

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0201-00

Planning Report Date: November 8, 2021

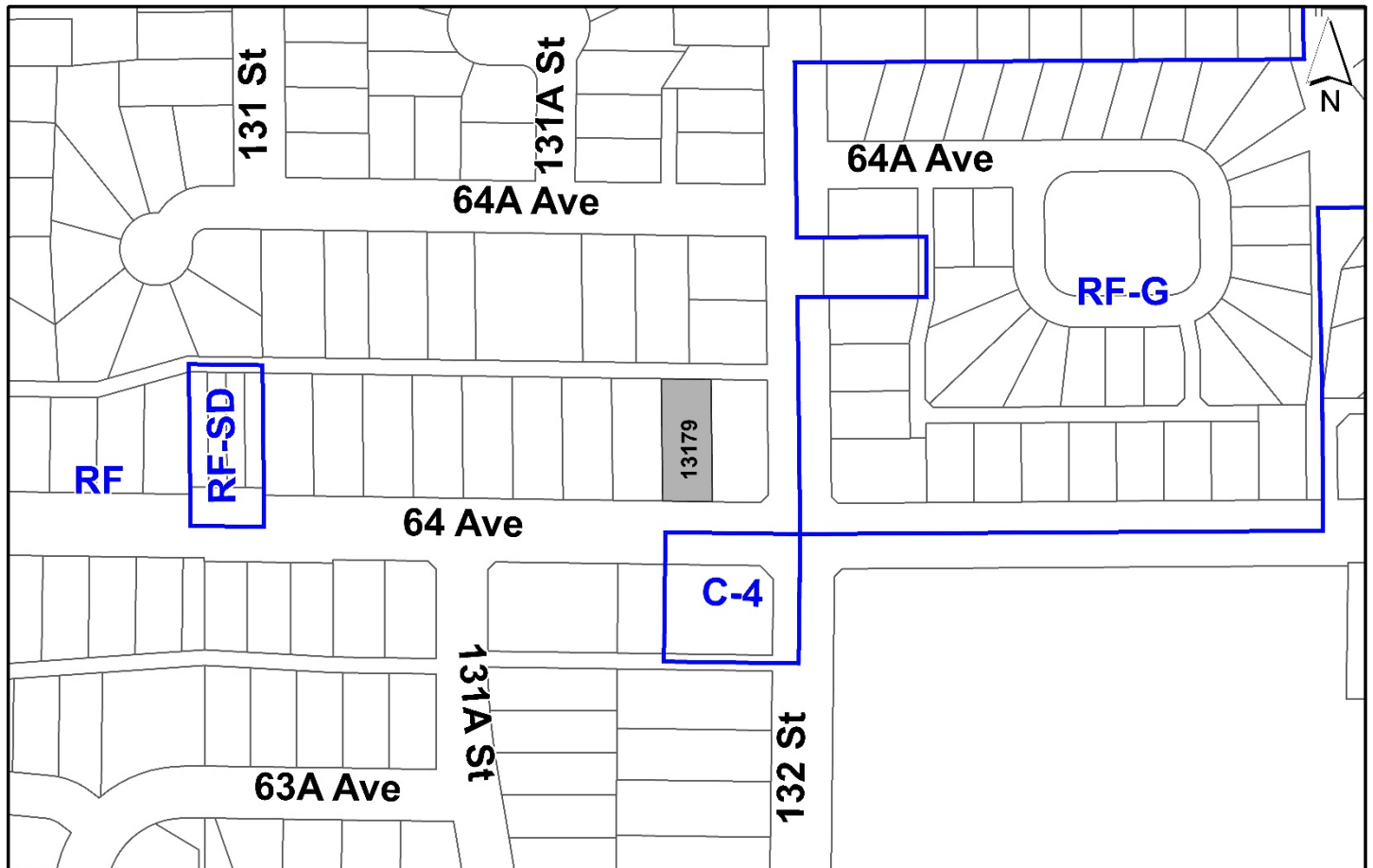
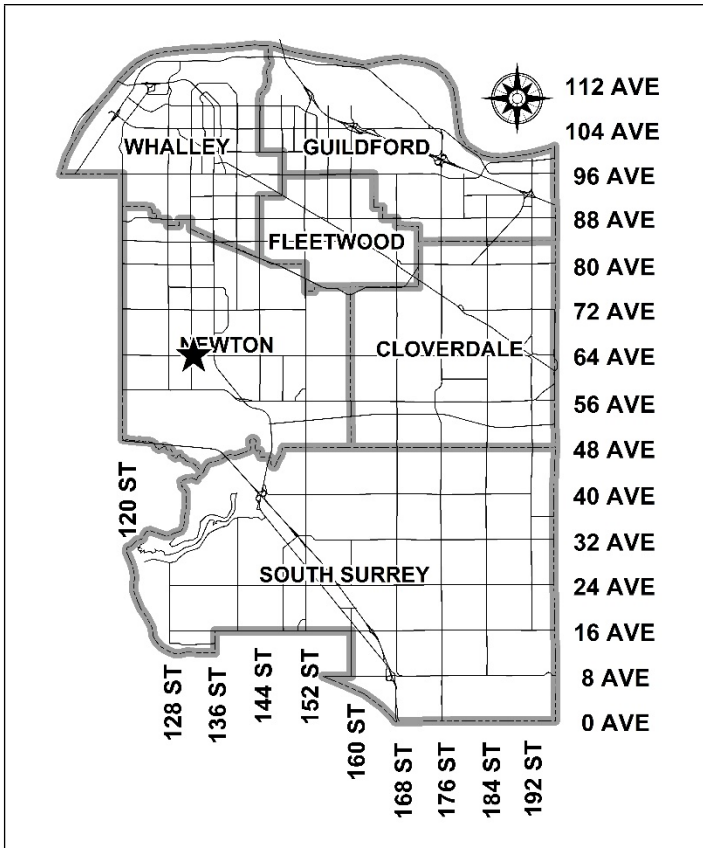
PROPOSAL:

