

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0126-00

Planning Report Date: January 17, 2022

PROPOSAL:

- **Development Variance Permit**

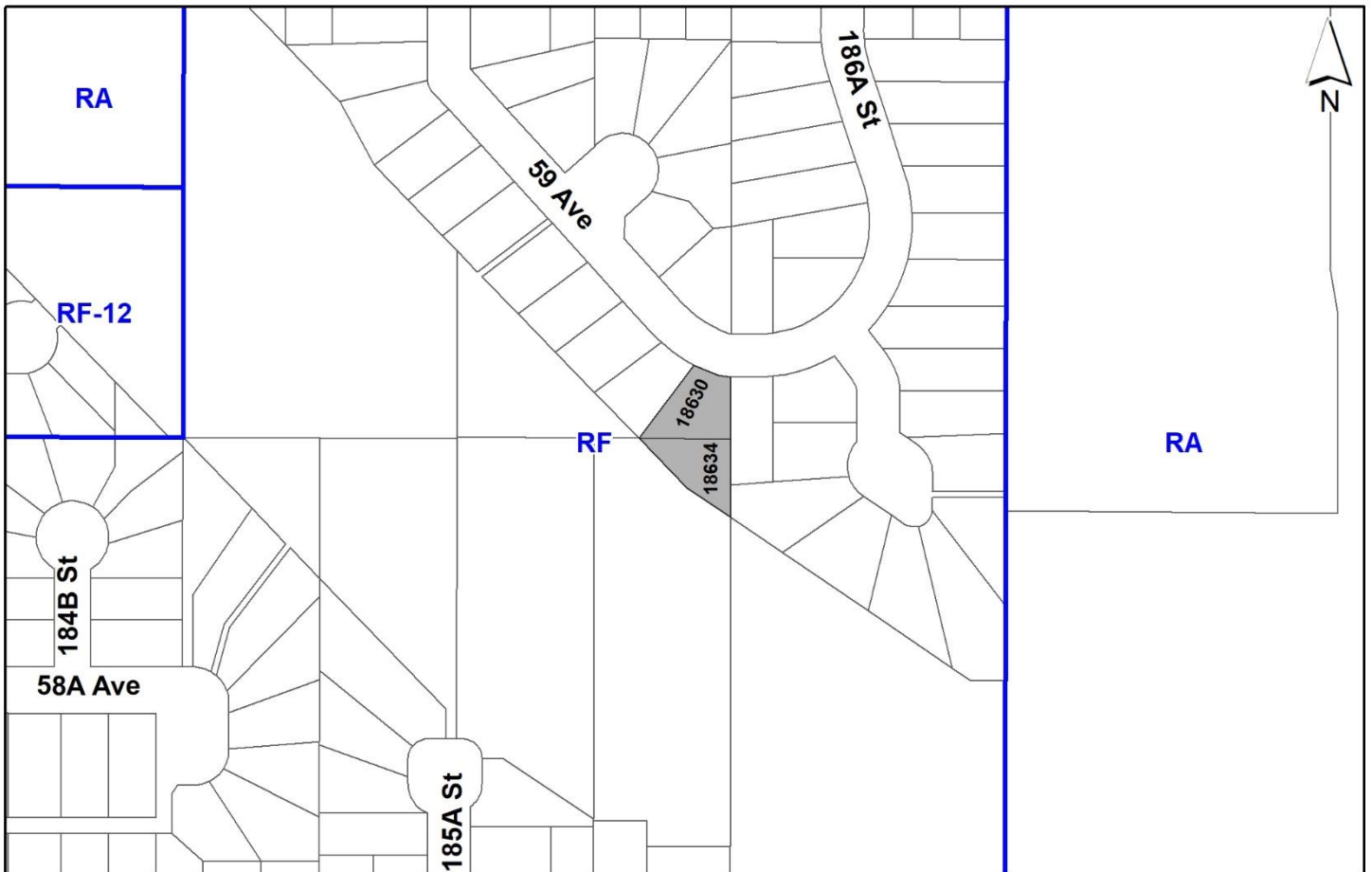
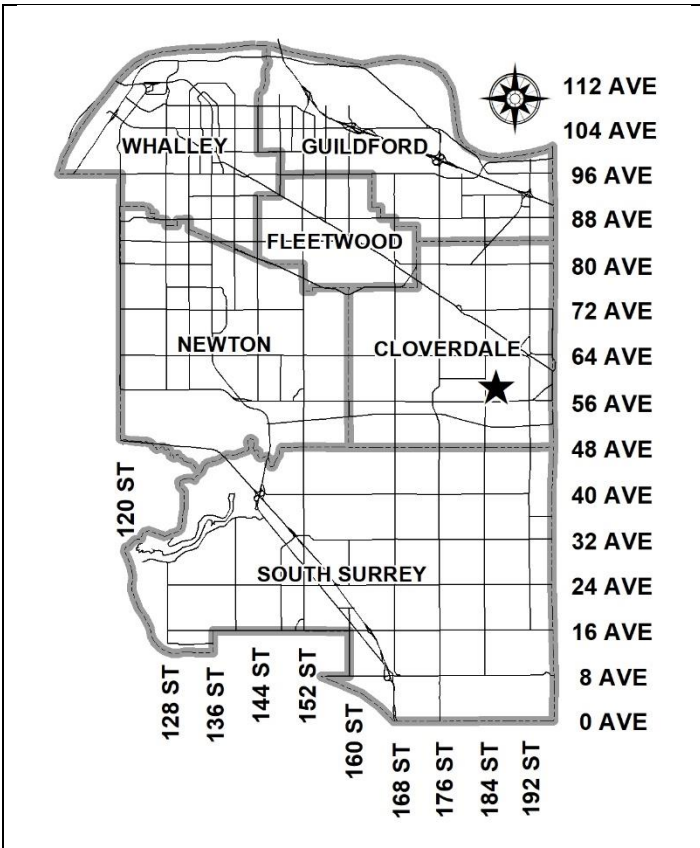
to reduce the required lot width under the RF Zone to allow a subdivision creating two single family residential lots fronting 59 Avenue.

