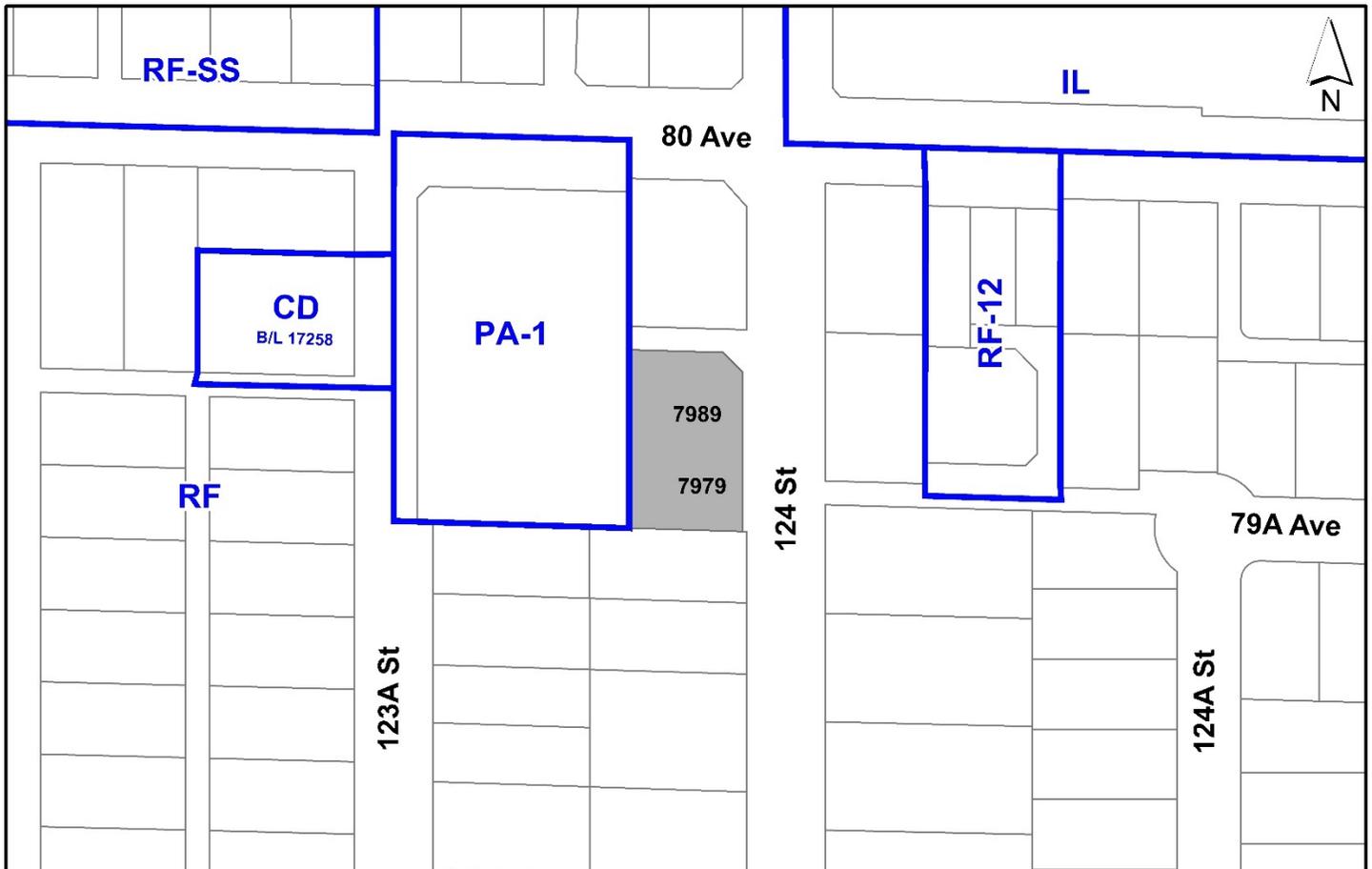
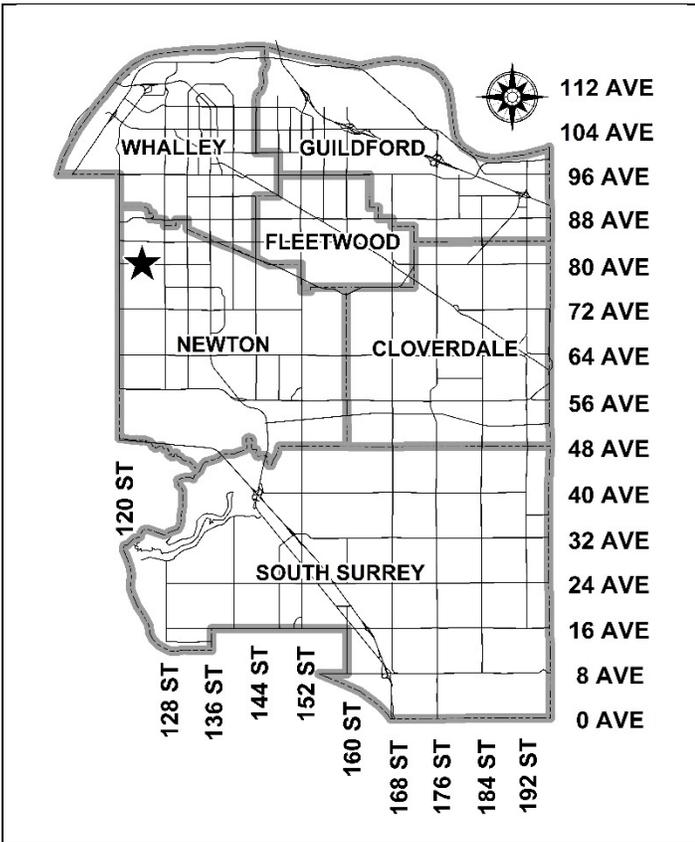
to allow subdivision into three single family lots and to permit retention of two existing single family dwellings.

