

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0191-00

Planning Report Date: November 9, 2020

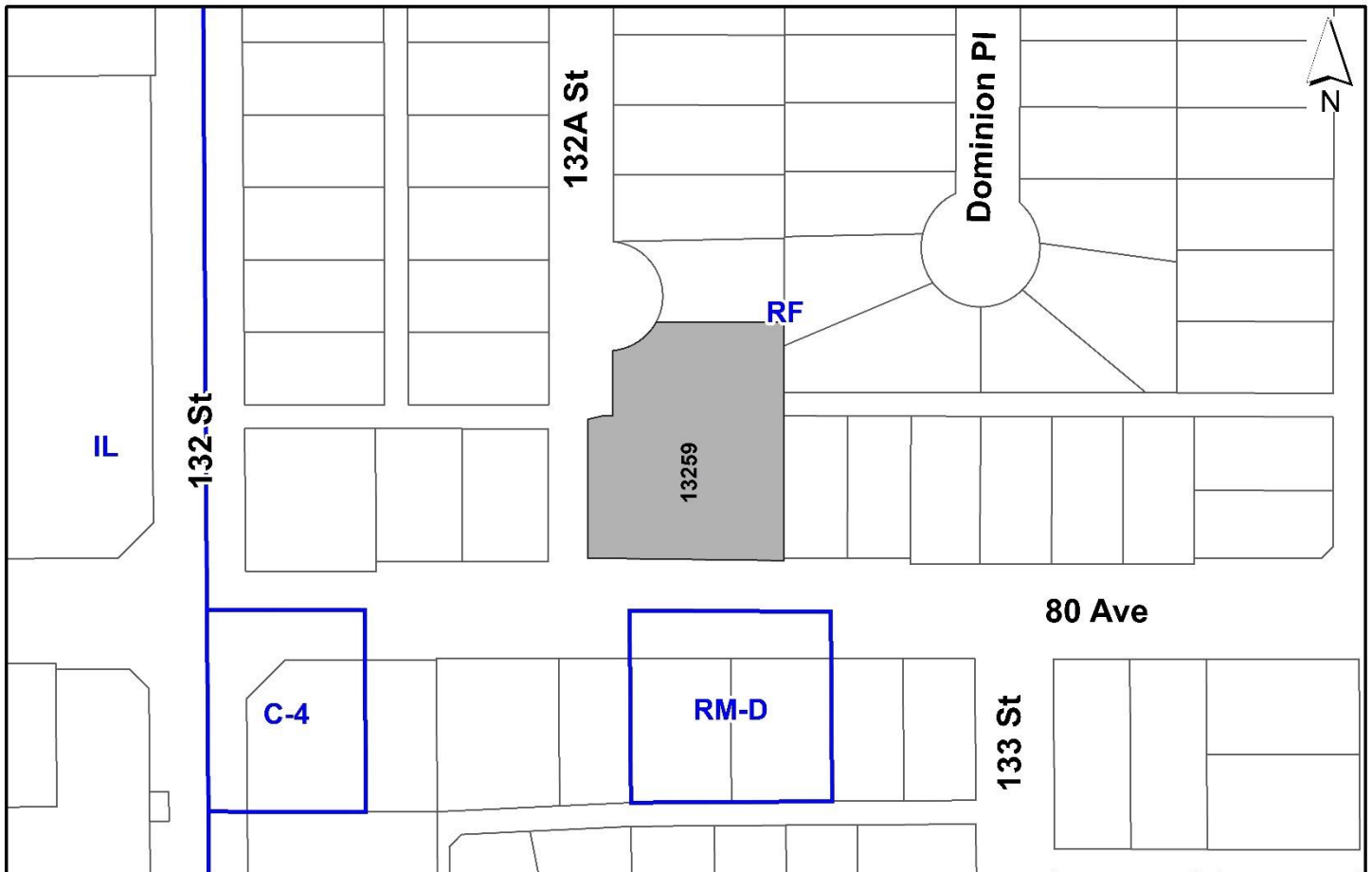
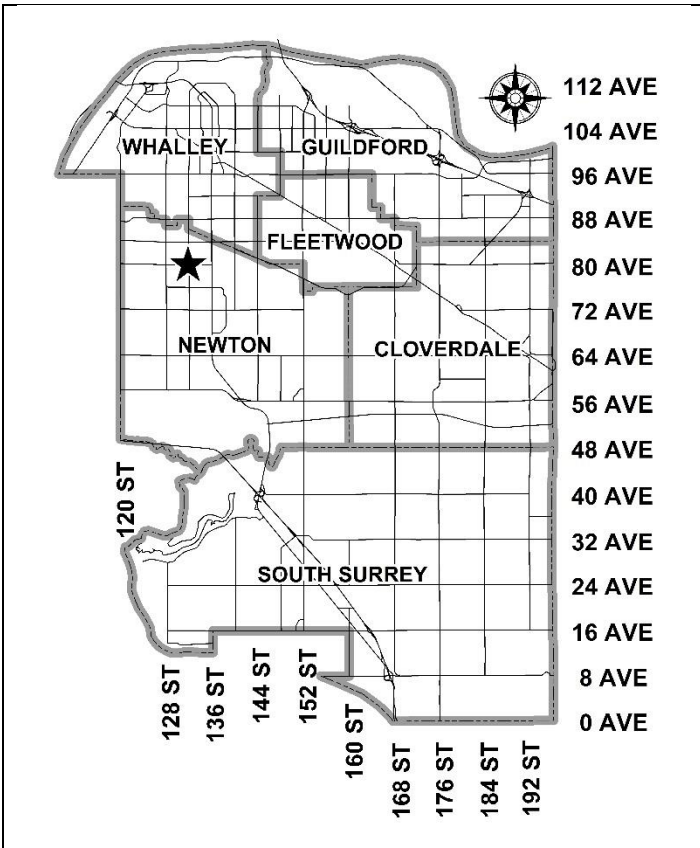
PROPOSAL:

