

PROPOSAL:

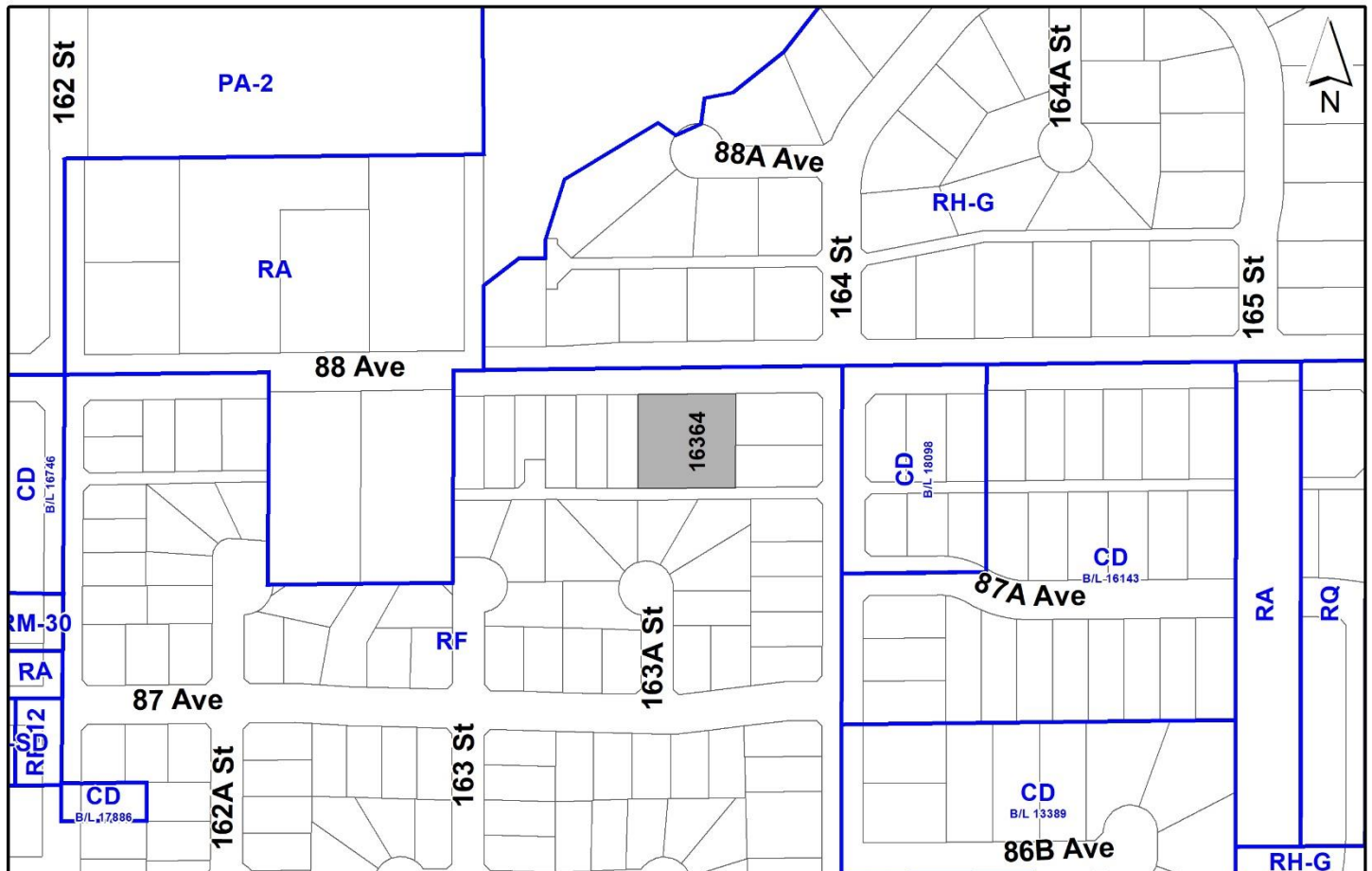
- **Rezoning** from RF to RF-13 to allow subdivision into two small lots and one remnant lot with future subdivision potential.

LOCATION: 16364 - 88 Avenue

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential
(Fleetwood Plan)



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Urban Residential designation in the Fleetwood Plan.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is consistent with City Policy 0-52 which provides guidelines for small lot residential zones. The subject application generally complies with the provisions of the RF-12 small lot policy. The RF-12 Zone has now been replaced by the RF-13 Zone. In practice, their zoning criteria is the same.
- The development application proposes RF-13 lots that are larger than standard RF lots with access from a rear lane (Appendix I). The proposal responds to the need for additional housing supply in an area that is close to future SkyTrain stations and conforms to the goal of allowing sensitive urban infill in an existing neighbourhood.
- The proposed development is along 88 Avenue, which is a Future Frequent Transit Network. It conforms to the goal of achieving higher density development along a future transit corridor, while still being compatible with surrounding established single family homes. 88 Avenue is also a Potential Frequent Transit Network/Local Service and Potential Limited Stop Service in the Fleetwood Plan.
- The proposed density and building form are appropriate for this part of Fleetwood.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the Official Community Plan (OCP) and the proposal is also consistent with the Secondary Plan for the area (Fleetwood Plan). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Zone (RF)” to “Single Family Residential (13) Zone (RF-13)”.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban/Urban Residential	RF
North (Across 88 Avenue):	Single Family Dwellings	Suburban/Urban Residential	RH-G
East:	Single Family Dwellings	Urban/Urban Residential	RF
South:	Single Family Dwellings	Urban/Urban Residential	RF
West:	Single Family Dwellings	Urban/Urban Residential	RF

Context & Background

- The subject property is located at 16364 - 88 Avenue in Fleetwood and is approximately 2,433 square metres in size. It is designated “Urban” in the Official Community Plan (OCP) and “Urban Residential” in the Fleetwood Plan, which was endorsed by Council (Corporate Report No. R049: 2022) on March 7, 2022. The property is currently zoned “Single Family Residential Zone (RF)”.