LOCATION: 7989 - 124 Street

7979 - 124 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 proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed increase in floor area ratio (FAR) and lot coverage is a modest increase compared to the adjacent single family dwellings and is appropriate given the building form's sensitivity to the existing residential character of the neighbourhood.
- The proposal will allow for retention of the two existing single family dwellings with creation of an additional lot which was envisioned for future subdivision under Development Application no. 7993-0147-00.
- A floor area ratio (FAR) of 0.60 is permitted under the "Single Family Residential (RF) Zone" Zone for the existing subject properties. In order to facilitate retention of the existing homes after road dedication is considered a FAR increase up to 0.69 is required. A maximum house size of 262 square metres (FAR of 0.63) will be achievable on proposed Lot 1 after lot coverage and setback requirements are accounted for.

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 "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) 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 Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF
North:	Single family Residential	Urban	RF
East (Across 124 Street):	Single Family Residential	Urban	RF
South:	Single Family Residential	Urban	RF
West:	Gurdwara Amrit Parkash	Urban	PA-1

Context & Background

- The subject properties located at 7989 and 7979 – 124 Street are designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The subject properties were created under previous Development Application No. 7993-0147-00 which rezoned the parent parcel to "Single Family Residential Zone (RF)" to permit three (3) lots to be created through subdivision.

- A No-build until Consolidation Restrictive Covenant (RC) was registered on the two subject properties through Development Application No. 7993-0147-00 to preserve area required to allow for an additional lot to be created through future subdivision. The two single family dwellings constructed on the subject properties were setback 7.5 metres from the side lot line to allow retention of the homes under a future subdivision application.
- 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 which range in width from 14 metre to 30 metres. There is a pocket of single family small lots (RF-12) to the east of the subject site, across 124 Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive development Zone (CD)" in order to subdivide the properties into three single family lots while retaining to two existing dwellings.
- The CD Zone is based on the "Single Family Residential Zone (RF)" with the intent to permit the design of a new single family dwelling on proposed Lot 1 at a similar coverage and size to the existing dwellings on the subject properties.

	Proposed
Lot Area	
Gross Site Area:	1,321 square metres
Road Dedication:	42 square metres
Net Site Area:	1,279 square metres
Number of Lots:	3
Unit Density:	23.4 units per hectare (uph)
Range of Lot Sizes	419 square metres to 433 square metres
Range of Lot Widths	14.9 metres to 15.1 metres
Lot Depth	28.2 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

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

2 Elementary students at Strawberry Hill Elementary School
1 Secondary student at Princess Margaret School

(Appendix III)

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

Parks, Recreation & Culture: Parks has no objection to the project.