LOCATION: 18634 - 59 Avenue
 18630 - 59 Avenue

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the lot width requirements of the RF Zone in order to allow a subdivision to create two lots fronting 59 Avenue.

RATIONALE OF RECOMMENDATION

- The proposed variances will accommodate two RF lots fronting 59 Avenue in keeping with the neighbourhood context and established urban, pedestrian streetscape.
- 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 density and building form are appropriate for this part of Cloverdale.
- Both proposed lots will comply with the minimum lot sizes allowable under the Zoning By-law (RF Zone).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0126-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 11.6 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF Zone from 15.0 metres to 8.2 metres for proposed Lot 2.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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) the applicant provide a Parks Facility Contribution in the amount of \$6,360.00 for City tree removal to the satisfaction of the Parks, Recreation & Culture;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) discharge of existing Section 215 Restrictive Covenant (BH101174) for "no build until servicing agreement" over 18634 59 Avenue; and
 - (f) discharge of existing Section 216 Statutory Building Scheme (BH101178) over 18634 - 59 Avenue.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP | Existing Zone |
|---------------------------|------------------------------------|-------|---------------|
| Subject Site | Single Family Dwelling; vacant lot | Urban | RF |
| North (Across 59 Avenue): | Single Family Dwelling | Urban | RF |
| East: | Single Family Dwellings | Urban | RF |
| South: | Sunrise Ridge Park | Urban | RF |
| West: | Single Family Dwelling | Urban | RF |

Context & Background

- The subject site is comprised of two properties (18630 59 Avenue and 18634 59 Avenue). Both are designated "Urban" in the OCP and zoned "Single Family Residential Zone (RF)". A 7.0-metre BC Hydro utility right-of-way (ROW) is in the rear of both properties. (Appendix I)
- 18630 59 Avenue is a 665-square metre lot created under Development Application 7989-0238-00.
- 18634 59 Avenue is a 590-square metre lot with no street frontage created under Development Application No. 7992-0016-00. A no-build restrictive covenant is registered on title which can only be released when a servicing agreement is entered into with the City of Surrey when the property is subdivided. About 60% of the property is encumbered by rights-of-way. A 7.0-metre BC Hydro ROW encumbers the south portion of the property, and a 3.0 metre drainage statutory right-of-way (SROW) encumbers the east portion of the property.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to adjust the lot lines of both RF-zoned properties in order to create two lots with frontages and driveways along 59 Avenue.
- Proposed Lots 1 and 2 meet the lot area and depth requirements of the RF Zone. Variances to the lot width on both proposed lots are required to address the requirements of the RF Zone. (Appendix I).
- Proposed Lot 1 will be 519 square metres in size, which is approximately 93% of the minimum lot area requirement of 560 square metres in the RF Zone. The General Provisions of the Zoning By-law allows for one lot created in a subdivision to be less than the minimum lot area requirement prescribed in the Zone, as long as it is not less than 90%. (Appendix I)
- Proposed Lot 2 will be 736 square metres in size, which is much larger than proposed Lot 1 due to a 5.0 metre-wide drainage right-of-way required by the Engineering Department. Proposed Lot 2 is encumbered by both the 5.0-metre wide SROW along the entire eastern side of the property as well as a 7.0-metre BC Hydro ROW along the entire south side of the property.
- The subdivision proposal meets the general criteria of Policy O-13 which requires single family residential lots affected by a BC Hydro ROW to have adequate area, width and depth. The future single family dwelling on proposed Lot 1 can potentially achieve the maximum floor area of 306 square metres and between 182 and 199 square metres for proposed Lot 2. Both lots meet Policy O-13's requirement of at least 136.5 square metres of buildable floor area to accommodate a principal building. (Appendix II)
- No basements can be achieved on proposed Lots 1 and 2, however, the applicant is providing three parking spaces for potential secondary suites.