- On January 16, 2023, Council endorsed Corporate Report No. R001 to resolve interim Fleetwood Plan Community Amenity Contribution ("CAC") rates for two Fleetwood Plan extension areas through amendments to Surrey Zoning Bylaw, 1993, No. 12000, as amended. In addition, the report proposed that Council designate two extension areas (Appendix VII) as "Urban Residential" to facilitate the collection of any CACs from future or in-stream development nearing completion inside those extension areas.
- The subject property is in the southwest quadrant of 88 Avenue and 164 Street, where lots are designated "Urban" in the OCP. The three other quadrants are designated Suburban (Appendix VI). In the Fleetwood Plan, all quadrants are designated as "Urban Residential" (Appendix VII). The northeast quadrant is one of the two extension areas that were added to the Fleetwood Plan. The northeast extension area had development interest and would remain orphaned from future urban services and amenities if not included in the Plan. Staff explored land uses, servicing, transportation network, environmental protection, parks and amenities as part of the process.
- The "Urban Residential" designation in the Fleetwood Plan is intended for a range of residential uses including single detached dwellings, semi-detached dwellings and duplexes along major arterials and/or rowhouses and low density townhouses, subject to neighbourhood compatibility within 800 metres of Rapid Transit areas. Laneway and coach houses may also be considered in some of the areas with existing or future lanes. Base densities for detached homes is 24 units per hectare (uph), 35 uph for duplexes, and 37 uph for rowhouses or townhouses.
- 88 Avenue is an arterial road and is a Future Frequent Transit Network according to Figure 22, "Frequent Transit Corridors" in the OCP. It is also a Potential Frequent Transit Network/Local Service and Potential Limited Stop Service in the Fleetwood Plan "Potential Transit Network" section.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from RF to RF-13 Zone in order to subdivide into three lots, including two small lots and one remnant lot. The existing single family dwelling is to remain on the proposed remnant lot (eastern half of the property), with potential for further subdivision into two RF-13 lots in the future. A total of four RF-13 lots can be realized through subdivision and rezoning of the subject property (Appendix I). Appendix I also shows how the two properties to the east could develop and rezone in the future, for a total of four additional RF-13 lots.
- With the existing single family dwelling being retained, a Limiting Distance Report was submitted by Simplex Consultants Ltd. and accepted by staff. Limiting Distance Reports measure the distance between the exposed building face of the existing building and the future property line at subdivision. It ensures that the minimum required setback is maintained, based on the existing amount of openings and required fire separation. A deck, some windows and a door west of the existing building will be removed to meet spatial separation requirements.

- The subject property is in the southwest quadrant of 88th Avenue and 164th Street which is Urban-designated in the OCP (Appendix VI). The proposed development meets the intent of the OCP in this area. The southwest quadrant has a mix of newer single family dwellings and older homes. The three immediate Urban-designated lots west of the subject property along 88th Avenue are RF-Zoned with an average lot size of 758 square metres. The existing single family dwellings on these lots were built between 2007 and 2012.
- The two properties east of the subject site are also RF-Zoned and are 1,195 square metres (16388 88 Avenue) and 955 square metres (8779 164 Street) in area. The existing single family dwellings on these two properties were built in 1966 and 1994 respectively. Should these two properties develop into four additional RF-13-Zoned lots, they will complement and complete the development pattern initiated on the subject site.
- The minimum size required of interior RF-13 Zoned lots is 336 square metres. The proposed RF-13 lots for this development are between 589-590 square metres in size, which exceed the RF-13 Zone minimum lot area requirement and are larger than the minimum lot area requirement of 560 square metres for RF-Zoned lots.
- The development proposal meets City Policy 0-52 small lot guidelines. The proposed lots are sufficiently larger in size, therefore providing adequate interface with the adjacent RF lots.
- The proposed development addresses the Fleetwood Plan's goal of providing a diversity of housing options and tenures to support the community's needs. The secondary suites proposed for this development increase the range and availability of housing options. It addresses the critical need for additional housing supply, especially in an area that is close to future SkyTrain stations.
- The proposed development will maintain the existing residential neighbourhood character while allowing sensitive urban infill outside the core development area of the Fleetwood Plan along Fraser Highway. The proposed building design guidelines will provide consistency in theme, representation and character with the context homes identified within the neighbourhood.
- The City is working with TransLink and the Province on additional long term transit plans. Long-term transit service improvements will help address growth and provide alternatives to driving, including potential high frequency limited stop bus service on 88th Avenue. With the improvement of transit service along 88th Avenue, the commute to the future SkyTrain stations at 160th Street and Fraser Highway and/or 166th Street and Fraser Highway will be reduced.
- The subject site is about 1,260 metres (18 minutes' walk) from the closest future SkyTrain station at 160th Street and Fraser Highway.