Surrey Fire Department: No referral required.

Transportation Considerations

- The applicant is required to provide 0.942 metre wide dedication for 124 Street and register a 0.5 metre wide statutory right-of-way along 124 Street frontage. A Restrictive Covenant (RC) will be required for access to the Lane only on Lot 2.

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

- A3.5 - 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 a range of 53 metres to 93 metres. Proposed lot widths of 14.9 metres-15.7 metres and lot depths at 28 metres are closely aligned with the RF Zone. The applicant has proposed a maximum floor area ratio of 0.69 across the proposed CD bylaw to allow for retention of the two existing single family dwellings on Lots 2 and 3. The maximum house size achievable based on the proposed setbacks on Lot 2 will be 262 square metres, which is a floor area ratio of 63%. The massing of the home on proposed Lot 1 will reflect a "standard urban" appearance to align with the existing single family dwellings on Lots 2 and 3. The 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 which was envisioned under Development Application No. 7993-0147-00.

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 setbacks based on the RF Zone rather than RF-13 Zone to assure the proposed dwelling on Lot 1 aligns the existing streetscape.)

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to allow the subdivision of the subject properties from two lots into three lots that can accommodate retention of the two existing single family dwellings. The CD By-law will have provisions based on the "Single Family Residential Zone (RF)". The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage and setback requirements in the "Single Family Residential Zone (RF)", the "Single Family Residential (13) Zone (RF-13)" and the proposed CD Zone is illustrated in the following table using calculations based on proposed Lot 1:

Zoning	RF-13 Zone (Part 16B)	RF Zone (Part 16)	Proposed CD Zone
Floor Area Ratio:	0.72 – 265 square metres maximum	0.60 – 251 square metres maximum	0.69 – 289 square metres maximum <i>*the proposed setbacks on Lot 1 will only permit a maximum floor area ratio of 63% - 262 square metres.</i>

Lot Coverage:	50%	40%	39%
Front Yard:	6 metres	7.5 metres	6.4 metres
	'The front 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.	'Except for a garage, the front yard setback may be relaxed at the lower floor level to 5.5 metres for a maximum of 50% of the width of the principal building. If a minimum of 50% of the width of the principal building is set back 9 metres, the setback to an attached garage may be relaxed to 6.7 metres.	'Except for a garage, the front yard setback may be relaxed at the lower floor level to 5.4 metres for a maximum of 50% of the width of the principal building. If a minimum of 50% of the width of the principal building is set back 8 metres, the setback to an attached garage may be relaxed to 5.7 metres.
Side Yard:	1.2 metres	1.8 metres	1.7 metres
Side Yard Flanking:	2.4 metres	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres	7.4 metres

- **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 Zone, a FAR of 0.60 is permitted on all three proposed lots. In order to retain the existing homes after road dedication is considered a FAR increase up to 0.69 is required. A maximum house size of 262 square metres (FAR of 0.63) will be achievable on proposed Lot 1 after lot coverage and setback requirements are accounted for (Appendix IV).
- The CD Zone was based on the RF Zone as opposed to the RF-13 Zone as the RF-13 Zone allows a floor area ratio of 0.72, requiring a floor area cap of 265 square metres on each lot. As dimensioned on Appendix IV, the resulting house size on proposed Lot 1 will be limited to approximately 262 square metres (FAR of 0.63) after lot coverage and setback restrictions are accounted for. The resulting house size is consistent with what could be achieved under the RF-13 Zone. The existing homes on proposed lots 2 and 3 would be more than 30 square metres over the RF-13 floor area cap. The surrounding lots in the neighbourhood are predominated by RF Lots where no such floor area cap is present. Aligning the CD Zone with the RF Zone without a floor area ratio cap allows the bylaw to be more consistent with the neighbouring homes.

- **Lot Coverage**

- Under the RF zone a lot coverage maximum of 40% would be permitted on the proposed lots while under RF-13 a lot coverage of 50% could be achieved. The CD Bylaw permits a maximum of 39% lot coverage to assure the future dwelling proposed on Lot 1 will align with the existing dwellings on Lots 2 and 3.
- A lot coverage maximum closer aligned to 40% rather than the 50% maximum under the RF-13 Zone will preserve more open yard space on proposed Lot 1, which is more consistent with surrounding RF lots.