- Proposed Lots 1 and 2 will have sizeable rear yards. The applicants understand that they cannot erect ancillary structures nor encroach into the BC Hydro ROW.
- Despite a difference in lot sizes, proposed Lots 1 and 2 complement the existing residential lots in the neighbourhood. Lots to the west of proposed Lot 1 range in size from 660 to 689 square metres while lots to the east of proposed Lot 2 range in size from 660 to 924 square metres. Lots north of the subject site range in size from 663 to 697 square 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. |
| Parks, Recreation & Culture: | Parks accepts the removal of two City trees per the project Arborist's recommendation. Compensation of \$6,360.00 will be collected as a Parks Facility Contribution payable before final adoption. |
| BC Hydro: | It is essential that the developer retains a professional consultant with expertise in calculating electric fields and recommending mitigation strategies during design, construction, and after occupancy. It is the developers' responsibility to ensure that no part of the building is exposed to electric fields in excess of 5 kV/m (IEEE Standard C95.6-2002) including outer walls, balconies, overhangs, and roof. The electric field shall be calculated as per ES41K3.3.1 Ro. |

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- "General Urban" areas are intended for residential neighborhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP) which supports up to 37 units per hectare for developments taking place within established or existing residential neighbourhoods. The Urban designation is intended to support low and medium density residential neighborhoods.
- The proposal is also consistent with the following OCP themes/policies.

Themes/Policies

- Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
- Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

Zoning By-law

Lot Width Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RF Zone from 15.0 metres to 11.6 metres for proposed Lot 1;
 - to reduce the minimum lot width of the RF Zone from 15.0 metres to 8.2 metres for proposed Lot 2.
- The proposed variances will permit the creation of two single family lots fronting 59 Avenue that are compatible with the existing residential neighbourhood.
- The single family residential lots created by the subdivision will accommodate reasonable building footprints and have sizeable rear yards.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- 18630 59 Avenue does not have a statutory building scheme registered on title. 18634 59 Avenue has a statutory building scheme registered on title from Development Application No. 7992-0016-00. The existing Building Scheme does not have a sunset clause and no longer meets modern design standards. The applicant proposes to discharge the existing building scheme and register a new one with consent from property owners of 18613 and 18619 58 Avenue and the City of Surrey, owner of the park lot. Four lots were created under Development Application No. 7992-0016-00 namely 18613 and 18619 58 Avenue (two residential lots), a City park lot (which is a portion of Sunrise Ridge Park) and 18634 59 Avenue.
- The applicant retained Angus J. Muir of AJ Muir Design Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, developed the existing building design guidelines (Appendix VII).

- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. and dated February 2021, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|--|----------|------------|--------|
| Alder and Cottonwood Trees | | | |
| Alder | 0 | 0 | 0 |
| Cottonwood | 0 | 0 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Common Hazel | 1 | 1 | 0 |
| Norway Maple | 1 | 1 | 0 |
| Common Lilac | 1 | 1 | 0 |
| Coniferous Trees | | | |
| | 0 | 0 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 3 | 3 | |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 6 | |
| Total Retained and Replacement Trees | | 6 | |
| Contribution to the Green City Program | | N/A | |

- The Arborist Assessment states that there are a total of 3 mature trees on the site. None of them are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 6 replacement trees on the site. The applicant is proposing 6 replacement trees, meeting City requirements.
- In summary, a total of 6 trees are proposed to be replaced on the site with no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