- Development data is provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	2,433 sq. m.
Road Dedication:	22.8 sq. m.
Undevelopable Area:	N/A
Net Site Area:	2,410 sq. m.
Number of Lots:	2 + 1 remnant lot with existing dwelling to be retained
Unit Density:	12.35 uph
Range of Lot Sizes	589 sq. m. – 1,180.4 sq. m.
Range of Lot Widths	12.57 metres – 25.14 metres
Range of Lot Depths	44.82 metres – 46.90 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 3 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

1 Elementary student at Frost Road Elementary School
1 Secondary student at North Surrey 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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by September 2024.

Transportation Considerations

- As part of the subject development, the applicant will be required to provide road dedication on 88 Avenue to achieve the ultimate arterial road allowance for future widening and construction of a new sidewalk on 88 Avenue along the site frontage.
- The subject development is proposed to be accessed via the existing rear lane that outlets east onto 164 Street for all three lots. The existing access from 88 Avenue is to be closed and removed.

- The subject site is located within 100 metres walking distance to bus stops servicing both directions of bus route #388 (22nd Street Station/Carvolth Exchange). The subject site is also located approximately 15-20 minutes walking distance to the future Surrey-Langley Skytrain on Fraser Highway.
- 88 Avenue is a bike route, however, there are no dedicated bike lanes between 162 and 164 Street.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The 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 development proposal meets the intention of the OCP to support low and medium density residential neighbourhoods. The residential form within the "Urban" OCP designation in this area consists of detached single family dwellings with secondary suites with a maximum density of up to 28 units per hectare. The subject proposal has a density of 12.4 units per hectare.

Themes/Policies

- The proposed development is supported by the following policies of the Official Community Plan:
 - A1.3 - Accommodate urban land development according to the following order of growth management priorities:
 - City Centre, Town Centre, Urban Centre, Frequent Transit Development Area and Skytrain Corridor Planning Area locations well-served by local services, infrastructure and transit.
 - Vacant or under-developed commercial, mixed-use and multi-family locations in existing urban areas, particularly along transit corridors and areas well-served by existing community amenities and infrastructure.
 - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
 - Comprehensively-planned new neighbourhoods within approved Secondary Plan areas.

- A3.5 - Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character. Specifically, support including secondary suites into Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite.
- B4.2 - Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.

Secondary Plans

Land Use Designation

- The subject site is designated “Urban Residential” within the Fleetwood Plan, endorsed by Council (Corporate Report No. Ro49: 2022) on March 7, 2022.
- The “Urban Residential” designation of the Fleetwood Plan allows for up to 24 uph. The development proposal complies with the designation and sets the potential development pattern along this block of 88 Avenue for the future.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)" and parking requirements.

RF-13 Zone (Part 16B) Type I	Permitted and/or Required	Proposed
Unit Density:	28 uph	12.35 uph
Yards and Setbacks		
Front Yard:	6.0 metres	6.0 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	N/A	N/A
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size (interior):	336 sq.m.	589 – 1180 sq.m.
Lot Width:	12 metres	12.5 – 25 metres
Lot Depth:	28 metres	45 – 47 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	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).
- Styles recommended for this site include 2-storey or 3-storey split levels with similar home type and size as the neighbouring context homes. The roof pitch will be a minimum of 4:12 in shake profile concrete tiles or asphalt shingles with raised caps in grey, brown or black. Siding materials acceptable would be stucco, hardiplank, brick or stone. Suggested colours are natural such as browns, greens, clays or other earth-tone colours, or neutral such as grey, white and cream. Primary colours in subdued tones are acceptable in navy blue or forest green, as approved by the design consultant.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying, and dated September 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. 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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- 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. The current rate is \$2,136 per new unit.
- 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. R066; 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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 10, 2023, and the Development Proposal Signs were installed on January 5, 2023. Staff received one response from a neighbouring homeowner.
 - The respondent is opposed to the ultimate four-lot RF-13 subdivision. The resident does not object to a 3-lot subdivision with the RF Zoning being retained and driveway access restricted from the lane. In their opinion, the proposed RF-13 lots with 12.5 metre lot widths are not compatible with the existing neighbourhood, which is mostly comprised of RF-Zoned lots with wider frontages. With the proposed retention of the existing single family dwelling, the respondent suggests the driveway along 88th Avenue should be closed and no driveway access should be allowed from 88th Avenue.

(Staff explained that the proposal meets the OCP and Fleetwood Plan designations as well as City Policy 0-52 small lot guidelines. The proposed 12.5 metre width of the proposed RF-13 lots are half a metre wider than standard Type I RF-13 lots. The proposed size of the RF-13 lots exceeds the minimum lot area requirement of the RF-13 Zone and are larger than the minimum lot area requirement of an RF-Zoned lot. The existing access from 88 Avenue will be removed and access to the subject site's three newly created lots will be provided from the lane.)
- The subject development application was reviewed by the Fleetwood Community Association. No responses were received.