- **Setbacks**

- The surrounding neighbourhood with standard RF lots fronting 124 Street have created a uniform streetscape with 7.5 metre front yard setbacks to the existing homes. The CD Zone does not propose any changes to the base setbacks, beyond a reduction in the front yard setback as a result of the required road dedication and a small reduction to the rear and side yard setbacks to permit retention of the existing single family dwellings.
- A reduction of the front yard setback from 7.5 metres to 6.4 metres is required to permit retention of the existing single family dwellings on proposed Lots 2 and 3 after the required 1 metre wide road dedication along 124 Street is accounted for. The CD Zone setbacks based on the RF Zone with a small reduction in the front yard setback will ensure that the proposed dwelling on Lot 1 will be consistent with the existing streetscape.
- A reduction of the rear yard setback from 7.5 metres to 7.4 metres and a reduction of the side yard setbacks from 1.8 metres to 1.7 metres is required to permit retention of the existing single family dwellings on proposed Lots 2 and 3.
- Basing the CD Zone setbacks on the RF Zone as opposed to the RF-13 Zone will allow for the proposed single family dwelling on proposed Lot 1 to have a "standard urban" appearance which is reflective of the surrounding RF lots in the neighbourhood. If the RF-13 Zone was used as a base with a 2.0m setback to a veranda and a 4.0m setback to the dwelling, then the future single family dwelling would align with a "compact urban" appearance which would not be aligned with the existing streetscape.

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 V).
- 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 HUB Engineering Ltd., and dated January 29, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose an in-ground basement on proposed Lot 1. 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. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$3,000 per unit if completed by December 31, 2021; and \$4,000 per unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Urban designation of the Official Community Plan (OCP).

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 October 30, 2020, and the Development Proposal Signs were installed on October 14, 2020. Staff received 2 responses from neighbouring residents (*staff comments in italics*):
 - *Two residents contacted Area Planning staff seeking more information on the proposal. Once the proposal was explained in detail to the residents neither had further comment on the application.*

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Field Maple	1	0	1
Total	2	1	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		3	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there is a total of 2 mature tree on the site. It was determined that one boulevard tree 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 the on-site tree 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 2 replacement trees on the site. The applicant is proposing 2 replacement trees, meeting City requirements.