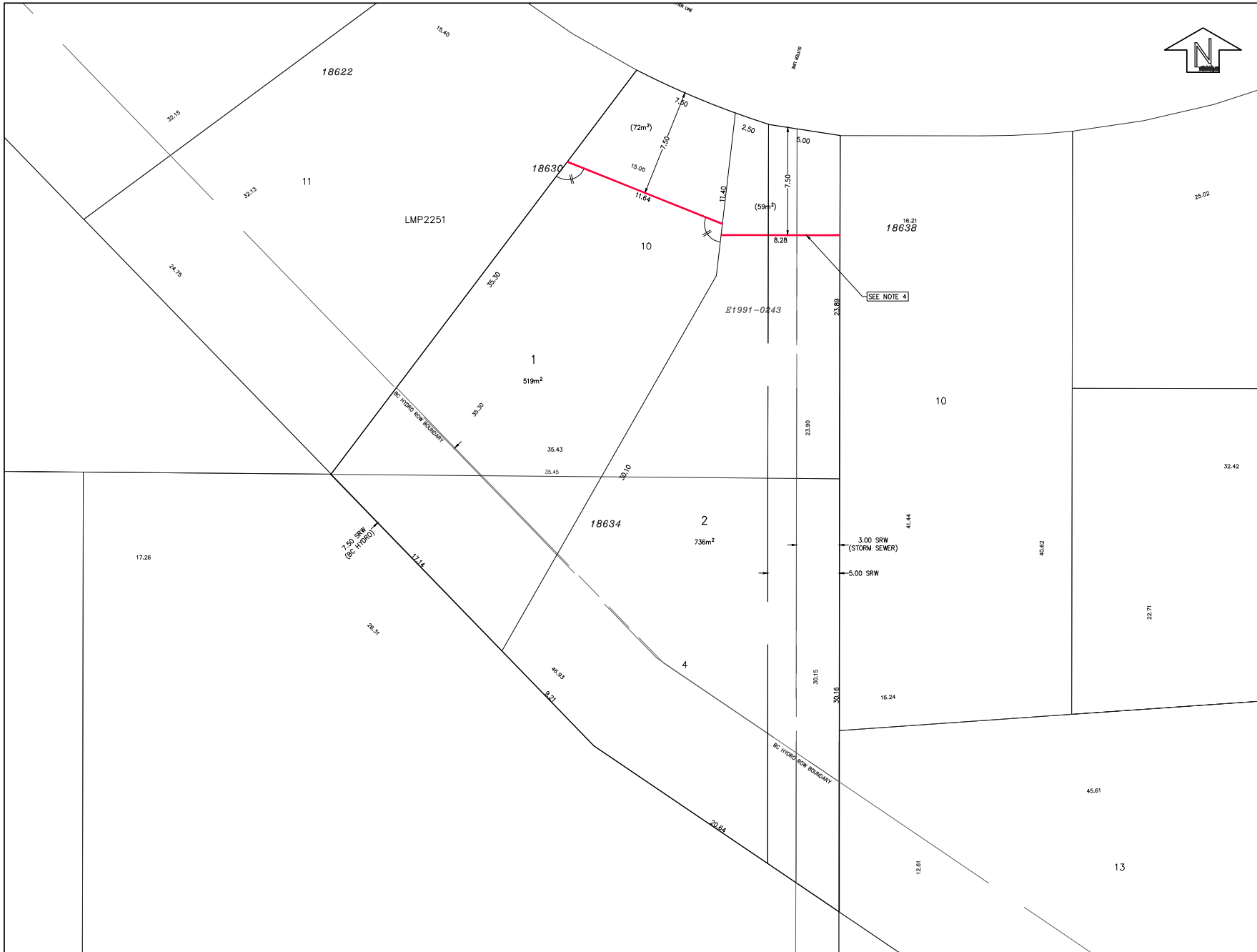
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Lots 1 and 2 Concept Plans
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7921-0126-00
- Appendix VI. Aerial Photo
- Appendix VII. Building Guidelines Summary

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

DQ/cm



SEE NOTE 4

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE DEMOLISHED.
 4. POSSIBLE DVP TO RELAX LOT FRONTAGE WIDTHS FROM 15.0m TO 11.6m FOR LOT 1 AND 8.2m FOR LOT 2.
 5. BC HYDRO PROPERTIES APPROVAL REQUIRED.

| | | | | |
|-----|----------|---------------|-----|----|
| No. | Date | Revision | Dr | Ch |
| 2 | 22/01/11 | 5.00m SRW | TWD | PM |
| 1 | 21/07/14 | LOT WIDTH DVP | TWD | PM |

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



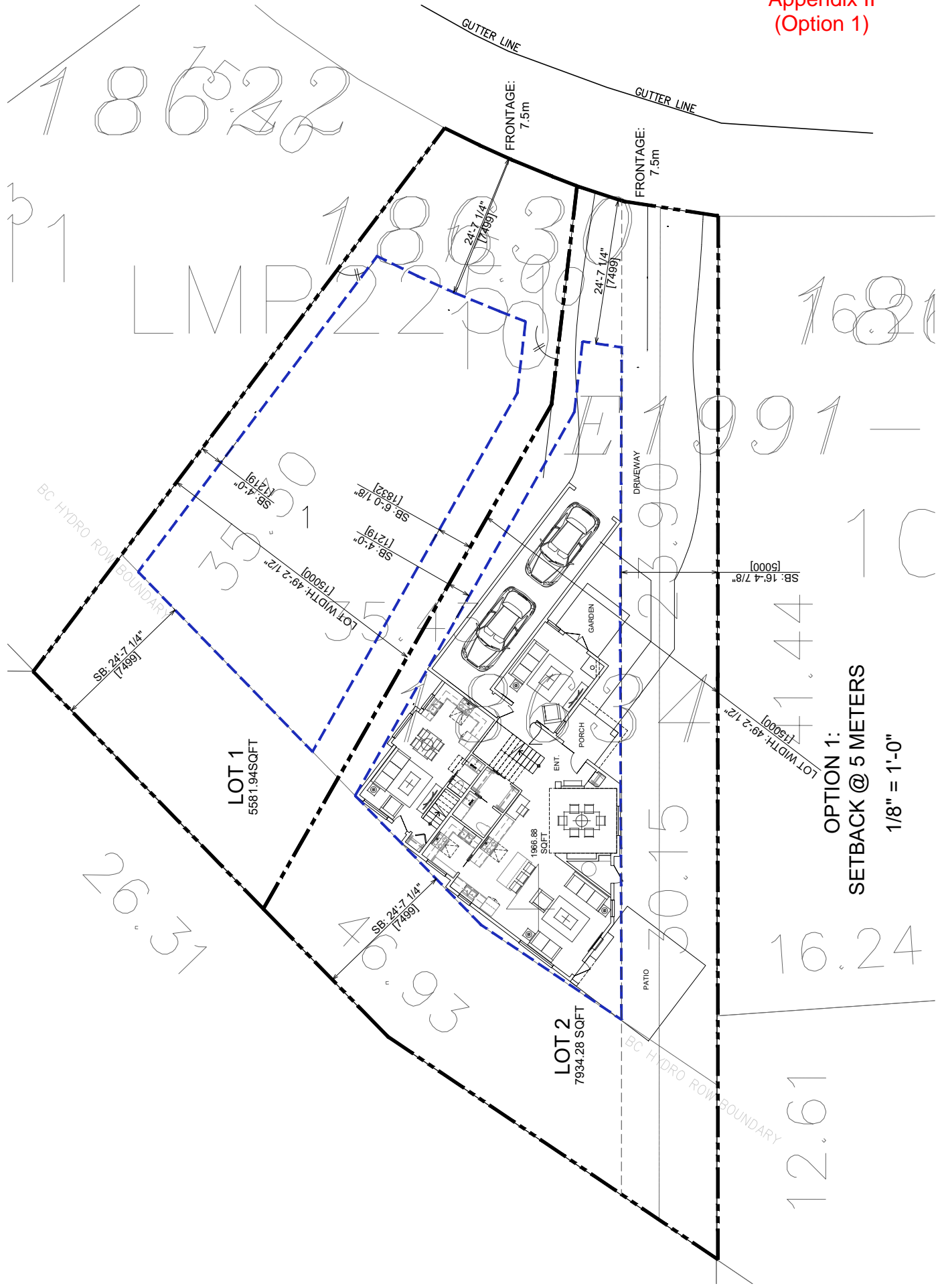
DREAM CASA DEVELOPMENT LTD.
 8675 ROYAL OAK AVENUE, BURNABY, BC V5S 4L7 PH: 604-727-6407
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18630/18634 59 AVENUE, BC