- **Rezoning** from RF to RF-10 to allow subdivision into two single-family lots.

LOCATION: 13179 - 64 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 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 Newton.
- The proposed "Single Family Residential (10) Zone" (RF-10) zoning can be supported as there is a precedent for a denser single-family development pattern west of the subject property (from 13085 to 13101 64 Avenue).
- The registration of a restrictive covenant identifying a "no-build" area along the eastern property line will maintain development and consolidation potential for 13189 132 Street.
- Area residents have raised no objections to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 2 until future development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single-family dwelling	Urban	RF
North (Bordering):	Single-family dwellings	Urban	RF
East (Across 132 St.):	Single-family dwellings	Urban	RF-G
South (Across 64 Ave.):	Retail, Secondary School, Residential Dwellings, Detention Pond	Urban	RF, C-4
West (Bordering):	Single-family dwellings	Urban	RF

Context & Background

- The subject property is located on the north side of 64 Avenue and abuts a corner lot at the intersection of 64 Avenue and 132 Street, in Newton.
- The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)."

- The subject property is approximately 904 square metres, with a lot width of 20.2 metres and a lot depth of 44.3 metres.
- Two lots to the west of the subject property (13153 64 Avenue) a land development application has been received with proposes to rezone the site from RF to RF-10 and subdivision into two single family lots. Development Application No. 7921-0237 is currently being reviewed by staff and has not yet been brought forward to Council for consideration.
- To the north of the subject property (13168 and 13178 64A Avenue), land development application No. 7917-0187-00 to subdivide into two RF lots was approved in 2019.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" in order to permit subdivision into two single family small lots.
- The RF-10 housing form is considered appropriate land use for lots abutting 64 Avenue and provides for a complementary interface with adjacent single-family lots. Similarly, this form of housing will allow for lane served access to the properties.
- The two subdivided RF-10 lots will exceed minimum requirements for size, depth, and width for RF-10 Type 3 lots.
- This application proposes a restrictive covenant to create a 44.3 square metre "no-build" area along the eastern property line of proposed Lot 2 abutting 13189 132 Street. This will maintain development and consolidation potential for 13189 132 Street, which would otherwise require a variance to rezone and subdivide to RF-10 given the requirements for a corner lot.