- Rezoning of a portion from RF to RF-13 to allow subdivision into 1 Single Family lot and 4 Single Family Small Lots.

LOCATION: 13259 - 80 Avenue

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 lot size of at least 420 square metres, which significantly exceeds the minimum lot size requirements of the RF-13 zone.
- The proposed RF-13 lots along this section of 80 Avenue are considered appropriate in size and density for this neighbourhood.
- The proposed subdivision will facilitate completion of an existing east-west lane. The completed lane will provide more efficient vehicular movement in the local area.
- The portion of the property north of the proposed east-west lane is not being rezoned, it will be subdivided, and the new lot will retain the current RF zoning.
- The proposed RF lot north of the future east-west lane will be consistent with the existing Single Family Residential (RF) zoned properties on 132A Street.
- The subject property was one (1) of the eight (8) single family residential lots created under previous Development Application No. 7989-0107-00 and was identified as a remnant parcel to be further subdivided in the future. The proposal will subdivide the last remaining remnant parcel and finish the original subdivision.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I, 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;
 - (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;
 - (e) demolition of existing buildings and structures to the satisfaction of the 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 and Development Department; and

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North:	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South (Across 80 Avenue):	Single family dwellings/duplexes	Urban	RF/RM-D
West:	Single family dwellings	Urban	RF

Context & Background

- The subject property is located on the north side of 80 Avenue, east of 132A Street. The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential (RF) Zone".

- The subject site is approximately 2,847 square metres in area, 50.0 metres wide, and 61.0 metres deep.
- The site was created under previous Development Application No. 7989-0107-00 which rezoned the parent parcel to permit eight (8) lots to be created through subdivision. The subject property was one (1) of the eight (8) single family residential lots created and was identified as a remnant parcel to be further subdivided in the future with construction of a rear lane. The subject site has remained as a remnant parcel in part due to the desire to retain the existing single family dwelling on an interim basis.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone a portion of the subject site from "Single Family Residential Gross Density Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide the property into four (4) single family small lots and one (1) single family lot (Appendix II) which will retain the current RF zoning.
- The proposed RF-13 lots will range in area from 420 square metres to 483 square metres, in width from 12.0 metres to 14.0 metres, and an average depth of 35.0 metres. All of the minimum subdivision requirements of the RF-13 Zone for Type I lots will be achieved and the lots significantly exceed the minimum area requirements of the RF-13 Zone.
- The proposed RF lot north of the future lane that will front 132A Street exceeds the minimum lot area, lot width and lot depth of the RF Zone.

	Proposed
Lot Area	
Gross Site Area:	2,847 square metres
Road Dedication:	359 square metres
Net Site Area:	2,488 square metres
Number of Lots:	5
Unit Density:	8 u.p.a. (20 u.p.h.)
Range of Lot Sizes	420 m ² – 735 m ²
Range of Lot Widths	12 metres – 18 metres
Range of Lot Depths	35 metres – 44 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:**
- 3 Elementary students at Newton Elementary School
1 Secondary students at Princess Margaret Secondary School
- (Appendix IV)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2022.
- Parks, Recreation & Culture: The Parks Department has no objection to the proposal. The location of replacement Boulevard Trees to be coordinated with design of the adjacent walkway at the detailed design stage.
- Surrey Fire Department: No referral required.

Transportation Considerations

- The applicant is required to dedicate between 1.50 metres to 2.08 metres in width along 80 Avenue to achieve an ultimate 15.0 metre distance from the road centreline and 6.0 metres for rear lane construction. The applicant is required to register a 0.5 metre wide statutory right-of-way along 80 Avenue and 132A Street.
- A restrictive covenant will be required to be registered on the four (4) proposed RF-13 lots fronting 80 Avenue to restrict access to the lane only.

