

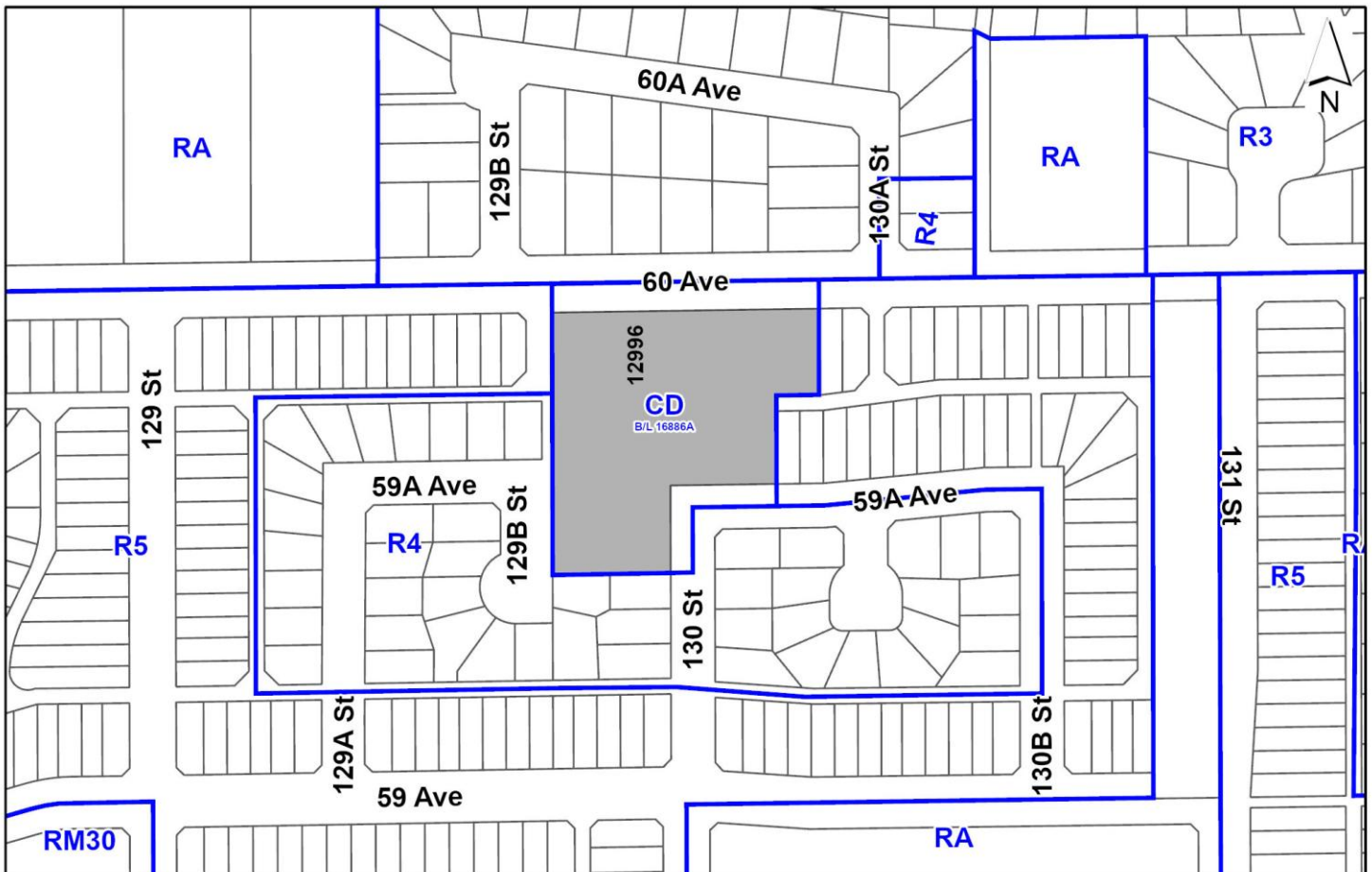
**PROPOSAL:**

Subdivision to create 10 new compact residential lots and the retention of the existing church on a remnant institutional lot.