	Proposed
Lot Area	
Gross Site Area:	904 square metres
Road Dedication:	2.808 metres
Undevelopable Area:	44.3 square metres
Net Site Area:	859.7 square metres
Number of Lots:	2
Unit Density (Net):	23.6 UPH
Range of Lot Sizes	403 square metres – 446 square metres
Range of Lot Widths	9.1 metres – 10.1 metres
Range of Lot Depths	44.3 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 advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Martha Jane Norris Elementary School
1 Secondary student at Tamanawis Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture: Parks has no objection to this project. No works, including vegetation or tree removal, is permitted within the adjacent boulevard without approval from Parks. The applicant should seek to maximize the number of boulevard trees that can be planted on the new boulevard.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be provided from the existing rear lane located along the north property line. No driveway access is permitted from 64 Avenue, and the proposed RF-10 Zone requires that vehicle access be provided from a rear lane.
- The applicant is providing a 2.808-metre-wide dedication for 64 Avenue to achieve an ultimate 30.0-metre-wide road allowance for 64 Avenue at this location.

Parkland and/or Natural Area Considerations

- To the south of the subject property, there is a Class C Dry Detention Pond located on City land. The pond is separated from the subject site by a 24.0 metre wide four lane highway and will not be impacted by this proposal.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

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

Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located along the edge of an established single-family neighbourhood that has experienced some gradual densification in recent years. The site is also located on an arterial road in the City (64 Avenue) and in proximity to transit, multi-family, and single family small lot development. The development will utilize existing rear laneway infrastructure to provide vehicle access to the site.)

Zoning By-law

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

RF-10 Zone Type 3 (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 UPH maximum	23.6 UPH
Lot Size		
Lot Size:	324 square metres minimum	403 & 446 square metres
Lot Width:	9 metres minimum	9.1 & 10.1 metres
Lot Depth:	36 metres minimum	44.3 metres
Parking (Part 5)	Required	Proposed
Number of Spaces per Lot	3	3

Lot Grading and Building Scheme

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

- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc. and dated August 10, 2021, 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 new unit if completed by December 31, 2021; and \$4,000 per new 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 OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new 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 7, 2021, and the Development Proposal Signs were installed on September 30, 2021.
- Staff received two (2) responses from neighbouring residents. These residents did not provide statements of support or objection to this project and instead inquired about the extent of the development and the process for land development applications.

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	2	2	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Replacement Trees in Deficit		4	
Total Retained and Replacement Trees		0	

- The Arborist Assessment states that there are a total of two mature trees on the site. 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 2 to 1 replacement ratio. This will require a total of four (4) replacement trees on the site. The applicant is currently proposing zero (0) replacement trees.
- In accordance with the provisions of Surrey Tree Protection By-law 2006, as the proposal does not include any replacement trees, the applicant is required to include two (2) replacement trees per lot for a total of four (4) trees.
- Final approval of the applicant's tree protection plan is pending a tree preservation summary and tree replacement plan that accounts for these requirements to the satisfaction of the Planning & Development Department.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Proposed Building Design Guidelines

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JK/cm



SHADING LEGEND:

 NO-BUILD COVENANT AREA

PRELIMINARY
FOR DISCUSSION PURPOSES

Title			
Address 13179-64 AVENUE			
Project No.	21-029	Date	MAY 2021
Scale	1:500	Dwg No.	L2



GurSimer
Design and
Management Inc.
Tel: 778-895-658 | Email: nirvair@gs-gm.com

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

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

DATE: **November 1, 2021** PROJECT FILE: **7821-0201-00**

RE: **Engineering Requirements
Location: 13179 64 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 64 Avenue.
- Register 0.5 m Statutory Right-of-Way (SRW) along 64 Avenue frontage.