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 into four (4) RF-13 lots and one (1) RF lot complies with the Urban designation.

Zoning By-law

- The applicant proposes to rezone the southern portion of the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- 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 (13) Zone (RF-13)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	22.8 units per hectare
Yards and Setbacks		
Front Yard (South):	6.0 metres	6.0 metres
Side Yard (East and West):	1.2 metres	1.2 metres
Rear (North):	7.5 metres	7.5 metres
Lot Size – RF-13 Type I		
Lot Size:	Interior Lot: 336 square metres Corner Lot: 380 square metres	Interior Lot: 420 square metres Corner Lot: 483 square metres
Lot Width:	Interior Lot: 12 metres Corner Lot: 14 metres	Interior Lot: 12 metres Corner Lot: 14 metres
Lot Depth:	Interior Lot: 28 metres Corner Lot: 28 metres	Interior Lot: 35 metres Corner Lot: 35 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	Single Family Dwelling: 3 parking spaces	3 parking spaces per lot

- The proposed RF lot north of the future lane fronting 132A Street exceeds all minimum lot area, width, and depth requirements of the RF Zone.

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).

- The subject site is located in an urban residential area primarily consisting of RF and RM-D zoned properties. There are a few homes in the area that can provide appropriate architectural context, including two new homes adjacent to the east side of the subject site. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF and RF-13 zoned subdivisions now meet or exceed standards evident on the context homes.
- The design guidelines propose home designs identifiable as "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or "West Coast Contemporary" with design standards found in post-2019 RF and RF-13 zoned subdivisions, rather than to specifically emulate the context homes.
- A preliminary lot grading plan, submitted by HUB Engineering Inc. and dated September 25, 2020, has been reviewed by staff and found to be generally acceptable. 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).

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 new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 2, 2020, and the Development Proposal Signs were installed on October 9, 2020. Staff received two (2) responses from neighbouring residents inquiring about general aspects of the application.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property, dated August 31, 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	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Ash, Mountain	10	0	10
Hawthorn	1	0	1
Hazelnut	1	1	0
Ironwood, Persian	1	0	1
Sumac	4	4	0
Coniferous Trees			
Puzzle, Monkey	1	0	1
Total (excluding Alder and Cottonwood Trees)	19	6	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		24	
Contribution to the Green City Program		\$400	

- The Arborist Assessment states that there is a total of nineteen (19) mature trees on the site, and no Alder and Cottonwood trees. It was determined that thirteen (13) 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 2 to 1 replacement ratio for all other trees. This will require a total of twelve (12) replacement trees on the site. Since only eleven (11) replacement trees can be accommodated on the site (based on an average of two (2) trees per lot), the deficit of one (1) replacement tree will require a cash-in-lieu payment of \$400, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 80 Avenue, 132 Street and the adjacent City walkway. This will be determined by the Engineering Department during the servicing design review process.

- In summary, a total of twenty-four (24) trees are proposed to be retained or replaced on the site with a contribution of \$400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan
Appendix II.	Preliminary Subdivision Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW No. _____ OF LOT 8 SECTION 29 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 84310**

CITY OF SURREY
B.C.G.S. 92G.016
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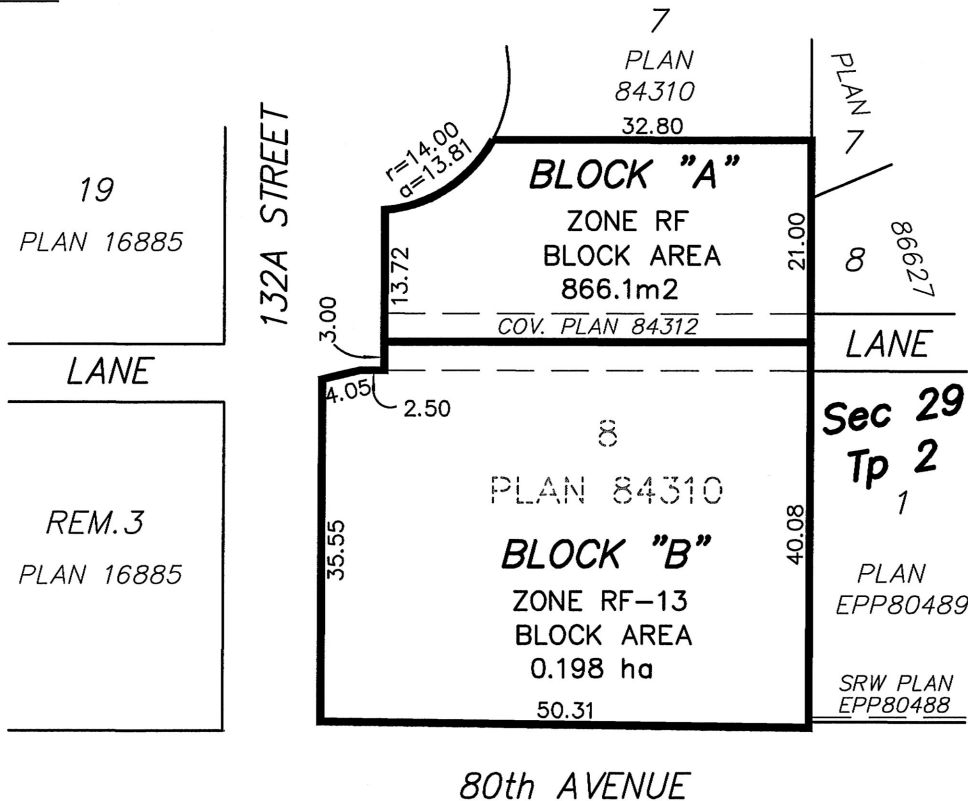