TREES

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

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Common Cherry	3	2	1
Common Holly	1	1	0
Linden	1	1	0
Coniferous Trees			
Norway Spruce	1	1	0
Noble Fir	2	1	1
Total (excluding Alder and Cottonwood Trees)	8	6	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees Proposed		10	
Estimated Contribution to the Green City Program		\$2,200	

- The Arborist Assessment states that there are a total of eight mature trees on the site, with no Alder or Cottonwood trees. The applicant proposes to retain two trees 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 12 replacement trees on the site. Since only eight replacement trees can be accommodated on the site, the deficit of four replacement trees will require a cash-in-lieu payment of \$2,200 representing \$550 per tree (for applications received 2021 and after), to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 88 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Persian ironwood and Flowering dogwood.
- In summary, a total of 10 trees are proposed to be retained or replaced on the site with an estimated contribution of \$2,200 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Concept Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Map
Appendix VII.	Fleetwood Land Use Plan
Appendix VIII.	Aerial Photo

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

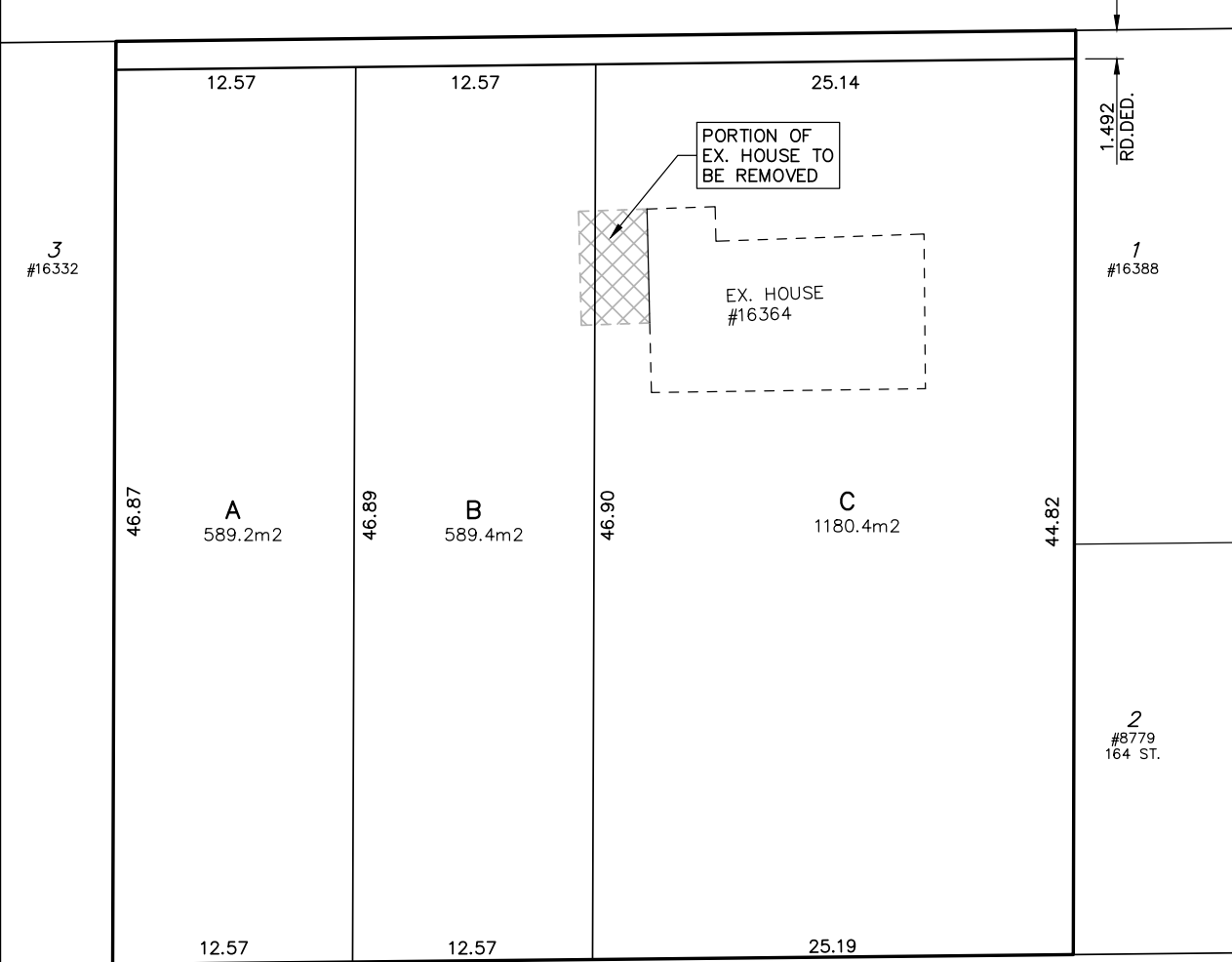
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SUBDIVISION PLAN OF LOT 27, EXCEPT:
PART SUBDIVIDED BY PLAN 81939 SECTION 25,
TOWNSHIP 2, NEW WESTMINSTER DISTRICT,
PLAN 30618

CIVIC ADDRESS: 16364 – 88 AVENUE, SURREY, B.C.

88 AVENUE



LANE

NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.