INFORMATION ATTACHED TO THIS REPORT

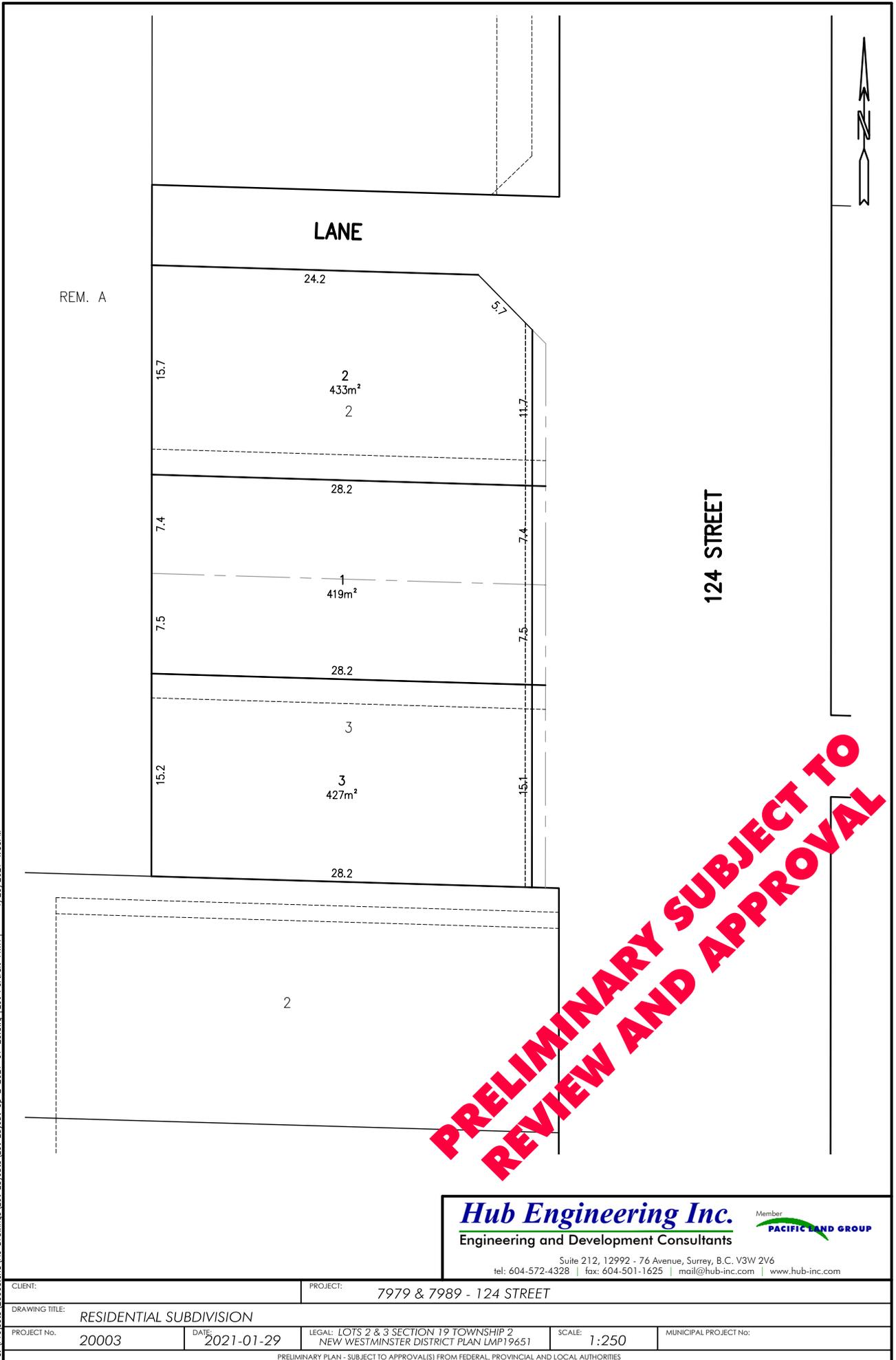
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Design Schematic for Proposed Lot 1
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

WS/cm



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc. Member
 Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 7979 & 7989 - 124 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 20003	DATE: 2021-01-29	LEGAL: LOTS 2 & 3 SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP19651	SCALE: 1:250	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

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INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **February 11, 2021** PROJECT FILE: **7820-0027-00**

RE: **Engineering Requirements
Location: 7979 124 Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 0.942 m along 124 Street.
- Register 0.5 m Statutory Right-of-Way (SRW).

Works and Services

- Construct west side of 124 Street.
- Construct 6.0 m concrete letdowns for each lot.
- Construct onsite drainage mitigation features as per Cruikshank and Grenville Integrated Stormwater Management Plan.
- Provide sanitary, storm, and water service connections to each lot.
- Register legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,785.75 (GST included) is required.



Jeff Pang, P.Eng.
Development Engineer

AY



December 7, 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.

There is room for additional enrolment growth at Strawberry Hill Elementary and Princess Margaret Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0027 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

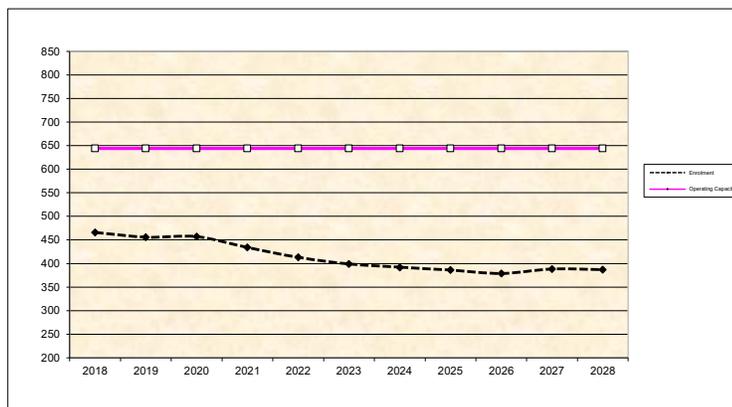
Elementary Students:	2
Secondary Students:	1

