
TO: **City Clerk**

FROM: **Acting General Manager, Planning & Development**

DATE: **December 6, 2021**

FILE: **7921-0237-00**

RE: **Public Hearing Agenda Item B.6
Bylaw No. 20483
Development Application No. 7921-0237-00**

ADDRESS: 13153 64 Avenue

OWNERS: H. Raju
S. Raju
K. Kharoud
H. Kharoud

AGENT: Mainland Design Engineering Corporation (Avnash Banwait)
Suite 206 - 8363 128 St.

PROPOSAL: Rezoning from RF to RF-10

To permit subdivision into two (2) single family-lots

Development Application No. 7921-0237-00 received First and Second Reading of Rezoning Bylaw No. 20483 at the Regular Council – Land Use Meeting on November 22, 2021. Public Hearing is scheduled to be held for this application at the Regular Council – Public Hearing meeting on December 6, 2021 under Agenda Item B.6.

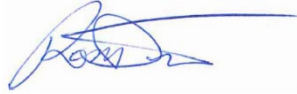
Council is advised that subsequent to the Regular Council – Land Use Meeting, an error was found in the Planning Report within the “Trees” section. The report shows that the number of proposed replacement trees was two, whereas the applicant proposed zero replacement trees. Based on the project arborist’s summary, the correct tree deficit should have been four, whereas it was shown as two. The original project arborist’s summary with the correct figures was attached as Appendix IV of the Planning Report.

In-accordance with the provisions of the *Surrey Tree Protection Bylaw, 2006, No. 16100*, the project arborist was required to prepare a revised proposal with a minimum of two replacement trees per new lot for a total of four replacement trees.

The applicant submitted a revised proposal on December 1, 2021, showing four replacement trees to meet the minimum tree replacement requirements. This proposal is currently being reviewed by staff.

**CLERKS DEPT.
DEC 6, 2021
7921-0237-00
B.6 RCPH Dec 6, 21**

A revised copy of the “Trees” section in the Planning Report is attached to this memo as ‘Schedule A’. This version of the “Trees” section details the most up-to-date tree proposal. The Tree Preservation Summary received on December 1, 2021, is attached to this memo as ‘Schedule B’. This version contains the most up-to-date tree preservation summary information.

A handwritten signature in blue ink, appearing to read 'Ron Gill', is positioned above the typed name and title.

for Ron Gill
Acting General Manager,
Planning & Development

SL/cc
Attachments

- 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 have received no responses at the time of the preparation of this report.

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) | | | |
| Black Cherry Plum | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 1 | 1 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 4 | |
| Total Replacement Trees in Deficit | | 0 | |
| Total Retained and Replacement Trees | | 4 | |

- The Arborist Assessment states that there is a total of one mature tree 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 two (2) replacement trees on the site, meeting City requirements.
- In summary, a total of four (4) trees are proposed to be retained or replaced on the site and no contribution to the Green City Program.
- Final approval of the applicant's tree replacement plan is pending review by the Planning & Development Department. This issue will be resolved prior to Final Approval of the subject application should this application be supported by Council.

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

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 13153 64 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> | 1 |
| Protected Trees to be Removed | 1 |
| 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 <div style="text-align: right; margin-right: 100px;">X one (1) =</div> | |
| All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 100px;">1 X two (2) = 2</div> | 2 |
| Replacement Trees Proposed | 4 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | 0 |

| 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 <div style="text-align: right; margin-right: 100px;">0 X one (1) = 0</div> | 0 |
| All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 100px;">0 X two (2) = 0</div> | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by:



November 25, 2021

(Signature of Arborist)