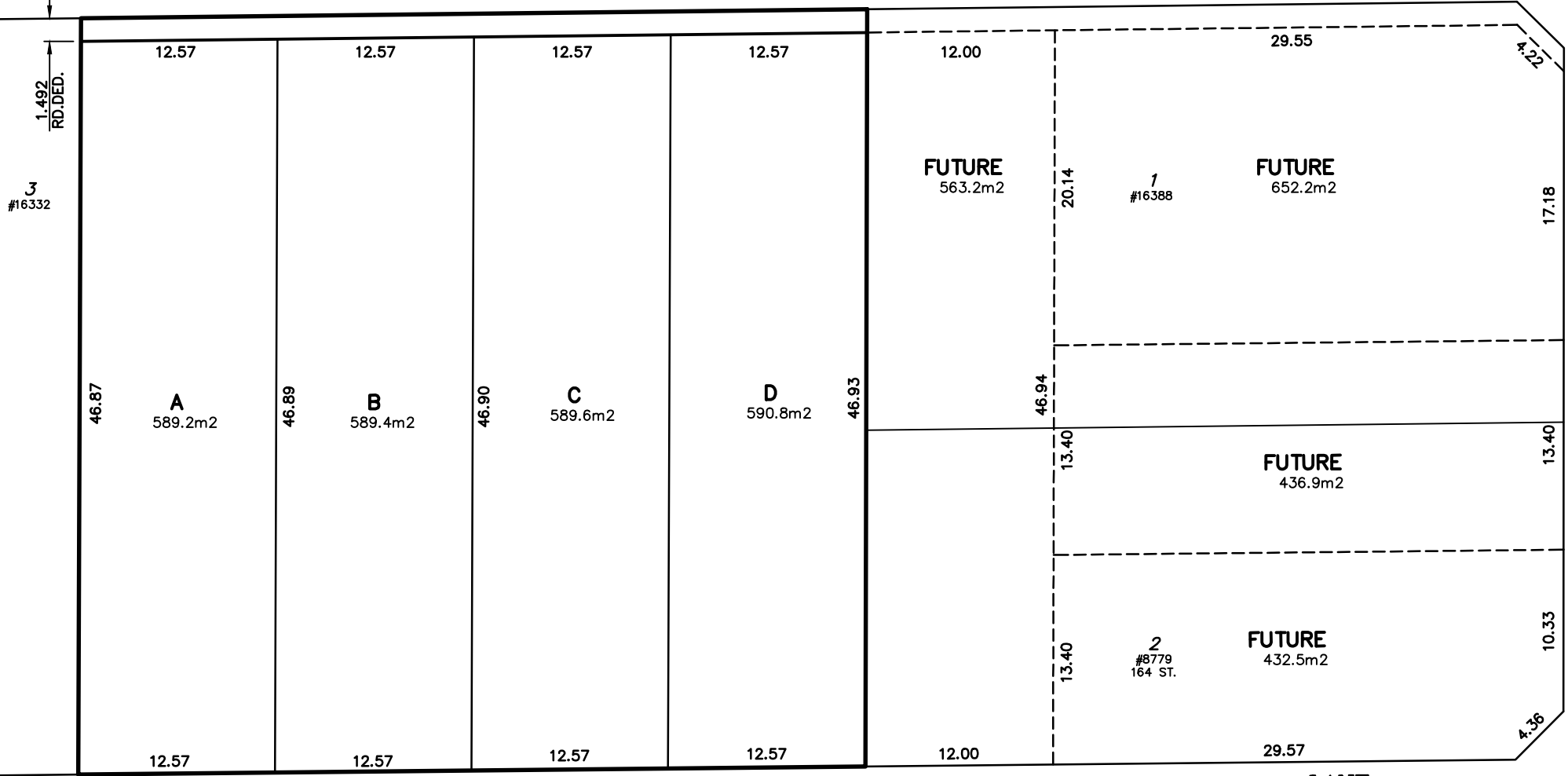


Coastland
engineering & surveying ltd.

PROJECT No: #2870
LAYOUT-A
SCALE: 1:250
DATE: 12 SEPTEMBER, 2022

FUTURE SUBDIVISION

88 AVENUE



LANE

NOTES

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PROJECT No: #2870
 LAYOUT-B
 SCALE: 1:250
 DATE: 15 AUGUST, 2023



Coastland
 engineering & surveying ltd.

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

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

DATE: **September 1, 2023**

PROJECT FILE: **7822-0295-00**

RE: **Engineering Requirements
Location: 16364 88 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 m along 88 Avenue.
- Register 0.5 m right-of-way along 88 Avenue.

Works and Services

- Construct sidewalk along 88 Avenue.
- Provide access to each lot.
- Provide storm, sanitary and water service connections to each lot.
- Register applicable legal documents as required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY

Department: **Planning and Demographics**
Date: **May 18, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0295 00**

The proposed development of **3** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Frost Road Elementary	
Enrolment	586
Operating Capacity	635
# of Portables	0
North Surrey Secondary	
Enrolment	1478
Operating Capacity	1175
# of Portables	8

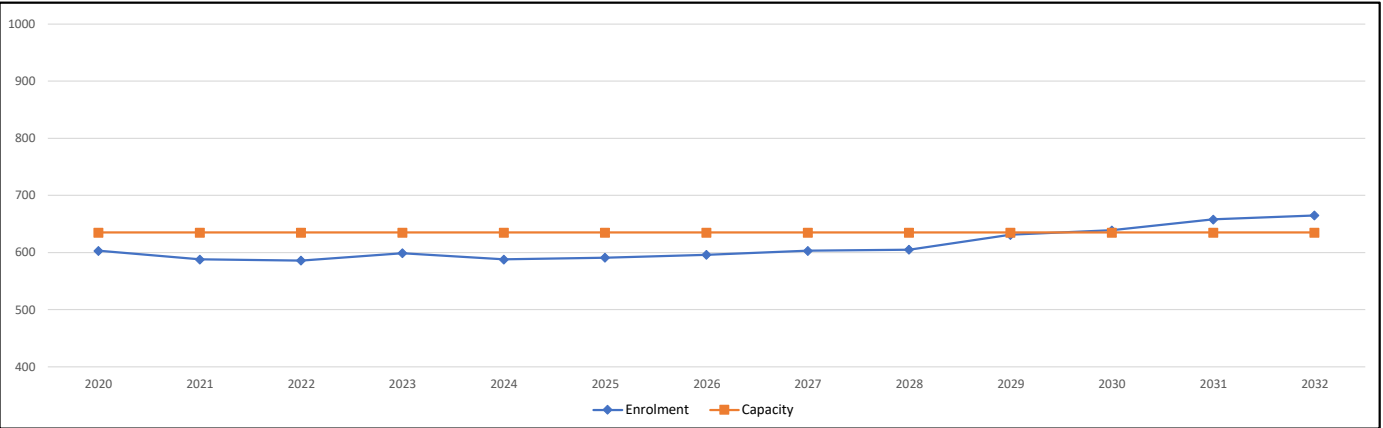
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