- **NCP Amendment** to redesignate a portion of the site from Institutional to Small Lot with Lane (13 UPA)
- **Rezoning** a portion of the site from CD to R5
- **Development Variance Permit**

**LOCATION:** 12996 – 60 Avenue

**SECONDARY LAND USE PLAN:** West Newton / Highway 10 Neighbourhood Concept Plan (NCP)



## RATIONALE SUMMARY

The proposed development complies with the Official Community Plan (OCP), particularly in relation to supporting infill housing development, and the proposed West Newton / Highway 10 NCP amendment would facilitate a subdivision (Appendix A) that is compatible with the context of the surrounding neighbourhood and development pattern of the area. Staff support the proposal as it is consistent with applicable planning policies and contributes to the build out of the neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council support amending the West Newton / Highway 10 NCP to redesignate a portion of the subject site from Institutional to Small Lot with Lane (13 UPA) and consider passing a resolution when the project is considered for final adoption (Appendix B).
2. Council endorse the Public Notification to proceed for a Bylaw to rezone a portion of the subject site as shown as Block B on the attached Survey Plan (Appendix C) from Comprehensive Development Zone (CD) to Compact Residential Zone (R5). If supported, the Bylaw will be brought forward for First, Second and Third Reading.
3. Council endorse Development Variance Permit No. 7925-0399-00 (Appendix D), varying the following in the Zoning By-law, to proceed to Public Notification and bring the Development Variance Permit forward for an indication of support by Council:
  - (a) in Section C Subdivision of Part 17 Compact Residential Zone (R5) (Interior lot Type I), reduce the minimum lot width from 9.7 metres to 9.2 metres for proposed Lots 1 to 6; and
  - (b) in Section C Subdivision of Part 17 Compact Residential Zone (R5) (Interior lot Type II), reduce the minimum lot width from 12.3 metres to 9.7 metres for proposed Lots 7 to 10.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw.

4. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix E);
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;

- (d) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (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; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## DEVELOPMENT PROPOSAL

- The applicant is proposing a rezoning and subdivision to create 10 new compact residential lots and one remnant institutional lot. The proposal complies with the OCP and the proposed NCP amendment would allow lots that are compatible with neighbourhood context.
- The application includes the following:
  - **NCP Amendment** to redesignate a portion of the site from Institutional to Small Lot with Lane (13 UPA)
  - **Rezoning** a portion of the site from CD to R5
  - **Subdivision** into 10 residential lots and one remnant institutional lot
  - **Development Variance Permit** to reduce the minimum lot widths for Lots 1 to 10
- The table below provides a summary of the proposed development.

	Proposal
<b>Lot Area</b>	
Gross Site Area:	7,851 square metres
Road Dedication:	226 square metres
Net Site Area:	7,625 square metres (0.76 ha)
<b>Density (net)</b>	34.4 uph
<b>Number of Lots</b>	10 residential lots and 1 institutional lot
<b>Lot Sizes (R5)</b>	
Range of Lot Sizes:	270 – 304 square metres
Range of Lot Widths:	9.2 – 9.7 metres*
Range of Lot Depths:	28.0 – 33.1 metres
<b>Yards and Setbacks (R5)</b>	
Front:	3.5 metres
Side:	1.2 metres
Rear:	6.5 metres

\*Development variance permit required

## SITE CONTEXT & BACKGROUND

- The subject site is located on the south side of 60 Avenue at 130 Street and is approximately 0.79 hectares in area.

- The subject site is designated Urban in the OCP and Institutional in the West Newton / Highway 10 NCP, and is zoned Comprehensive Development Zone (CD).
- The site currently contains the St. Michael's Anglican Church and a childcare centre on the west portion of the lot, which are proposed to be retained. The single-family dwelling located in the northeast corner of the lot is proposed to be demolished.
- Compact residential lots have been introduced into this part of West Newton over the past several years as a form of residential infill development consistent with the OCP and West Newton / Highway 10 NCP. The subject site was part of a subdivision completed through Development Application 7908-0099-00, which created 81 R4 and R5 zoned lots in two phases and retained the subject site as an existing institutional use.