"ALL DISTANCES ARE IN METRES"

P.I.D. 015-662-641

SUBJECT PROPERTY MAY BE AFFECTED BY
COVENANTS AD28515 (PLAN 84312) & AD121938

CIVIC ADDRESS: #13259 80th AVENUE



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 201329ZONE2

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

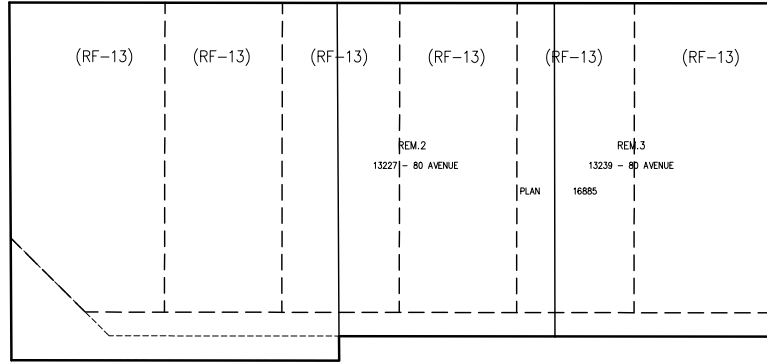
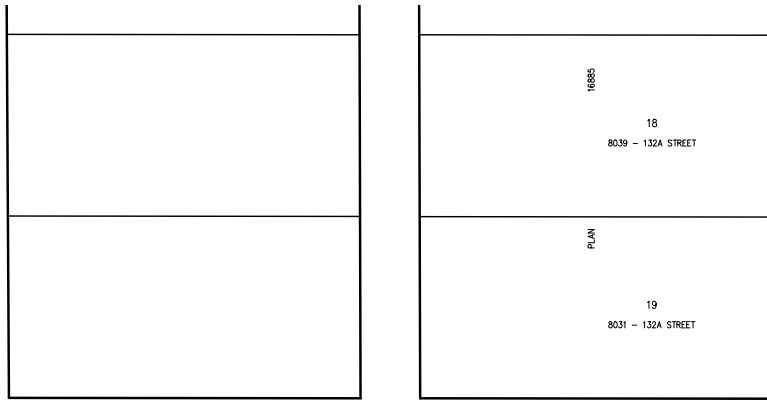
CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 4th DAY OF SEPTEMBER, 2020

Gene Paul Nikula
GENE PAUL NIKULA B.C.L.S. (803)