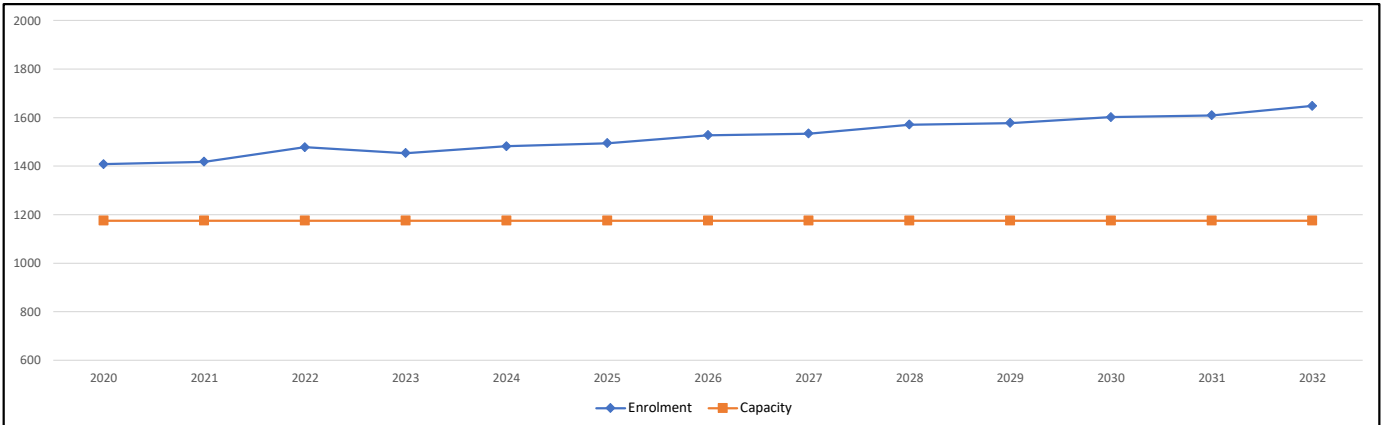
The District opened a 100 capacity addition at Frost Road Elementary Fall 2020. Both the site and school will have reached maximum build out capacity with the opening of the new classroom space. The 10-year enrolment projections in this report have not included for future enrolment growth from the proposed transit oriented housing that will support the new Skytrain line. The projections for both elementary and secondary are based on migration factors and are to be considered very conservative.

North Surrey Secondary is operating at 126% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is extremely conservative. As part of the 2023/2024 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

Frost Road Elementary



North Surrey Secondary



Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0295-00
 Project Location: 16364 88 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

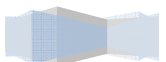
The area surrounding the subject property consists of a mixture of homes built recently along with a majority of older homes built about 30-35 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 4000sf up to 4500 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 30-35 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.



- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or hardi siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

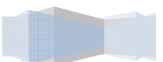
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



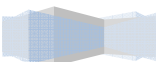
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: June 15, 2023

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: June 15, 2023



9.0 TREE PRESERVATION SUMMARY

Appendix V

Surrey Project No: N/A

Address: 16364 88 Ave, Surrey, B.C., V4N 1B6

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-by-law protected trees)</i>	8
Protected Trees to be Removed	6
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	2
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	12
Replacement Trees Proposed	8
Replacement Trees in Deficit	4
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 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