| | | |
|--------------|-----------------|------------|
| Scale: 1:250 | Mun. Proj. No. | Dwg. No. |
| Drawn: TWD | Mun. Dwg. No. | C |
| Designed: PM | Job No. 21-4240 | Of |
| D.W. P.U. | Date JAN /22 | Revision 2 |
| Approved: | | |

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

Destroy all prints bearing previous number

L:\projects\21024\21024.dwg - 11/02/22 12:05 PM



OPTION 1:
SETBACK @ 5 METERS
1/8" = 1'-0"

186522

LMP 222033

16821

1991

10

BC HYDRO ROW BOUNDARY

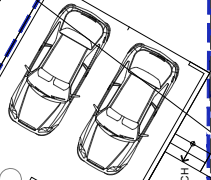
SB: 24'-7 1/4" [7489]

LOT 1
5581.94 SQFT

SB: 6'-0 1/8" [1832]
SB: 4'-0" [1219]

LOT WIDTH: 49'-2 1/2" [1300]

SB: 4'-0" [1219]



DRIVEWAY

PORCH

ENT

7'144 SOFT

PATIO

SB: 16'-4 7/8" [5000]

LOT WIDTH: 49'-2 1/2" [1300]

OPTION 2:
SETBACK @ 5 METERS
1/8" = 1'-0"

26.31

40.93

LOT 2
7934.28 SQFT

SB: 24'-7 1/4" [7489]

BC HYDRO ROW BOUNDARY

30.15

16.24

12.61

GUTTER LINE

GUTTER LINE

FRONTAGE: 7.5m

FRONTAGE: 7.5m

24'-7 1/4" [7489]

24'-7 1/4" [7489]

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

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

DATE: **January 07, 2022** PROJECT FILE: **7821-0126-00**

RE: **Engineering Requirements
Location: 18630 59 Ave**

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements related to the Development Variance Permit to permit a lot width of 11.64m and 8.28m for the two proposed lots.

SUBDIVISION

Works and Services

- Provide driveway access to both lots.
- Provide drainage, sanitary and water service connections to each lot.
- An RC for a private drainage connection for Lot 2 is to be registered.
- Replace existing drainage SROW with a 5.0m SROW.