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwellings	<u>OCP</u> : Urban <u>NCP</u> : Proposed Single Family (6 UPA)	R3
East:	Single family dwellings	<u>OCP</u> : Urban <u>NCP</u> : Small Lot with Lane (13 UPA)	R5
South:	Single family dwellings	<u>OCP</u> : Urban <u>NCP</u> : Small Lot (10 UPA)	R4
West:	Single family dwellings	<u>OCP</u> : Urban <u>NCP</u> : Small Lot (10 upa) / Small Lot with Lane (13 UPA)	R4 and R5

## POLICY & BYLAW CONSIDERATIONS

### Secondary Land Use Plan Amendment

- The subject site is designated Institutional in the West Newton / Highway 10 NCP and the applicant proposes an amendment to redesignate a portion of the lands to Small Lot with Lane (13 UPA).
- The subject site is the last remnant lot yet to develop on this block on the south side of 60 Avenue. This remnant lot is bordered by lands designated Small Lot with Lane (13 UPA) and Small Lot (10 UPA). The proposed partial NCP amendment will allow for a continuation of the existing development pattern along 60 Avenue.

### Zoning Bylaw Proposed Variances

- The applicant is requesting variances to reduce the minimum lot widths in the Zoning Bylaw as described in the Recommendation section.

- The proposed variances to reduce the minimum lot width for Lots 1 to 10 will allow subdivision that continues the infill development pattern in the neighbourhood.

## DEVELOPMENT CONSIDERATIONS

### Engineering & Transportation Considerations

- The project is subject to all conditions listed in the engineering requirements in Appendix E.
- Vehicle access for proposed Lots 1 to 10 is from the proposed rear lane only with no direct access onto 60 Avenue or 59A Avenue permitted. Vehicle access for proposed Lot 11 (existing church site) will remain from 60 Avenue.

### Tree Considerations

- The applicant has submitted an arborist report, which identifies onsite, off-site, and City tree species. A summary of the proposed tree retention, removal, and proposed replacement is found in Appendix F.
- There are 34 trees on the subject site, 17 of which are proposed to be removed. The applicant is required to plant replacement trees and/or provide cash-in-lieu of replacement trees to the Green City Program in accordance with Surrey Tree Protection Bylaw, No. 16100, as amended.
- The City has reviewed the arborist report and generally supports the Arborist's findings. Submission and acceptance of a finalized arborist report is required prior to final approval.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

### Parks Considerations

- The 5% parkland dedication requirement under the *Local Government Act* (required with the creation of three or more new lots) will be accepted as cash-in-lieu for this development application.
- The closest active park is West Newton Community Park with amenities including a playground, trails, cricket area, picnic area and washrooms and is 200 metres walking distance from the development. Panorama Park is the closest natural area and is 150 metres walking distance from the development.

### School Capacity Considerations

- The School District has advised that there will be approximately 10 school-age children generated by this development (Appendix G). The School District has provided the following expected student enrollment:
  - Five Elementary students at Panorama Park Elementary School; and
  - Three Secondary students at Panorama Ridge Secondary School.

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

### Additional Considerations

- 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 H).
- A preliminary lot grading plan 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.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 30, 2026, and the development proposal signs were installed on February 20, 2026. Staff received two responses from neighbouring residents asking for clarification regarding the proposal and expressed concerns with the additional congestion the proposal could generate in the neighbourhood. Staff outlined the proposal and advised the resident that the proposed lots will have lane access only with no direct access to 60 Avenue.

### COMMUNITY AMENITY CONTRIBUTIONS

- The proposed development is subject to the Community Amenity Contributions outlined in the table below. All rates are current as of this date and are subject to change.

Contribution Type	Current Rate
Capital Projects Contributions (Tier 1 CAC)	\$2,227.85 per lot
Community Specific Capital Projects Contributions (Tier 2 CAC)	\$16,708.86 per lot
Affordable Housing Contribution	\$1,113.92 per lot
Secondary Plan & Infill Area Contributions	\$2,187.47

## CONCLUSION

The proposed rezoning, subdivision and amendment to the West Newton / Highway 10 NCP aligns with the objectives of the Official Community Plan infill housing policies. Staff recommend approval based on the analysis and considerations outlined in this report.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