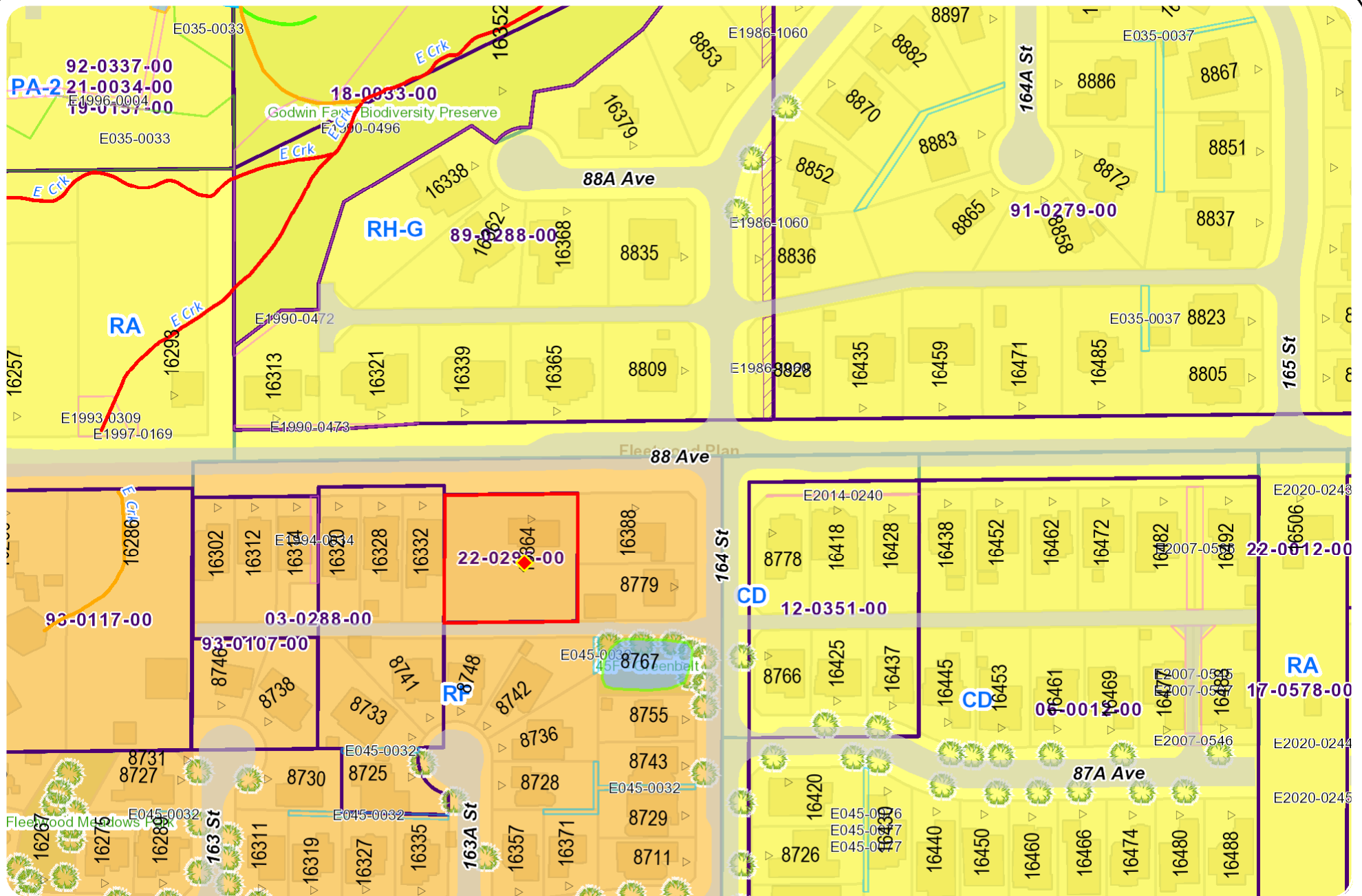
Summary, report and plan prepared and submitted by:

Francis Klimo

May 9, 2023

(Signature of Arborist)

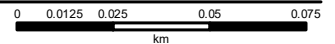
Date



Enter Map Description

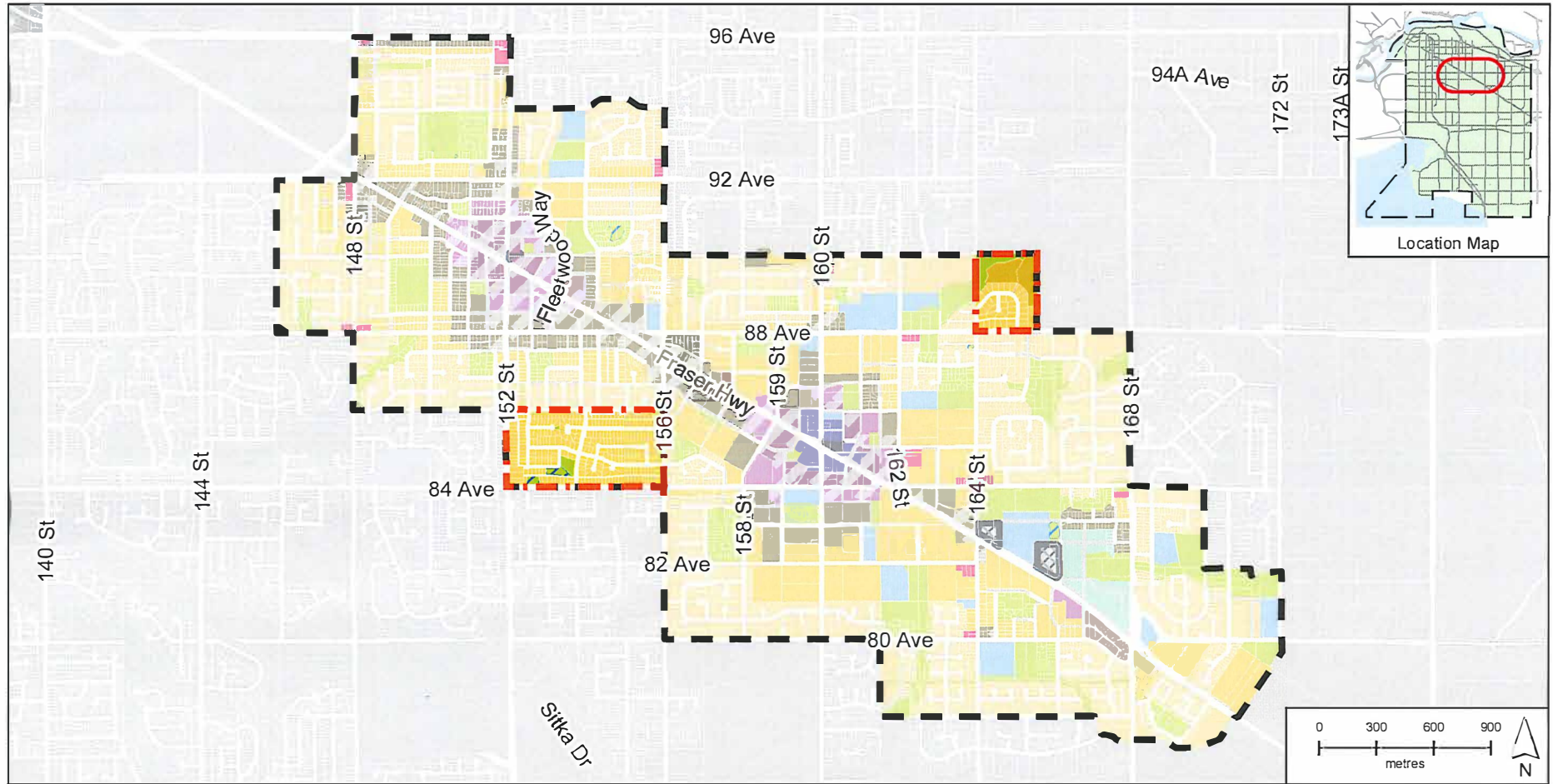
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Fleetwood Plan Land Use Designation