September 2020 Enrolment/School Capacity

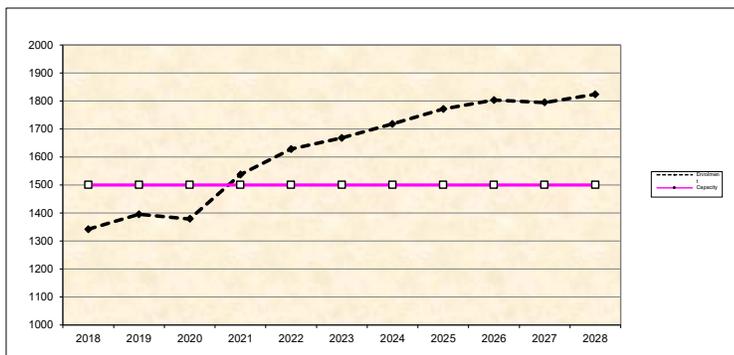
Strawberry Hill Elementary	
Enrolment (K/1-7):	57 K + 400
Operating Capacity (K/1-7)	38 K + 606
Princess Margaret Secondary	
Enrolment (8-12):	1379
Capacity (8-12):	1500

Projected population of school-age children for this development:	3
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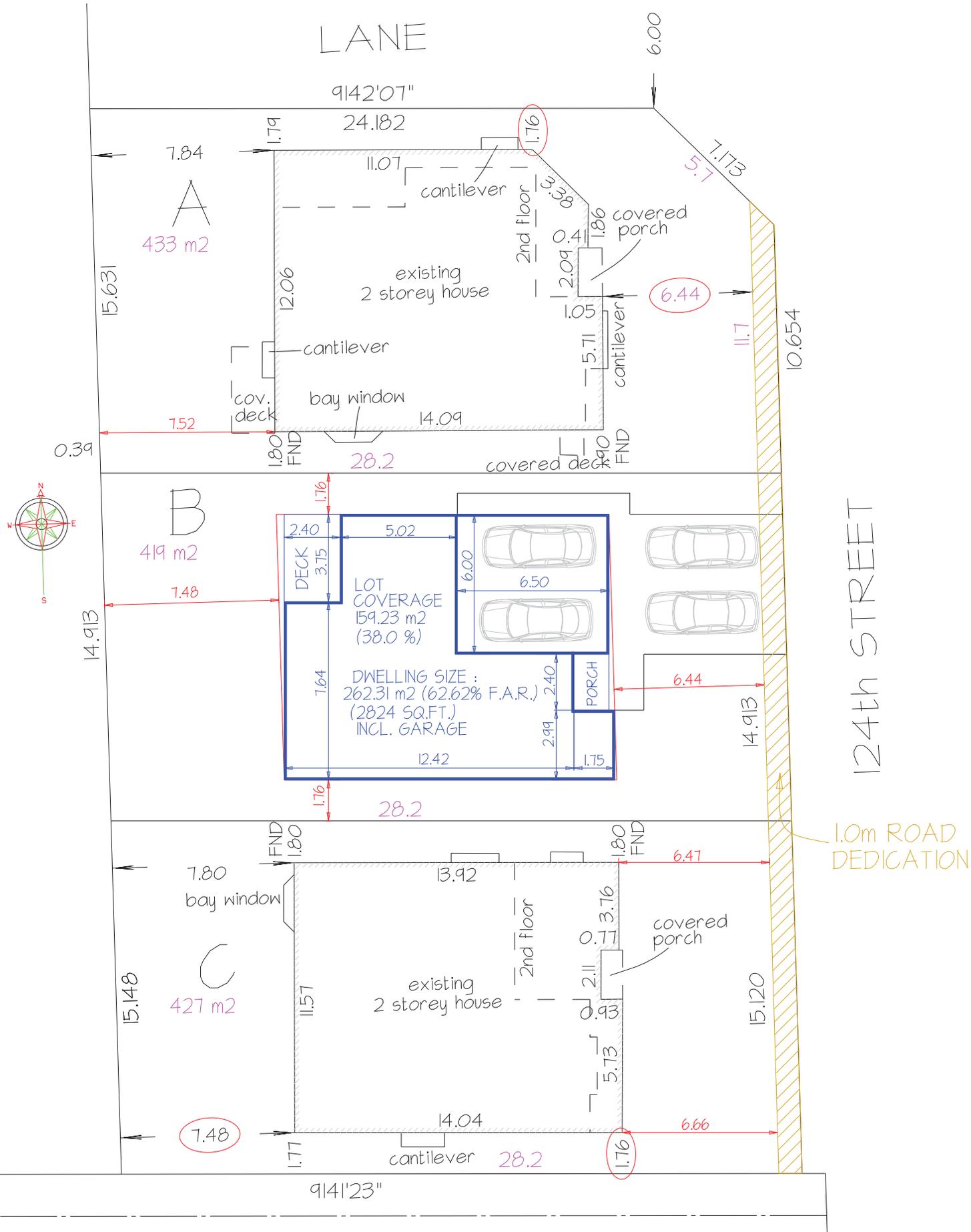
Strawberry Hill Elementary