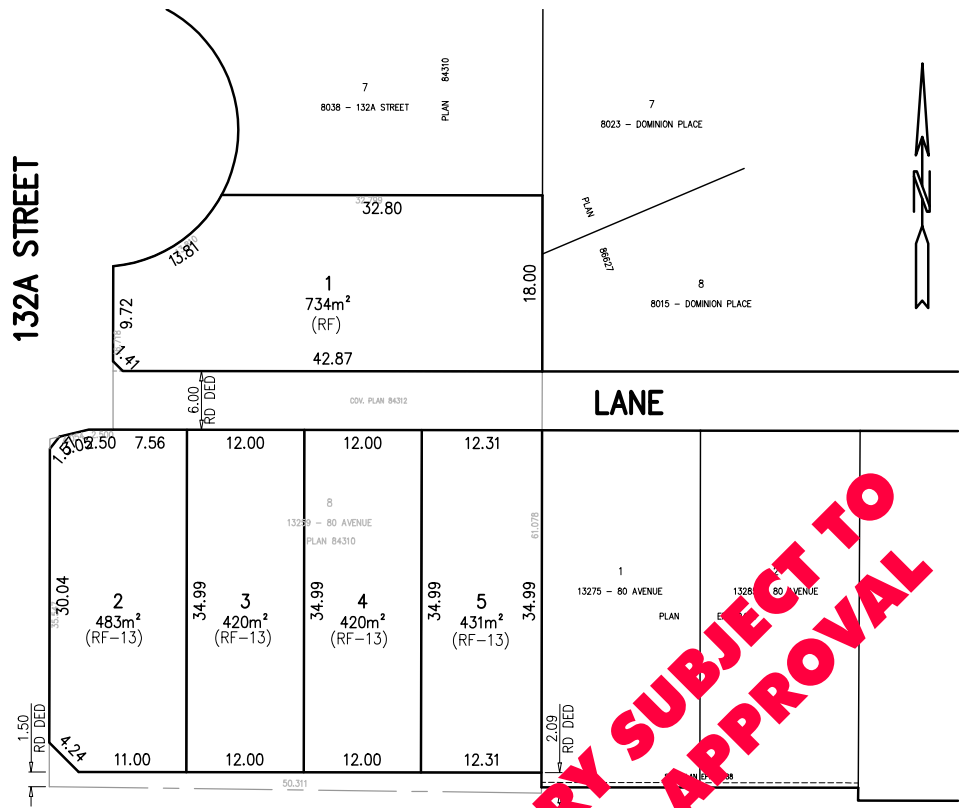
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132 STREET



132A STREET



80 AVENUE

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 13259 80 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	20025	DATE:	OCT 2020	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

Member
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

INTER-OFFICE MEMO

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

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

DATE: **October 09, 2020** PROJECT FILE: **7820-0191-00**

RE: **Engineering Requirements
Location: 13259 80 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.500 m - 2.088 m towards 80 Avenue (ultimate 15.0 m from road centreline).
- Dedicate 6.0 m towards proposed Lane.
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 80 Avenue and Walkway.
- Dedicate 1.0 m x 1.0 m corner cut at the intersection of Lane and 132A Street.
- Dedicate 1.0 m x 1.0 m corner cut at the intersection of Lane and Walkway.
- Register 0.5 m statutory rights-of-way (SRW) along 80 Avenue and 132A Street.

Works and Services

- Construct east side of 132A Street.
- Regrade the property line and remove existing encroachments.
- Construct Lane.
- Construct upgrades to the existing Walkway.
- Construct a storm main on the Lane.
- Construct a sanitary main on the Lane.
- Provide storm, sanitary and water service connections.
- Construct on-site stormwater mitigation as per Integrated Stormwater Management Plan.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$8,373.75 is required.



Tommy Buchmann, P.Eng.
Development Services Manager

DJS



August 20, 2020

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0191 00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2019 Enrolment/School Capacity

Newton Elementary	
Enrolment (K/1-7):	47 K + 428
Operating Capacity (K/1-7)	38 K + 512
Princess Margaret Secondary	
Enrolment (8-12):	1395
Capacity (8-12):	1500

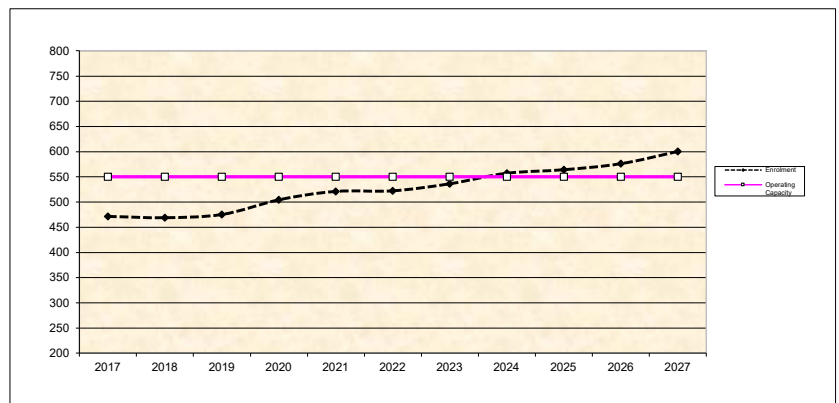
School Enrolment Projections and Planning Update:

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

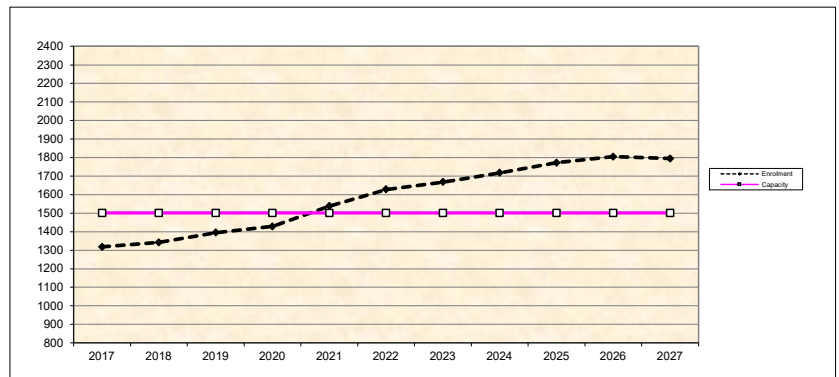
Newton Elementary is currently operating under capacity but this is expected to change over the next decade with the 10 year enrolment projections indicating a modest growth trend. Because of the slower growth trend, the district anticipates that the demand for more space at the school can be handled with portables once enrolment surpasses the school's existing capacity. Currently there are no capital requests for this school.

Princess Margaret Secondary is currently operating under capacity. It is projected that over the next 10 years the school will grow beyond its 1500 capacity. As part of the district's Long Range Plan, the district is recommending a 200 capacity addition, targeted to open 2025. As of the date of this report, the district has not included this recommendation in the 2021/2022 Five Year Capital Plan.

Newton 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: 20-0191-00
Project Location: 13259 – 80 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an urban residential area in which most lots are zoned RF and a few lots are zoned RM-D. Development has occurred over a long time period, with homes ranging from new (less than 5 years old) to more than 50 years old.

The style of most homes can be described as "West Coast Traditional" or "Old urban" (approximately 50%) or "Neo-Traditional" (approximately 50%). Home types include Bungalow, Split Level, 1 ½ Storey, Two-Storey, Cathedral (Split) Entry and Basement Entry, ranging in size from 900 sq.ft. to 3800 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with low to mid-scale massing (Split Level), homes with mid-scale massing (the Two Storey homes), and homes with high to box-like massing which is found on the Basement Entry and Cathedral Entry types. Front entrance porticos range from understated single storey with no separate roof structure, to dominating entrance structures with a height of more than two storeys.

There are a variety of roof forms including common hip, common gable, carousel hip, shed, and one half-round feature projection. Roof slopes range from flat to 12:12, but a majority of homes have roof slopes in the 4:12 - 7:12 range. Roof surfaces include asphalt shingles (clearly dominant), shake profile concrete roof tiles, tar and gravel, and roll roofing.

Wall cladding materials include vinyl, stucco, fibre cement board, and cedar in a colour range that includes neutral, natural, and primary colours, though neutral and natural colour schemes are clearly dominant. A wide range of trim and detailing standards are evident, consistent with the wide era of construction.

Overall, landscaping standards are considered average for the RF zone.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context, including the two new homes adjacent to the east side of the subject site, at 13275 and 13285 - 80 Avenue. Other context homes include 13297 – 80 Avenue and 8031, 8039, and 8049 – 132A Street. However, massing design, construction materials, and trim and detailing standards for new homes commonly constructed in RF and RF-13 zone subdivisions now commonly meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2019 RF and RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes.
- 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 styles. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF and RF-13 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 2 ½ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, 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 2019 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, tar and gravel, and roll roofing. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: The streetscape is "varied" rather than "themed", a result of the 50 years of development in this neighbourhood. From the 1970's and 1980's, there are small (900 sq.ft.) Bungalows, and 2200-2800 sq.ft. high mass, box-like Basement Entry homes with economically aligned floors on all sides of the structure. Most of these homes could be described as "Old Urban" or "West Coast Traditional". Homes from the 1990's to present are primarily Two-Storey type in the 2800 - 3800 sq.ft. size range, and most could be described as having a "Neo-Traditional" style. Most have desirable mid-scale massing designs with proportionally consistent projections that are well balanced across the façade. Overall, there is substantial variation in front entrance designs from one storey elements that have no separate roof structure, to 2 ½ storey high entrances that dominate the home and the street. Roof slopes range from flat to 12:12. A wide variety of roof surfaces are evident including asphalt shingles, concrete tiles, tar and gravel, and roll roofing. Wall cladding includes vinyl (with some vinyl-only homes), stucco, cedar, fibre cement board, brick, and stone. Most of the homes have a neutral or natural colour scheme. Landscapes are modest to average when compared to current standards.