APPENDIX "II"



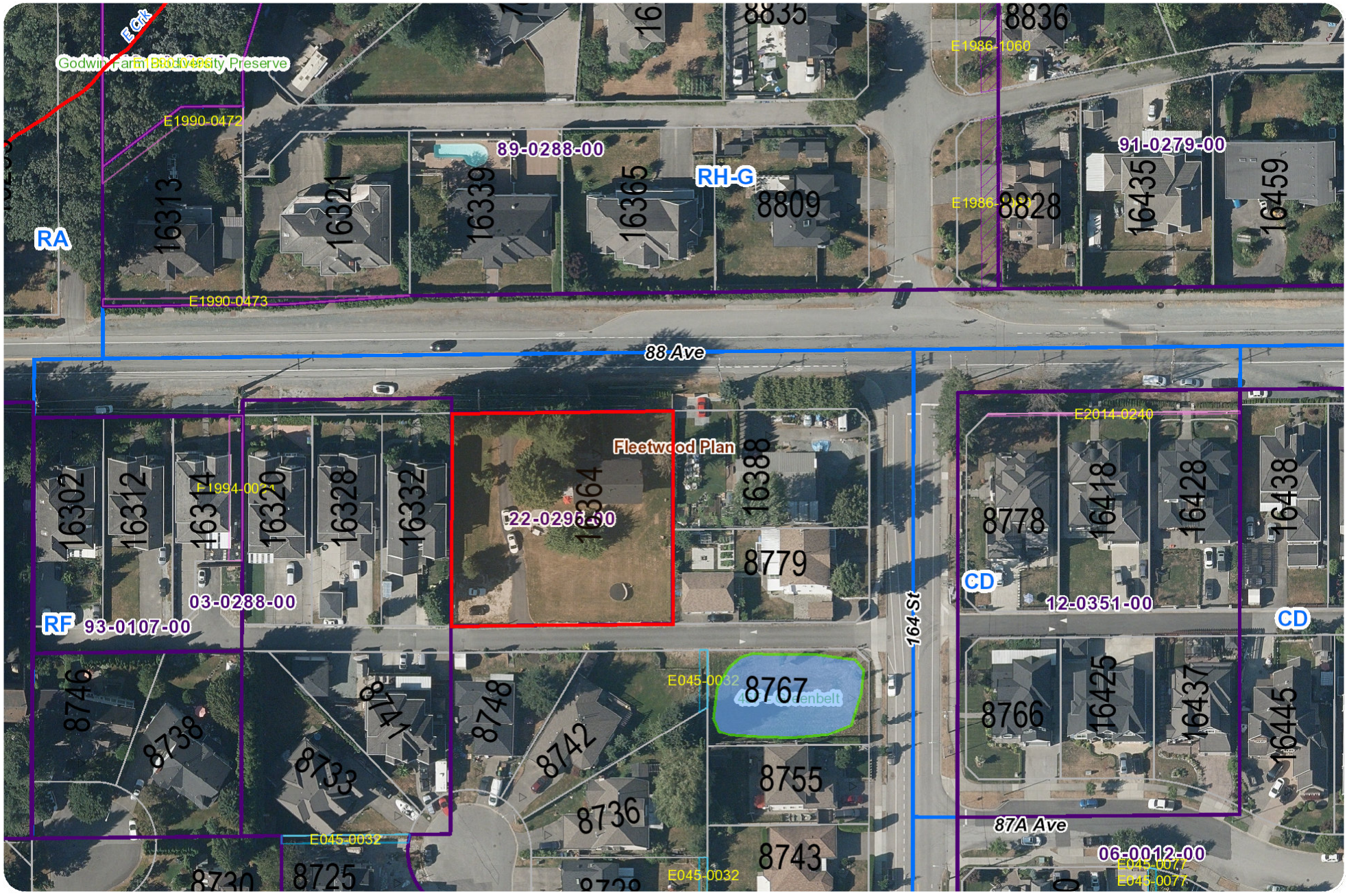
LEGEND

- | | | | |
|-------------------------|--------------------------|----------------------|--------------------|
| Extension Area | High Rise Residential | Low Rise Mixed Use | Plaza |
| Fleetwood Plan Boundary | Transitional Mixed Use | Low Rise Residential | Parks & Open Space |
| Detention Pond | Transitional Residential | Townhouse | Special Study Area |
| Fleetwood Centre | Mixed Employment | Urban Residential | |
| High Rise Mixed Use | Commercial | Civic/Institutional | |



Fleetwood Plan Context

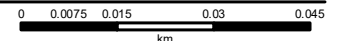
Planning & Development Department



Enter Map Description

Scale: 1:1,177

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