A Servicing Agreement is required prior to Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

BKD

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 18630 & 18634 59 Ave, Surrey

Registered Arborist: Francis Klimo

| On-Site Trees | Number of Trees |
|---|-----------------|
| Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i> | 3 |
| Protected Trees to be Removed | 3 |
| Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i> | 0 |
| Total Replacement Trees Required: | |
| Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $X \quad \text{one (1)} =$ | 0 |
| All other Trees Requiring 2 to 1 Replacement Ratio $3 \quad X \quad \text{two (2)} = 6$ | 6 |
| Replacement Trees Proposed | 6 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | N/A |

| Off-Site Trees | Number of Trees |
|---|-----------------|
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: | |
| Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \quad X \quad \text{one (1)} = 0$ | 0 |
| All other Trees Requiring 2 to 1 Replacement Ratio $0 \quad X \quad \text{two (2)} = 0$ | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by:



October 8, 2021

(Signature of Arborist)

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0126-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 018-708-455
Lot 4 Section 9 Township 8 New Westminster District Plan LMP15845

18634 - 59 Avenue

Parcel Identifier: 017-551-731
Lot 10 Section 9 Township 8 New Westminster District Plan LMP2251

18630 - 59 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot width is reduced from 15.0 metres to 11.6 metres for proposed Lot 1 and from 15.0 metres to 8.2 metres for proposed Lot 2.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

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

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

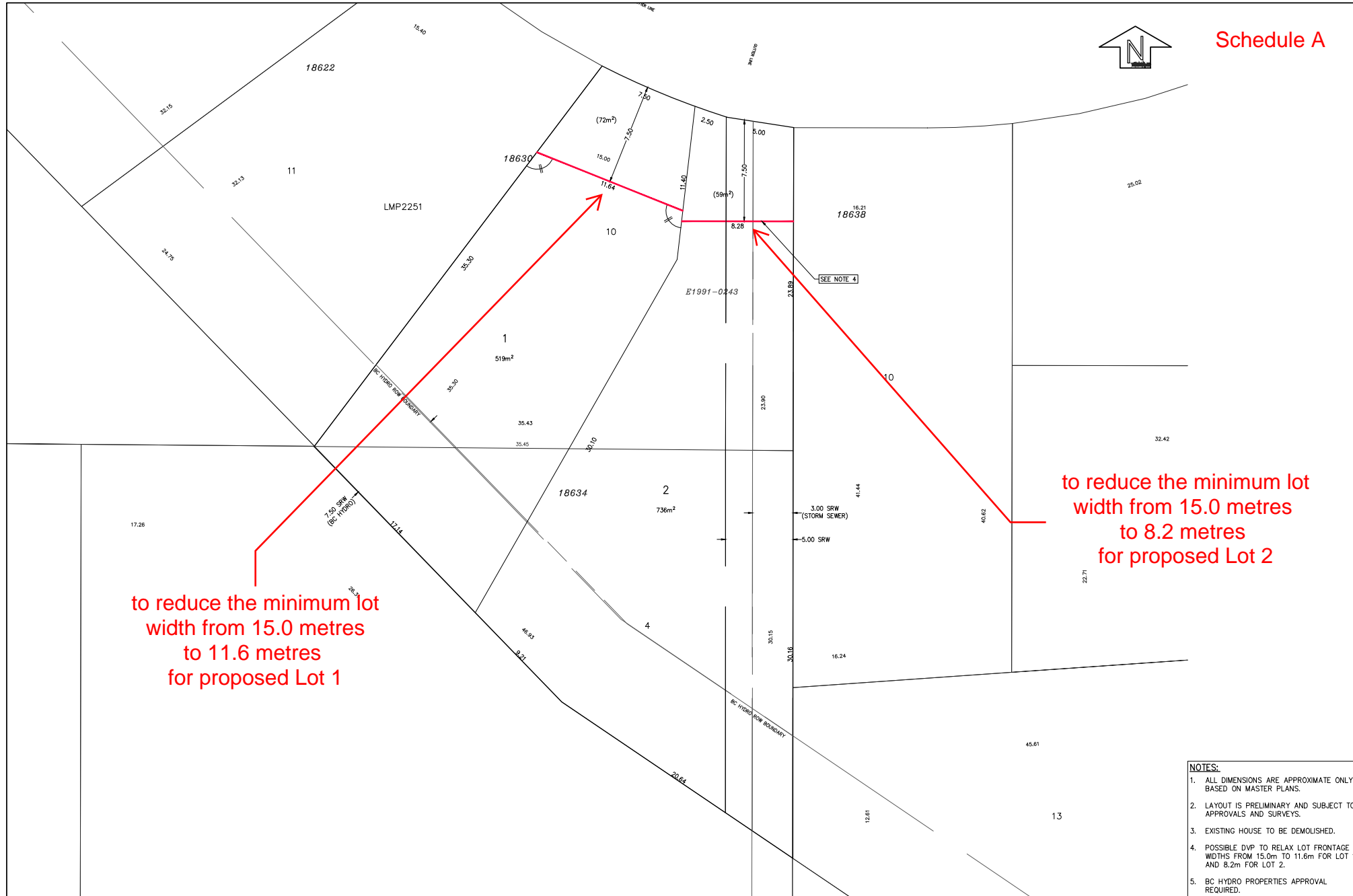
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



to reduce the minimum lot width from 15.0 metres to 11.6 metres for proposed Lot 1

to reduce the minimum lot width from 15.0 metres to 8.2 metres for proposed Lot 2

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE DEMOLISHED.
 4. POSSIBLE DVP TO RELAX LOT FRONTAGE WIDTHS FROM 15.0m TO 11.6m FOR LOT 1 AND 8.2m FOR LOT 2.
 5. BC HYDRO PROPERTIES APPROVAL REQUIRED.