Princess Margaret 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: 20-0027-00
 Project Location: 7979 and 7989 - 124 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, where homes were constructed over a period spanning from the 1950's to the post year 2000's. As a result, there is significant variation in the scale of the homes in addition to variation in home types and architectural styles. This area is considered to have a "varied style theme" and is not considered to be a "themed area" as there is no dominant style.

Homes include:

- 1950's : one 1400 sq.ft. "Old Urban" Bungalow, and one "Old Urban" Split Level
- 1970's : three 2400 sq.ft. "Old Urban" Basement Entry and two Cathedral Entry homes with box-like massing designs and simple low slope (5:12 or less) roofs
- 1980's : one "Neo-Traditional" Basement Entry home,
- 1990's : two "Modern California Stucco" Two-Storey homes and one 3550 sq.ft. "Modern California Stucco" style Basement Entry home
- 2000's + : one 4000 sq.ft. "Neo-Traditional" Two-Storey

Massing scale ranges greatly between the small low profile Bungalows and the Basement Entry and Cathedral Entry homes with box-like massing designs. Front entrance heights range from one to 1 ½ storeys. Most homes have low slope roofs (5:12 and less). Two homes have a 6:12 slope roof, and one has an 8:12 slope. Roof surface materials include asphalt shingles (55%), and concrete roof tiles (45%). Wall cladding materials include vinyl, stucco, aluminum, cedar, brick, and stone. The colour range includes neutral, natural, and primary colours. With the exception of one lot with a high landscape standard at 7935 - 124 Street, the remaining lots have modest landscapes. Driveways surfaces include asphalt, smooth concrete, gravel, and exposed aggregate (3 lots).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2020 CD (based on RF) zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "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 CD (based on RF) zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2020 developments.
- 7) **Roof surface :** Roof surfacing materials used in this area include concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. 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 4:12. A provision is also recommended to allow slopes less than 4:12 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 has a "varied" appearance due to the wide era of construction. There are small simple 60-70 year old Bungalows and Split Level homes, numerous 40 - 50 year old box-like Basement Entry and Cathedral Entry homes, and a few 15-30 year old "Neo-Traditional" and "Modern California Stucco" style Two-Storey homes. Roof slopes range from 3:12 to 8:12, but most homes have a 4:12 slope. Roof surfaces are either asphalt shingles or concrete roof tiles. There are a wide variety of cladding materials in a colour range including neutral, natural, and primary colours. On most homes, trim and detailing elements are to a modest standard. Most landscapes are also to a modest standard with the exception of one lot.

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 2020'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)

Existing neighbouring homes do not provide suitable context for the proposed CD based on RF type home at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF zone developments constructed in Surrey subsequent to the year 2020.

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 4:12, 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.

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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: January 27, 2021

Reviewed and Approved by:  Date: January 27, 2021

Surrey Project No:

Address: 7070, 7080, 7090 128 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN6766A

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	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 1 X two (2) = 2 	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0

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

Summary, report and plan prepared and submitted by:

Terry Thrale

January 30, 2020

(Signature of Arborist)

Date



**Tree Plan for Development of
7979 and 7989 124 Street, Surrey**

**Date: January 30, 2020
Updated October 8, 2020**

Summary

Tag	Species	DBH (cm)	TPZ (m)
199	Cherry	30	1.8
ci1	Field Maple	24	1.5
os1	Black Pine	31	1.86
os2	Black Pine	40	2.4

Legend

— N —>

x = remove tree

[tree barrier]

Legend

no build zone

centre of tree

dh x 6 + 1/2 of dbh