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 2019'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)

There are a few homes in this area that could be considered to provide acceptable architectural context, including the two new homes adjacent to the east side of the subject site, at 13275 and 13285 80 Avenue. Other context homes include 13297 – 80 Avenue and 8031, 8039, and 8049 – 132A Street. However, massing design, construction materials, and trim and detailing standards for new homes commonly constructed in RF and RF-13 zone subdivisions now commonly meet or exceed

standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2019 RF and RF-13 zoned subdivisions, rather than to emulate specific components of the aforesaid context homes

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:

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:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs on RF lot 1, 30 shrubs on corner lot 2, and 15 shrubs on RF-13 lots 3, 4, 5, all 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:** September 3, 2020

Reviewed and Approved by:  **Date:** September 3, 2020

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 20-191-00

Address: 13259 80 Avenue

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)	19
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13
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 6 X two (2) = 12 	12
Replacement Trees Proposed	11
Replacement Trees in Deficit	1
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	0
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 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

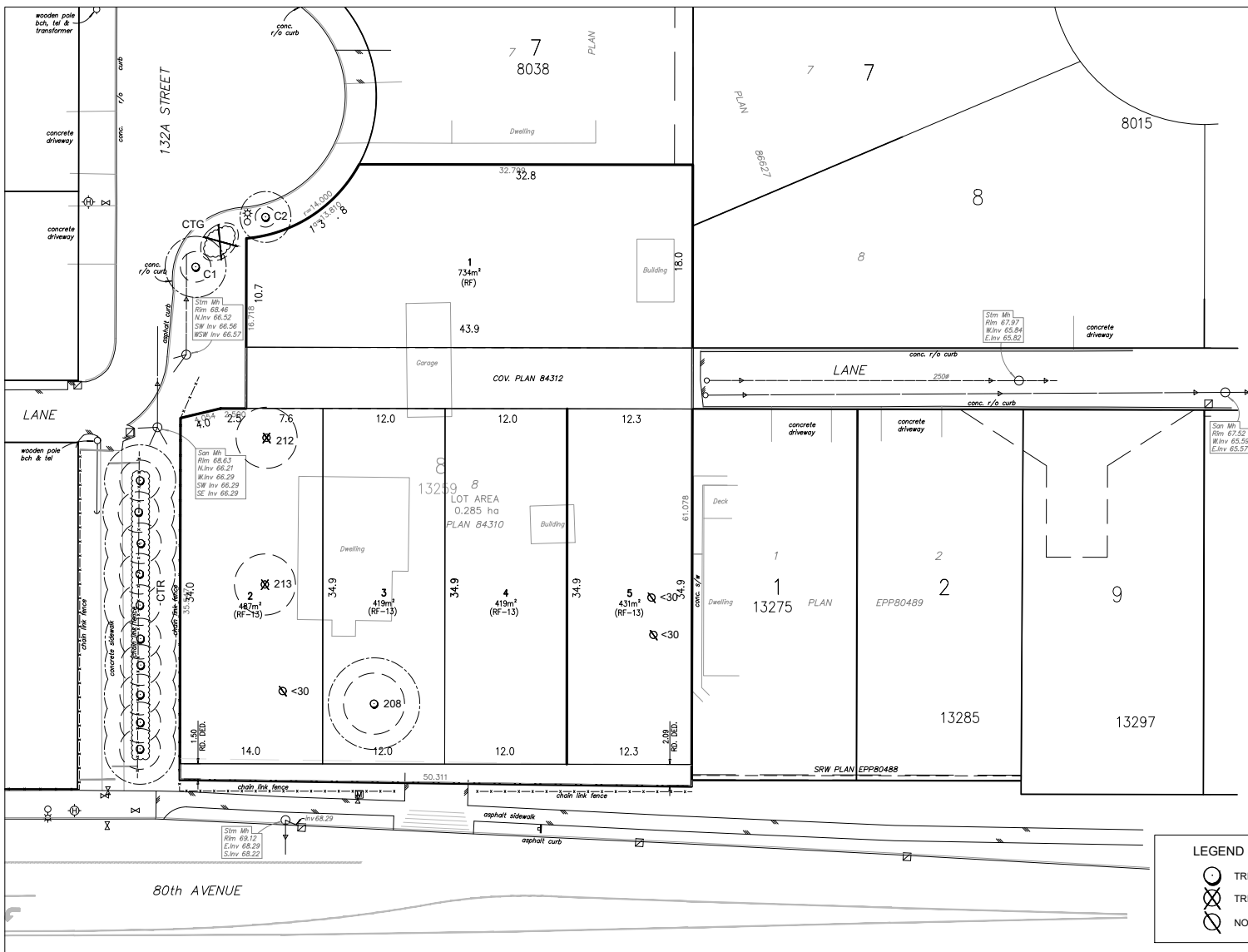
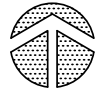
Signature of Arborist:

Date: August 31, 2020

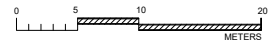


Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





GENERAL NOTES:
 • REASSESS TREES WITH FINAL BUILDING, DEVELOPMENT AND SERVICING PLANS.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
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PROJECT TITLE
13259 - 80th AVENUE
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