| | | | | |
|-----|----------|---------------|-----|----|
| No. | Date | Revision | Dr | Ch |
| 2 | 22/01/11 | 5.00m SRW | TWD | PM |
| 1 | 21/07/14 | LOT WIDTH DVP | TWD | PM |

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



DREAM CASA DEVELOPMENT LTD.
 8675 ROYAL OAK AVENUE, BURNABY, BC V5S 4L7 PH: 604-727-6407
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18630/18634 59 AVENUE, BC

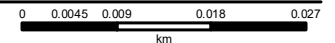
| | | |
|--------------|-----------------|--|
| Scale: 1:250 | Mun. Proj. No. | Dwg. No. |
| Drawn: TWD | Mun. Dwg. No. | C |
| Designed: PM | Job No. 21-4240 | Of |
| D.W. P.U. | Date JAN /22 | Revision 2 |
| Approved: | | Destroy all prints bearing previous number |



Enter Map Description

Scale: 1:720

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2022-01-10

BUILDING GUIDELINES SUMMARY

Surrey Project no: 21-0126-00
 Project Location: 18630 & 18634 59 Avenue, Surrey, B.C.
 Design Consultant: Angus J. Muir – AJ Muir Design Ltd.
 Date: November 03, 2021, 2021

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. Context Neighborhood and Context Homes

1.1 Establishing the Context Neighborhood:

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

In the Residential Character Study for this development a map has been provided which identifies the Context Neighborhood and graphically shows the layout of the area including roads and property addresses.

1.2 Establishing Context Homes within the Context Neighborhood:

In the Residential Character Study for this development individual existing homes in the Context Neighborhood have been identified as Context Homes which have features that are considered when developing the recommendations for the Design Guidelines and Building Scheme. The Context Neighborhood consists of 16 properties and homes, not including the Subject Site or homes on the Subject Site. All 16 of the homes have been identified as Context Homes.

The addresses of all Context Homes are as follows;

- 18598 59 Avenue
- 18606 59 Avenue
- 18612 59 Avenue
- 18638 59 Avenue
- 18622 59 Avenue
- 18625 59 Avenue
- 18637 59 Avenue
- 5885 186B Street
- 5925 186B Street
- 5937 186B Street
- 5938 186B Street
- 5930 186B Street
- 5922 186B Street
- 5896 186B Street
- 5888 186B Street
- 5942 186 Street

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:

The Subject Site is located on the south side of 59 Avenue and will create two lots which will both be interior lots fronting onto 59 Avenue. The two new lots will have their rear yards contiguous with Sunrise Ridge Park. There are no corner lots proposed and no lane access. 59 Avenue in this location runs on roughly a forty five degree angle to the west of the Subject Site and then curves around to become 186A Street to the east. There is also a short cul-de-sac portion of 186A Street to the east. The Context Neighborhood and broader neighborhood area is generally formed by a U shaped road with both ends meeting 60 Avenue, with no other inlet or outlet, so the neighborhood appears to be well organized and has very little traffic except for residents of the area.

The roads, properties and homes in the Context Neighborhood were all developed in the early 1990's so it can be said that the neighborhood is well established with regards to character, infrastructure and layout. Although the Subject Site is being subdivided there does not appear to be many other opportunities for subdivision which would alter the existing overall layout of the roads within the Context Neighborhood. Generally the layout of the Context Neighborhood will remain the same in the future.

All of the homes in the Context Neighborhood and broader neighborhood area were built roughly 30 years ago. None of the homes appear to have been replaced with newer homes so all homes appear to be of the same age and era. All homes are within the same zoning designation so the density and setbacks of the homes are also similar. The roads, curbs, street trees, boulevards, etc. are all consistent and well maintained. The overall area is relatively level so there are no unusual grade changes and retaining is not prevalent and only used decoratively where visible.

Although the Context Homes are all very similar and of the same age they will eventually be replaced. It is very common in the Greater Vancouver area and Lower Mainland for homes to start being replaced when they are more than 30 years old. Almost certainly each home will individually be replaced, one at a time, rather than multiple lots at the same time, and this may happen over a period of one or two decades. The Residential Character of the Context Neighborhood will slowly change as older homes are replaced, but this is not happening at a pace which would justify calling the residential character emerging. Instead it would be said that the character of the neighborhood is existing and well established.

2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Building Scheme:

The Context Homes established in Section 1, and as identified in Appendix A and B, have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new homes and properties on the Subject Site.

House Styles

- Most of the Context Homes fall within the Neo-Traditional and Neo-Heritage range with Traditional form & massing and a mix of various details such as West Coast, Craftsman, Farmhouse, Tudor and Victorian to set the individual homes apart. The level of detail and quality is indicative of the late 1980's and early 1990's for lots in of this size and generally in this area. These homes were not overly embellished and were created to be affordable yet unique from home to home within the development.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage some current popular styles and a range of well-established styles in the Context Neighborhood. Some hybrid styles such as Modern Prairie, Modern Farmhouse or Contemporary-Traditional may suit well if the materials used on the home are mostly traditional materials but with contemporary use and massing. Certain current popular styles such as Modern, which may be characterized as having radical geometric shapes, modern building materials such as metal panels, and flat roofs or opposing monoplane roofs, should be discouraged by restricting specific roof forms and modern building materials, and addressing building massing.