Works and Services

- Ensure 64 Avenue property line is graded to +/-300 mm of centerline road elevation.
- Upgrade storm sewer system in the Lane.
- Complete downstream sanitary sewer systems upgrade as required.
- Provide sanitary, storm, and water service connection to each lot.
- Provide and register a Restrictive Covenant on title for on-site stormwater mitigate features as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Acting Development Services Manager

AY



October 7, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0201 00 revised Oct 7, 2021

SUMMARY

The proposed 2 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:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

Martha Jane Norris Elementary	
Enrolment (K/1-7):	38 K + 366
Operating Capacity (K/1-7)	38 K + 443
Tamanawis Secondary	
Enrolment (8-12):	1445
Capacity (8-12):	1125

Projected population of school-age children for this development:	4
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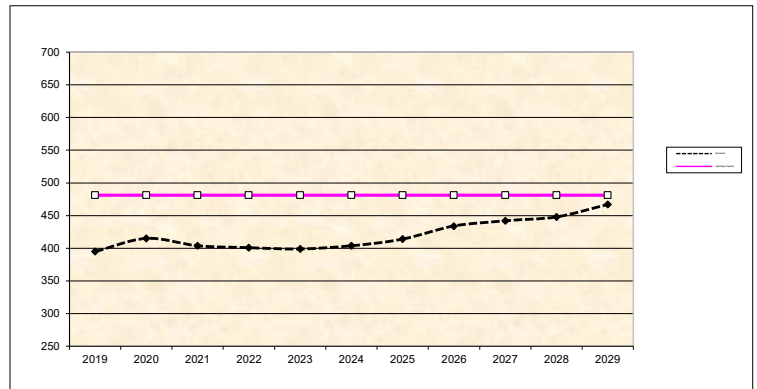
Population : The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

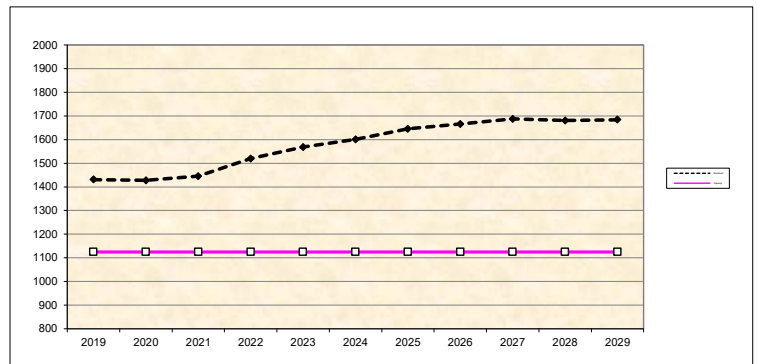
Martha Jane Norris Elementary is currently operating under capacity. The 10-year enrolment projections show this school will modestly grow. The neighbourhood is relatively at its build out and is now maturing. Over the next 10 years, there will be enough capacity in the existing school to meet in-catchment demands.

Tamanawis Secondary is currently operating at 126%. The 10-year projections show that the school will continue to modestly grow, however, the school will continue to operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District’s capital request for a new 575 capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2023.

Martha Jane Norris Elementary



Tamanawis Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING DESIGN GUIDELINES

Neighborhood Boundaries:

6400 Block to the north,
13300 Block to the east,
64 Avenue to the south,
and 13100 Block to the west

**Civic address of parent parcel:
13179 64 Avenue, Surrey, B.C.**

Subdivision of one "Single Family Residential" (RF) property into
two "Single Family Residential (10)" (RF-10) properties.

2 lots proposed
1 existing dwelling to be removed
2 new dwellings proposed

Developer: Mr. Manjit Cheema

Surrey Project #7921-0201-00

Version 1: August 13, 2021

Prepared by:

Simplex

Consultants Ltd.

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CITY OF SURREY BUILDING SCHEME

SCHEDULE OF RESTRICTIONS

SECTION 1

GENERAL RESTRICTIONS

1.1 Definitions

In this *schedule*:

"City" means the *City of Surrey*;

"construct" and any variation of that term, means to construct, improve, install, affix, place, or alter, or to permit construction, *improvements*, installation, affixation, placement or alteration;

"consultant" means an architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered design *consultant* in good standing with the National Home Designers Association or any successor body, or a registered building designer and/or a certified residential building designer in good standing with the Applied Science Technologists and Technicians of British Columbia or any successor body, who is appointed by the developer and who is authorized by the *City* in writing;

"developer" means the registered owners) of the fee simple or leasehold estate of all of the *lots* as of the date this schedule is registered in the Land Title Office;