Date

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0237-00

Planning Report Date: November 22, 2021

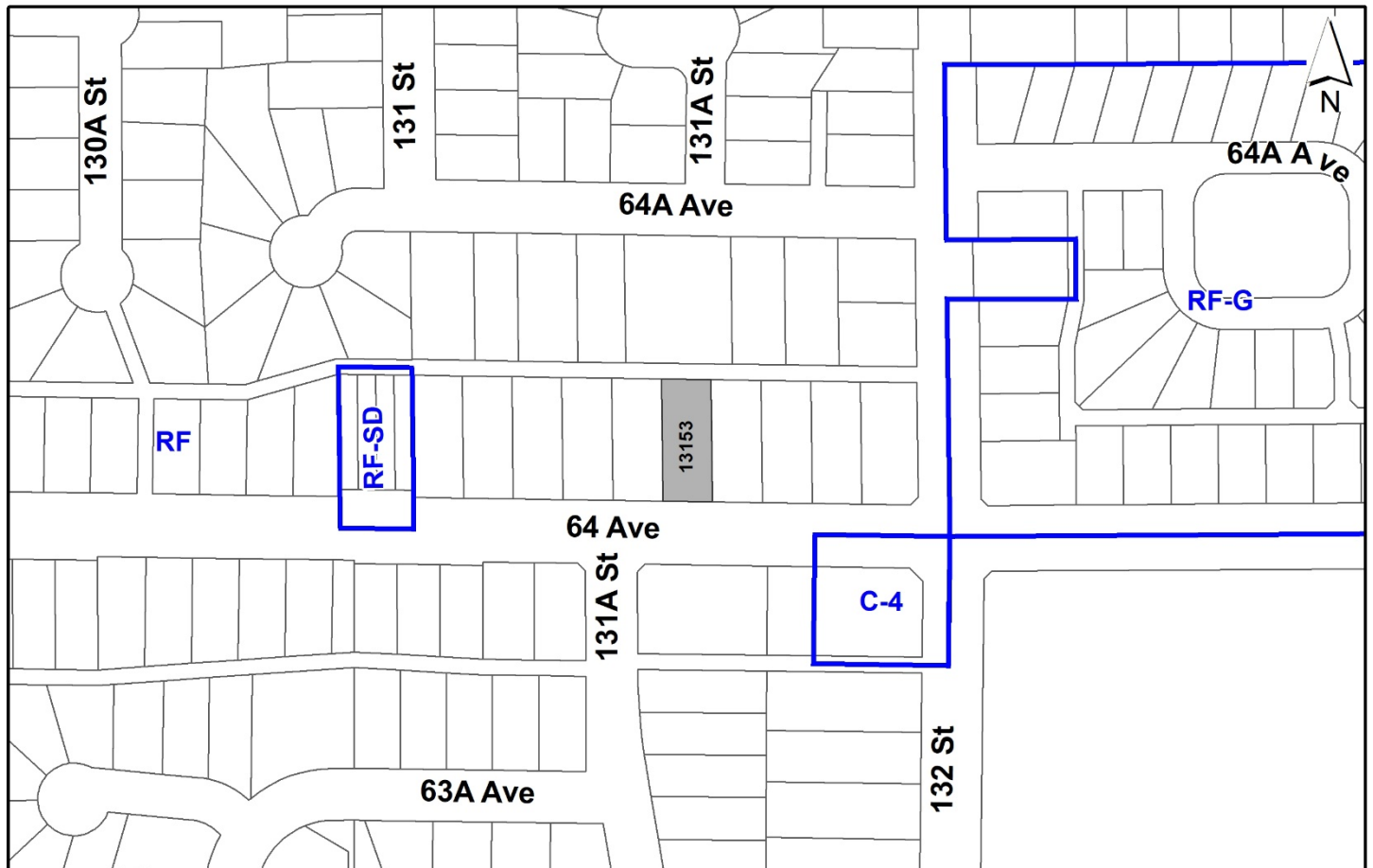
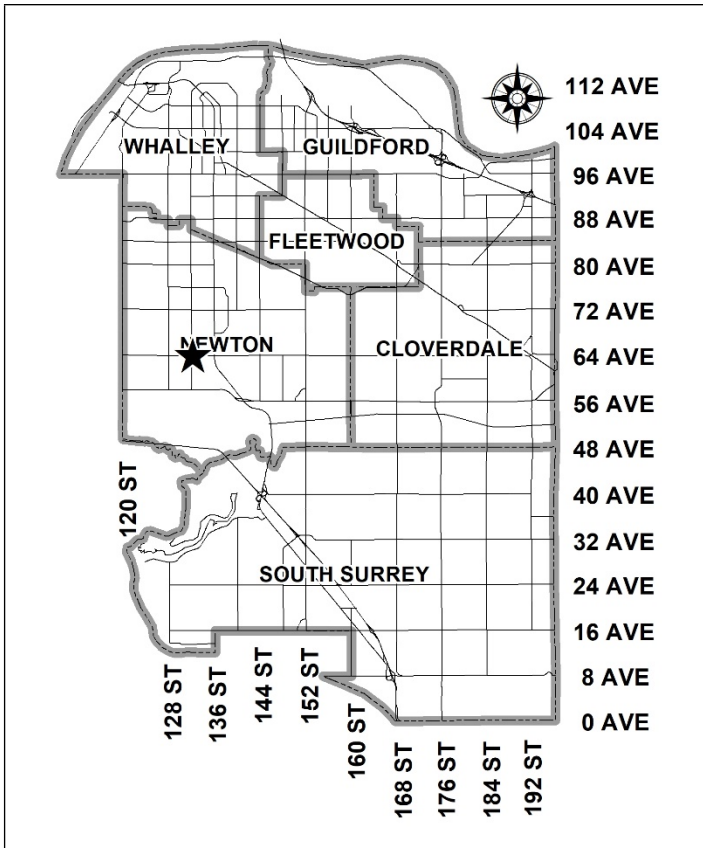
PROPOSAL:

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

LOCATION: 13153 - 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) and there is an existing rear lane.
- 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) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

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 (Bordering): | 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.
- 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 19.20 metres and a lot depth of 424.68 metres.
- Six lots to the west of the subject property (13085 to 13101 64 Avenue) a Development Application No. 7917-0489-00 which proposed to rezone the site from RF to RF-SD to facilitate subdivision into four semi-detached residential lots was approved by Council at the April 1, 2019, Regular Council – Land Use meeting.
- Two lots to the east of the subject property (13189 64 Avenue), Development Application No. 7921-0201-00 to rezone the site from RF to RF-10 and subdivide into two single family lots was granted First and Second Reading of the associated Rezoning By-law at the November 8, 2021, Regular Council – Land Use meeting.
- To the north of the subject property (13168 and 13178 64A Avenue), 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 abutting 64 Avenue and provides for a complementary interface with adjacent single-family lots. Similarly, this form of housing will allow for rear 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.

| | Proposed |
|----------------------------|---|
| Lot Area | |
| Gross Site Area: | 904 square metres |
| Road Dedication: | 2.808 metres |
| Net Site Area: | 849 square metres |
| Number of Lots: | 2 |
| Unit Density (Net): | 23.55 units per hectare |
| Range of Lot Sizes | 424.63 square metres – 424.68 square metres |
| Range of Lot Widths | 9.60 metres |
| Range of Lot Depths | 44.26 metres – 44.27 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.

1 Elementary student 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.

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.

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 an existing rear laneway to provide vehicle access.)

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)" 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 | 424.63 & 424.68 square metres |
| Lot Width: | 9 metres minimum | 9.60 metres |
| Lot Depth: | 36 metres minimum | 44.26 metres & 44.27 metres |
| Parking (Part 5) | | |
| Number of Spaces per Lot | Required | Proposed |
| | 3 | 3 |

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. 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 Mainland Design Corporation and dated September 13, 2021, has been reviewed by staff. The design has been found to be generally acceptable.

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 have received no responses at the time of the preparation of this report.

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) | | | |
| Black Cherry Plum | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 1 | 1 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 2 | |
| Total Replacement Trees in Deficit | | 2 | |
| Total Retained and Replacement Trees | | 2 | |

- The Arborist Assessment states that there is a total of one mature tree 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 two (2) replacement trees on the site. The applicant is currently proposing two (2) replacement trees.
- Additionally, in accordance with the provisions of Surrey Tree Protection By-law 2006, newly created lots of this size require a minimum of two (2) replacement trees per lot for a total of four (4) trees. This results in a deficit of two (2) replacement trees. If unaddressed, the deficit of replacement trees will require a cash-in-lieu payment of \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- 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. This issue will be resolved prior to Final Approval of the subject application should this application be supported by Council.

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 Summary |

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JK/cm



INTER-OFFICE MEMO

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

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

DATE: **October 26, 2021** PROJECT FILE: **7821-0237-00**

RE: **Engineering Requirements
Location: 13153 64 Avenue**

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

- Dedicate 2.808 metres for 64 Avenue
- Register 0.5 metre SRW along property line

Works and Services

- Upgrade storm sewer system in the lane
- Complete downstream sanitary sewer system upgrade as required
- Install water, sanitary, and drainage service connections to each lot
- Implement onsite sustainable drainage features

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Acting Development Services Manager

KMH



November 17, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0237 00

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 |
|--|---|

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.

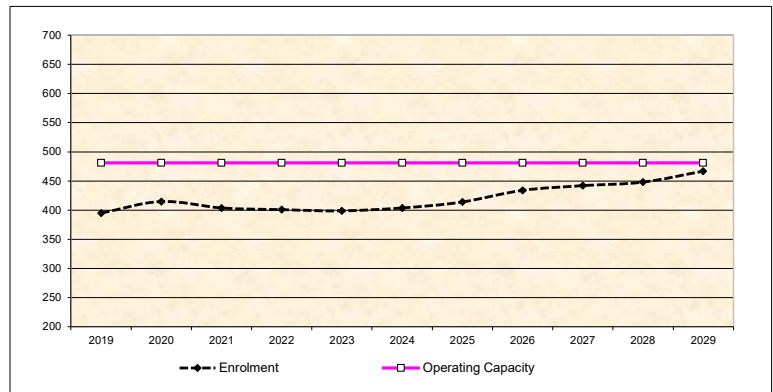
School Enrolment Projections and Planning Update:

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

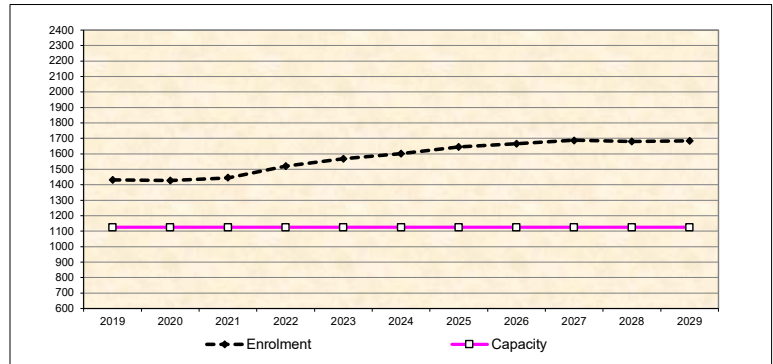
Martha Jane Norris Elementary is currently operating under capacity. The 10-year enrolment projections show this school will modestly grow. The neighbourhood is relatively at its build out and is now maturing. Over the next 10 years, there will be enough capacity in the existing school to meet in-catchment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

Tamanawis Secondary is currently operating at 128%. 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.

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 13153 64 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> | 1 |
| Protected Trees to be Removed | 1 |
| 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 <div style="text-align: right;">X one (1) =</div> | |
| All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right;">1 X two (2) = 2</div> | 2 |
| Replacement Trees Proposed | 2 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | 0 |

| 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 <div style="text-align: right;">0 X one (1) = 0</div> | 0 |
| All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right;">0 X two (2) = 0</div> | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by:

Francis Klimo

August 25, 2021

(Signature of Arborist)

Date

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 21-0237
Property Location: 13153-64 Avenue Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

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 area surrounding the subject site is an urban area built out in the pre-1960's with some newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to high-massing characteristics with 93.00% of the homes having a one storey front entry and 7% having one-and-one half storey front entry.

Roof pitch varies from economical low pitch of 6/12 and lower to 9/12 and higher roof trusses with simple gables and common hips with Asphalt roof shingles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Hardi, Cedar and Vinyl. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 79.00% of the homes having Asphalt finish driveways.

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

The majority of the existing homes in the study area 30+ years old and do not reflect characteristics we would be in favor of today. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels.

Continuity of character will be ensured through style and home type restrictions as described below.

| | | |
|----------------------------------|-----------------------------|--------|
| Dwelling Types/Locations: | “Two-Storey” | 21.00% |
| | “Basement /Cathedral Entry” | 0.00% |
| | “Rancher (Bungalow)” | 29.00% |
| | “Split Levels” | 50.00% |

| | |
|--|---|
| Dwelling Sizes: (Floor Area/Volume) | Size range: 7.00% under 1500 sq.ft excl. garage |
| | 65.00% 1500 - 2000 sq.ft excl. garage |
| | 28% over 2000 sq.ft excl. garage |

| | |
|---------------------------------------|--|
| Exterior Treatment /Materials: | Stucco: 65.00% Hardi: 14.00% Cedar: 14.00% Vinyl: 7% Brick or stone accent on 42.00% of all homes |
|---------------------------------------|--|

| | |
|------------------------------|---|
| Roof Pitch/Materials: | Asphalt Shingles: 71.00% Cedar Shingles: 0.00% |
| | Concrete Tiles: 0.00% Clay Tiles: 0.00% |
| | 86.00% of homes have a roof pitch of 6:12 and lower |
| | 14.00% have a roof pitch of 9:12 and greater. |

| | |
|-----------------------------|---|
| Window/Door Details: | 100.00% of all homes have rectangular windows |
|-----------------------------|---|

Streetscape: A variety of simple “Two Story”, 10-50 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple low to medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Stucco, Hardi and Cedar.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

| | | |
|---------------------------|--|---------------------|
| Dwelling Types: | Two-Storey, Split Levels and Ranchers (Bungalows). | |
| Dwelling Sizes: | Two-Storey or Split Levels - | 2000 sq.ft. minimum |
| Floor Area/Volume: | Basement Entry - | 2000 sq.ft. minimum |
| | Rancher or Bungalow - | 1400 sq.ft. minimum |
| | (Exclusive of garage or in-ground basement) | |

| | |
|---------------------------------------|---|
| Exterior Treatment /Materials: | No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. |
| Exterior Materials /Colours: | Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast. |
| Roof Pitch: | Minimum 3:12 with some exceptions, including the possibility of near-flat feature roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design. |
| Roof Materials/Colours: | Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, black or brown tones only. |
| Window/Door Details: | Dominant: Rectangular or Gently arched windows. |
| In-ground basements: | Permitted if servicing allows. |
| Landscaping: | Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size). |
| Compliance Deposit: | \$ 5,000.00 |

Summary prepared and submitted by:



 Ran Chahal, Design Consultant
 Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.

October 7, 2021
 Date