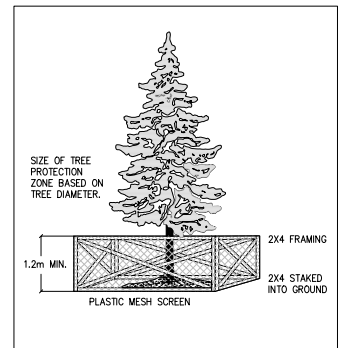
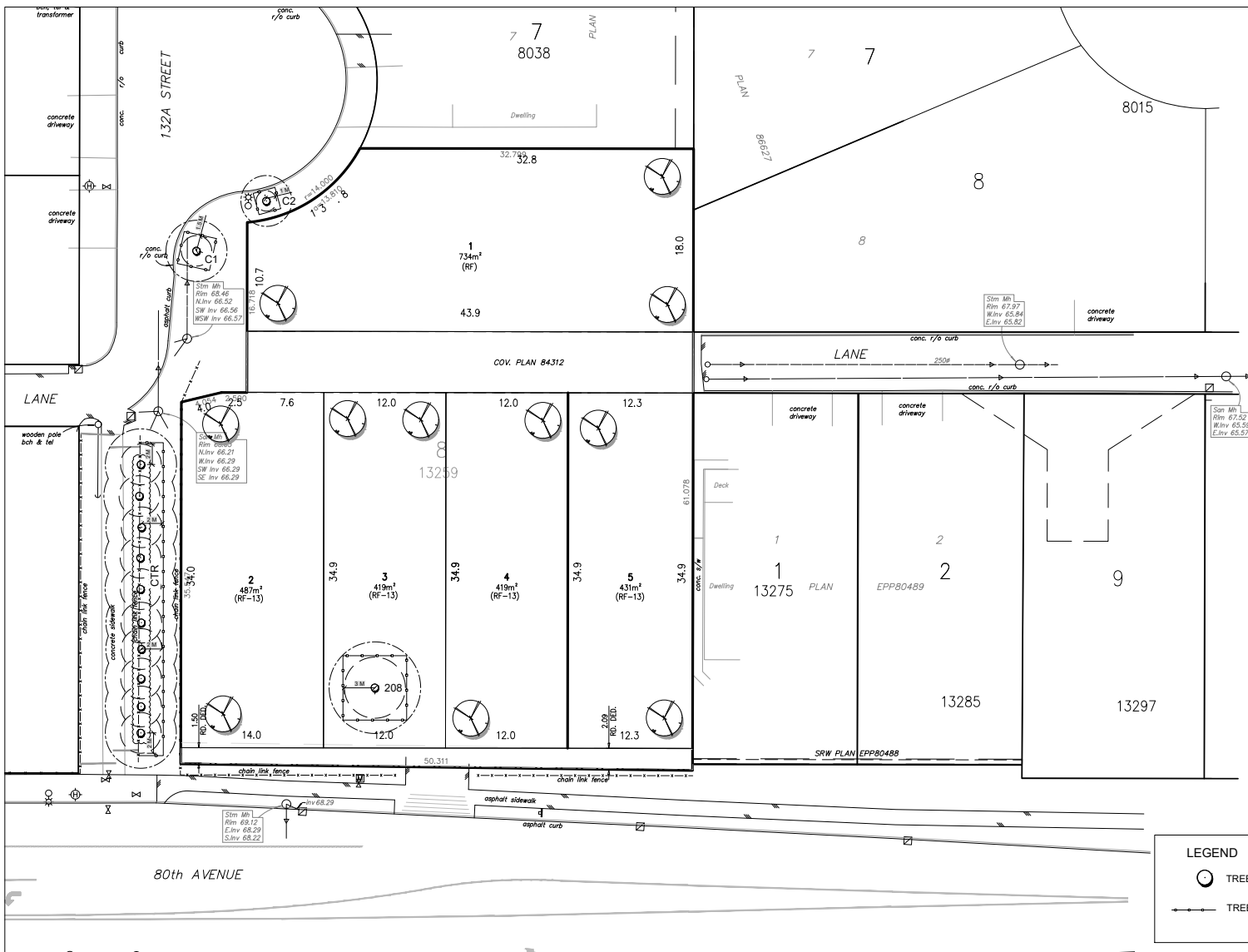
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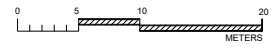
SCALE
 AS SHOWN

DATE
 AUGUST 12, 2020

T-1
 SHEET 1 OF 2



- GENERAL NOTES:**
- REASSESS TREES WITH FINAL BUILDING, DEVELOPMENT AND SERVICING PLANS.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- ⊗ DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM

STAMP	NO.	DATE	BY	REVISION

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PROJECT TITLE
 13259 - 80th AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CIENT

DRAWN MK
SCALE AS SHOWN
DATE AUGUST 12, 2020

T-2
 SHEET 2 OF 2