"improvements" means any building, accessory building in excess of 10 square metres [105 square feet], fence or retaining wall constructed or to be constructed on a *lot*,

"lot" means each *lot* identified in either the Form 35 or the Form C to which this schedule is attached and any portions or portion of such *lot* which may be subdivided or consolidated whether by subdivision plan, strata plan or otherwise and *'lots'* means the aggregate of them;

"owner" means the registered owner of the fee simple or leasehold estate of a *lot*,

"person" means any individual, corporation, society, association, co-operative, joint venture, partnership, trust, unincorporated organization, government, or other legal entity, and includes the owner of a *lot* and the developer,

"schedule" means this schedule of restrictions and any further schedules or exhibits attached to it (if any);



1.2 Expiry

This *Schedule* shall have no further force and effect after twenty (20) years from the date of registration of this *schedule* in the Land Title Office, and shall be discharged from all of the *lots* by the passage of this time.

SECTION 2

BUILDING DESIGN RESTRICTIONS

For all of the subsections in Section 2, a person will not construct improvements, or develop the lot before, during or after construction of the improvements, unless:

2.1 Building Siting

- (a) that person sites the *improvements* in accordance with the *lot's* natural characteristics, existing trees, and neighboring *improvements*, in relation to the over view or over shadowing of neighboring *lots* and *improvements*;
- (b) the siting of the *improvements* complies with the *consultant's* requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent *improvements*;
- (c) that person considers all requirements of easements and rights-of-way; and
- (d) that person has verified that the physical location of driveway and curb letdowns, significant trees, cable service boxes, electrical boxes, and streetlights does not conflict with the design or location of the *improvements*; and

2.2 Lot Grading

- (a) established overland flows and/or underground storm sub-surface systems are maintained only in accordance with completed swales and *lot* grading in accordance with the *lot* grading plan accepted by the *City* for the *lots*;



- (b) the design of the *improvements* is in substantial compliance with the *lot* grading plan for the *lots* which has been reviewed by the *consultant* and accepted by the *City*, and the said plan specifies all finished grade elevations as derived from the *lot* grading plan for the *lots* accepted by the *City* and grade elevations in respect of that *lot*;
- (c) the proposed *lot* grading is in accordance with the *lot* grading plan for the *lots* accepted by the *City*, which *lot* grading plan will be available from the *City*, and
- (d) that *person* provides that any changes made to the *lot* do not affect the drainage pattern for the area.

2.3 Retaining Walls

- (a) there is no retaining wall, except if permitted in the *lot* grading plan accepted by the *City* for the *lots*, or if accepted by the *City*. A low profile retaining wall that is no more than 20 cm [7.9 inches] in height, such as landscape ties, is not restricted, provided that such a low profile retaining wall does not result in terraced landscaping;
- (b) the maximum height of a retaining wall is no more than 0.6 meters [2.0 feet], except for a retaining wall below existing grade, including concrete stairwells and covered patios under sundecks;
- (c) retaining walls visible from the street are constructed of architecturally treated masonry or "Allan Blocks", or "Pisa Stone";
- (d) a retaining wall that faces the street, if permitted, is landscaped; and
- (e) retaining walls not visible from the street, if permitted, shall be constructed of architecturally treated masonry, or masonry blocks, or pressure treated landscape ties, except for a retaining wall below existing grade including concrete stairwells and covered patios under sundecks.

2.4 Tree Preservation

- (a) that *person* does not cut down or remove from the *lot* any existing trees except if that *person*:
 - (i) obtains a tree cutting permit from the *City*,
 - (ii) in respect of any tree identified on the tree location plan, obtains a written recommendation by an accredited arborist or other



tree specialist authorized by the *City*, stating that the tree is diseased and/or hazardous and should be removed and provides such certification to the *City*, and

- (iii) if required by the *City* as part of the tree cutting permit, replaces any removed tree with a minimum of two other trees elsewhere on the *lot* which will be a minimum of three meters [10 feet] tall if coniferous, or five centimeters [2 inches] caliper if deciduous.