Building Massing

- Of the 16 Context Homes only two are single storey (rancher/bungalow) and the other 14 are two storey homes. Basements are not visible from the road and further investigation would show that there are no basements within the Context Neighborhood. Massing of the two story homes shows very little reduction of upper floor mass with some homes being a full two story massing except for minor skirt roofing. Most homes have a minor reduction of the upper floor mass with some type of larger roof form over the front at the main floor level.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows. Some two storey massing should be permitted.

Corner Lot Design

- There are no corner lots in the proposed layout for the Subject Site.

Roof Form and Material

- Of the 16 Context Homes only two appear to have cedar shake roofing and the other 14 have asphalt shingle roofing. None of the Context Homes have metal or concrete roofing materials. The roof forms are generally full hip, full gable, or a combination of hip and gable. Some homes have feature roofs such as hip or shed roof over projecting elements. No radical monoplane roof forms are present. The main roof form on all of the Context Homes is medium to steep slope with the lower slopes as roughly 5/12 and the steeper slopes as roughly 12/12 pitch. There are no low or flat roof forms in the Context Neighborhood.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage similar roof forms by limiting the main roof form to a medium to steep pitch and be composed of primarily hips and/or gables. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted but only if it suits the style. Low or flat roof slopes, and monoplane roof forms, should not be permitted. Asphalt roofing should be the primary roofing material but concrete tile in shake profile and cedar roofing should be permitted to provide flexibility. Alternate roofing materials should also be permitted but only in a shake pattern. Metal roofing should not be permitted as the main roofing material.

Cladding and Detailing

- Most of the Context Homes appear to have vinyl horizontal siding as the main cladding material and only one home has stucco as the main cladding material. Some homes have modest brick accents on the front of the home but most commonly the homes have only one cladding material for the entire home. All street facing elevations have trim around windows and doors but very few have other types of trim such as base trim. There are very few ornamental details on the homes but some have decorative gable vents. Most eaves have metal fascia gutters without wood fascia boards, and gables typically have 1x6 or 1x8 barge boards.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing as the Context Homes but as current industry standards and trends tend to be towards higher quality materials and detailing those should also be encouraged. Minimum requirements for trim and use of feature elements should be included. A broad range of cladding materials should be permitted including vinyl siding but modern materials such as paneling systems should be avoided. Minimum requirements for fascias and gable barge boards should be outlined but permit the use of fascia gutters only.

Surfacing Materials:

- All of the Context Homes have concrete driveway surfacing except one home has asphalt surfacing. The concrete driveways are predominantly exposed aggregate and some are brushed finish with one having exposed aggregate borders and brushed finish infill. Most homes have concrete entry walkways that match the driveway.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete with finishes similar to those used by the Context Homes. Walkways should only be permitted to match the driveway material. Gravel and asphalt driveways and front walkways should not be permitted.

Garages:

- All of the Context Homes have front facing attached two car garages except one home which appears to have a detached garage in the rear yard. Garage doors are either two single or one double door. There are no three car garages visible.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should require a minimum of two car enclosed garages and support an additional one or two car parking space on the driveway in front of the garages. Considering the lot size and configuration of the proposed new lots it would not seem feasible to have three car attached garages and so the garages should be limited to two vehicles.

Front Entry and Porches

- The porches on the Context Homes range from very minimal to well balanced, proportionate and create a focal point of the home. There does not appear to be any front porches which are overly embellished or extremely large & tall. Some porches have a feature column or two. Front entry doors are well defined and visible from the road.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road but should be limited to a single storey.

Landscaping

- In general the Context Neighborhood is a very mature area and many lots have large well established trees and mature landscaping. Yards are generally well kept and none seem overgrown. Front yards are mostly a combination of lawn and planting beds with feature trees and shrubs. Lawns and planting reach from the back edge of the road curb to the front face of the home for most lots, and no boulevards contain gravel parking pads or unlandscaped areas. There are no fenced off front yards and fencing tends to remain behind the front face of the homes.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly.

Retaining:

- The Context Neighborhood is a very level and flat area. Homes do not have basements and most main floors are very close to the ground. No retaining is visible from the street and only some homes have low border materials to define planting beds.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.6m or less and include guidelines for approved material and finish.

Conclusion:

The Context Neighborhood is generally a well-established community with homes being of similar style and quality. The Context Homes would not be considered eclectic and rather seem to have a theme and share a similar Residential Character. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood. By selectively identifying common themes within the Context Neighborhood and considering the nature of new home construction with current trends and industry standard levels of quality the Design Guidelines for the new homes can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. Date: November 03, 2021

Reviewed and Approved by: Angus J. Muir



Date: November 03, 2021