2.5 Landscaping

- (a) all street fronting yard areas on the *lot* are landscaped;
- (b) that *person* completes the front yard landscaping within 60 days of the completion of the *improvements*, except if weather conditions make it impossible to do so, in which case that *person* will complete that landscaping as expeditiously as possible, and prior to final inspection;
- (c) that *person* cleans and grades side and rear yards within 60 days of the completion of the *improvements*, and prior to final inspection; and
- (d) each lot shall have a minimum of 450mm absorbent soils; and
- (e) in addition to the planting requirement that *person* installs the following minimum additional planting materials:
 - (i) Shrubs: on each *lot* provide a minimum of 25 shrubs (3 gallon pot minimum); and
 - (ii) Sod: provide sod from the street to the front face of the home; and
- (f) each *lot* should install a minimum of 1.8 meter [6' 0"] high cedar hedge along the front property.

2.6 Driveways and Walkways

- (a) only the following *construction* materials for the driveway are used:
 - (i) exposed aggregate concrete, or
 - (ii) pavers, or
 - (iii) stamped concrete, or
 - (iv) "broom" or "brush-finished" concrete.
- (b) the location of the driveway and walkways avoids significant trees,



streetlights, or service boxes, and does not conflict with drainage swales on the *lot* grading plan; and

- (c) the driveway should be off the rear lane; and
- (d) the front walkway should have a high quality material not asphalt.

2.7 Building Design Repetition

the exterior design of a single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed single family dwelling on a *lot* on the same side of the fronting highway within four *lots* measured from the closest *lot* lines. A single family dwelling is deemed to have a similar exterior design to an existing single family dwelling when:

- (a) the front elevation designs are identical or have insignificant variations in the disposition and articulation of design features; or
- (b) the front elevation designs are a mirror image to each other, with or without any variation in architectural details.

2.8 Building Massing

- (a) the building massing of the *improvements* does not create a canyon effect in relation to the open space between the *improvements* above the first storey;
- (b) the building massing for *improvements* on the subject *lot* is to be compatible with the *lot* grading plan and the building massing of *improvements* on adjacent *lots*, in relation to roof design and transition in building height;
- (c) massing designs shall be in accordance with the following principles:
 - (i) the volume of the wall mass of individual architectural elements, such as the front entrance, and feature projections are in proportions normally associated with the declared style of the dwelling; and
 - (ii) wall mass volumes on any street facing facade are allocated to locations on that facade in a manner that results in the achievement of overall balance in the design.



2.9 Corner Lot Design

This section does not apply.

2.10 Roof

(a) Design

- (i) the *improvements* have a varied roof form and design in relation to adjacent *improvements*; and
- (ii) roofs are designed so as to reduce upper floor massing determined by the *consultant*.

(b) Pitch

- (i) the minimum roof pitch is 4:12, except as provided in clauses 2.10(b)(ii) and 2.10(b)(iii) herein;
- (ii) the slope of the upper-most roof system shall be reduced where it is determined by the *consultant* that a roof slope reduction would reduce over-shadowing of neighboring *lots*, or would preserve view corridors for neighbors;
- (iii) the roof pitch is constant, except where necessary, dual roof pitch may be used; and
- (iv) the maximum roof shall not exceed 12:12; and
- (v) flat roofs are permitted.

(c) Material

only the following roofing materials are used:

- (i) Concrete roof tiles, which are in a "shake profile" only, are approved by the Canadian Standards Association (CSA approved), and are approved by the *consultant*, or
- (ii) Asphalt shingles in a "shake profile" only, with a 30 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap, or
- (iii) Environmentally sustainable roofing products in a shake profile



only, that meet or exceed the thickness of roofing products specified in clause 2.10 (c) herein.

(d) **Color**

- (i) only the following roof colors are used: grey, brown, or black.

(e) **Skylights**

- (i) skylights which are bubble style are not permitted on street facing elevations.

2.11 Covered Parking

- (a) the parking structure is limited to a two vehicle garage; and
- (b) the parking structure is equipped with vehicular entrance doors that close; and
- (c) the panel design on the garage doors is of a "raised panel" type that is compatible with the front entry doors; and
- (d) the garage is of a design which reduces the exposed wall mass over the garage door to not more than 1.0 meter [3'-0"]; and
- (e) the garage should be attached from the rear lane.

2.12 Balconies

- (a) there are no, decks, on the front or sides of the single family dwelling, except:
- (i) covered entry verandas are permitted at the main floor at the front side of the home; or
- (ii) decorative balconies on the second floor upon consultants approval or enclosed within a roof.

2.13 Foundation Exposure

- (a) exposed concrete foundations do not exceed 0.3 meters [12 inches] in height measured from the finished grade to the underside of the siding, except for stepped foundations to accommodate the finished grade of the lot.



2.14 Fascia Boards

- (a) fascia boards and barge boards are fully finished on all exposed sides;
- (b) where fascia boards are used, the fascia boards are of a minimum dimension of 2x8 nominal; and
- (c) where barge boards are used, the barge boards are of a minimum dimension of 2x10 nominal, and are accompanied by 1x4 or larger trim applied to the top side of the barge board.

2.15 Building Exterior

- (a) General
 - (i) not more than four different cladding materials, excluding trim, may be applied to any elevation.
- (b) Materials
 - (i) only the following materials are used, with required accent materials measured as a percentage of the exposed wall face on the front facade, including window and door area:

Main cladding material	Minimum Required Accent materials
Stucco	20% brick or stone
Stucco	25% cedar, wood shingles, or hardiplank
Stucco	20% cedar plus 8% brick or stone
Vinyl Siding	25% brick or stone
Vinyl Siding	25% cedar or wood shingles
Vinyl Siding	20% cedar plus 10% brick or stone
Hardiplank	20% brick or stone
Hardiplank	25% cedar or wood shingles
Hardiplank	20% cedar plus 10% brick or stone

Brick or stone veneer: Even toned in brown or grey hues only with grey or earth tone mortar.



- (c) Colors
- (i) only the following range of colors are used on exterior cladding materials:
 - colors from a neutral and natural (earth tone) color palette including white, cream, greys, charcoal, browns, clay, sage, and other earth tones; and
 - trim or wall cladding colours outside neutral and natural colour palettes such as navy blue, forest green, colonial red, amber-yellow or other colours which are approved by the *consultant*;
 - (ii) only the following range of colours on the trim are used:
 - lighter or darker shades of colours as specified in subsection (i) above.
 - (iii) cedar trim is used only if it is sealed to prevent the leaching of stains onto the cladding material.

2.16 Accent Materials and Trims

- (a) accents such as brick or stone are not used unless they turn the corner and extend a minimum of 0.9 metres [3.0 feet] or to a vertical break in the return wall such as a chimney or a wall projection, except that where a stone or brick return is designed to simulate a column, the return shall be at least equal to the width of the column face;
- (b) brick or stone are not used as an accent on the front face unless it covers at least 20% of the exposed face, preferably located at the base of the wall face, or is in accordance with the table in clause 2.15(b) herein;
- (c) brick or stone on the street face is used only if the colour, pattern, and texture are compatible with the siding;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- (e) min 1x4 nominal trim is used on all street facing elevations;
- (f) mortar shall be grey or earth tone colors only;
- (g) the base of the structure at the front of the home is defined by the use of 2x10 nominal raised base trim, or by the use of a soldier course of brick, or



- by the use of a stone accent material;
- (h) not less than three of the following details shall be included on all new homes: furred out wood posts, articulated wood post bases, wood dentil details, louvered wood vents, decorative wood braces, articulated gable ends, and generous trim around windows , doors and key focal openings; and
 - (i) all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.

2.17 Windows

- (a) window openings on the front facade are only of a consistent geometrical shape with the exception that a main feature window on the lower floor may be of a different shape providing, in the opinion of the *consultant*, that the feature window shape contributes to both the interest and consistency of the overall theme; and
- (b) there are no basement windows on the front facade, except to complement unique site grading.

2.18 Front Entry Design

- (a) the single family dwelling does not have a front entrance exceeding a height of 3.66 meters [12'-0"] measured from the top of the stoop slab to the underside of the entry roof, unless determined by the *consultant* on the strength of architectural features; and

2.19 Chimneys

- (a) all exterior chimneys visible from the street adjacent to the *lot* are *constructed* only if they are continuous to grade, with a foundation; or
- (b) if the chimneys are used as an architectural element based upon the consultants approval.