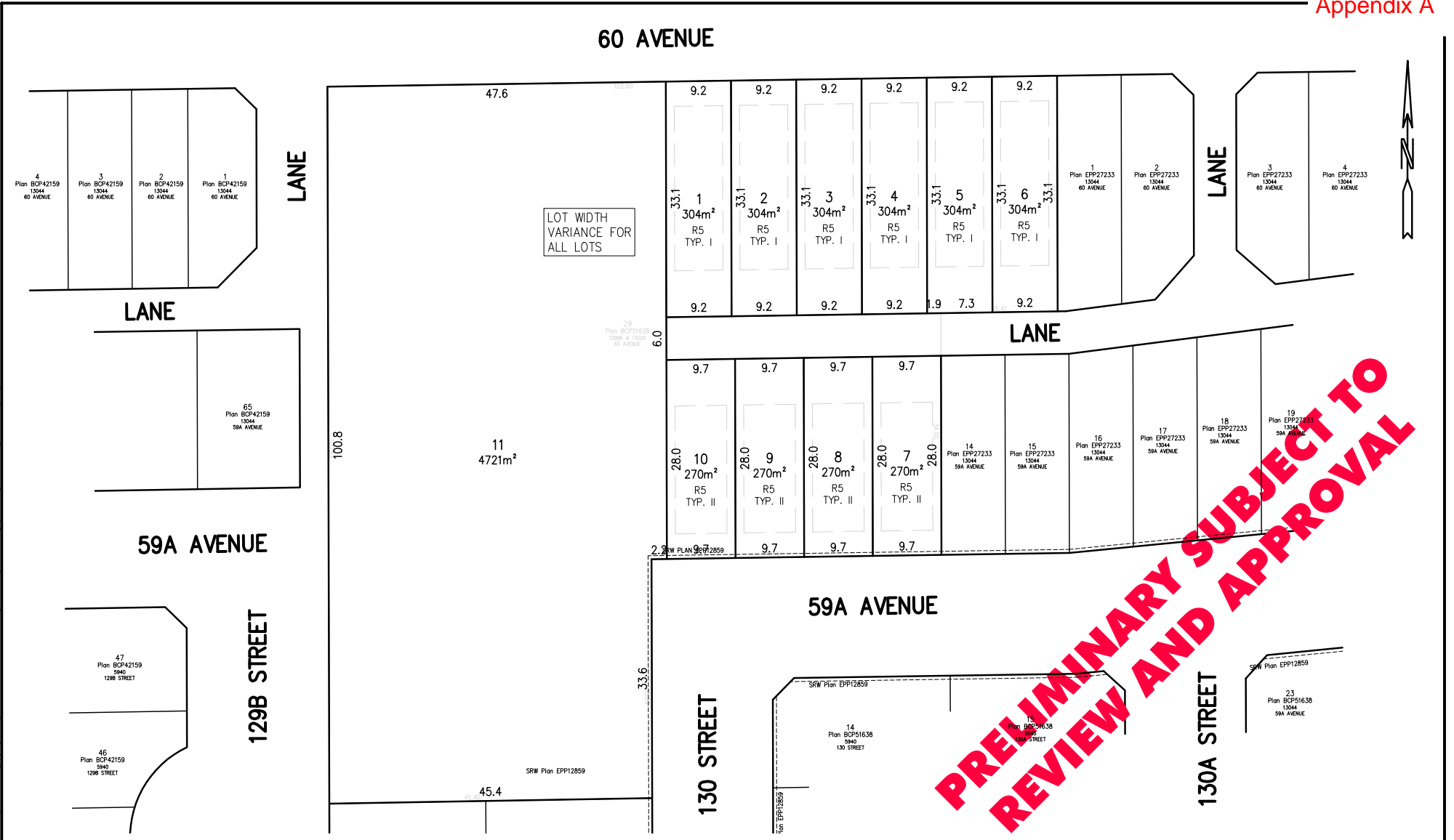
- Appendix A: Subdivision Layout
- Appendix B: Secondary Land Use Plan Amendment Map
- Appendix C: Survey Plan
- Appendix D: Development Variance Permit No. 7925-0399-00
- Appendix E: Engineering Summary
- Appendix F: Summary of Tree Preservation, Removal and Replacement
- Appendix G: School District Comments
- Appendix H: Design Guidelines Summary

*approved by Chris McBeath*

Ron Gill  
General Manager  
Planning and Development

AB/ar

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CLIENT:		PROJECT: 1302 60 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2025-011	DATE:	SEP 2025	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

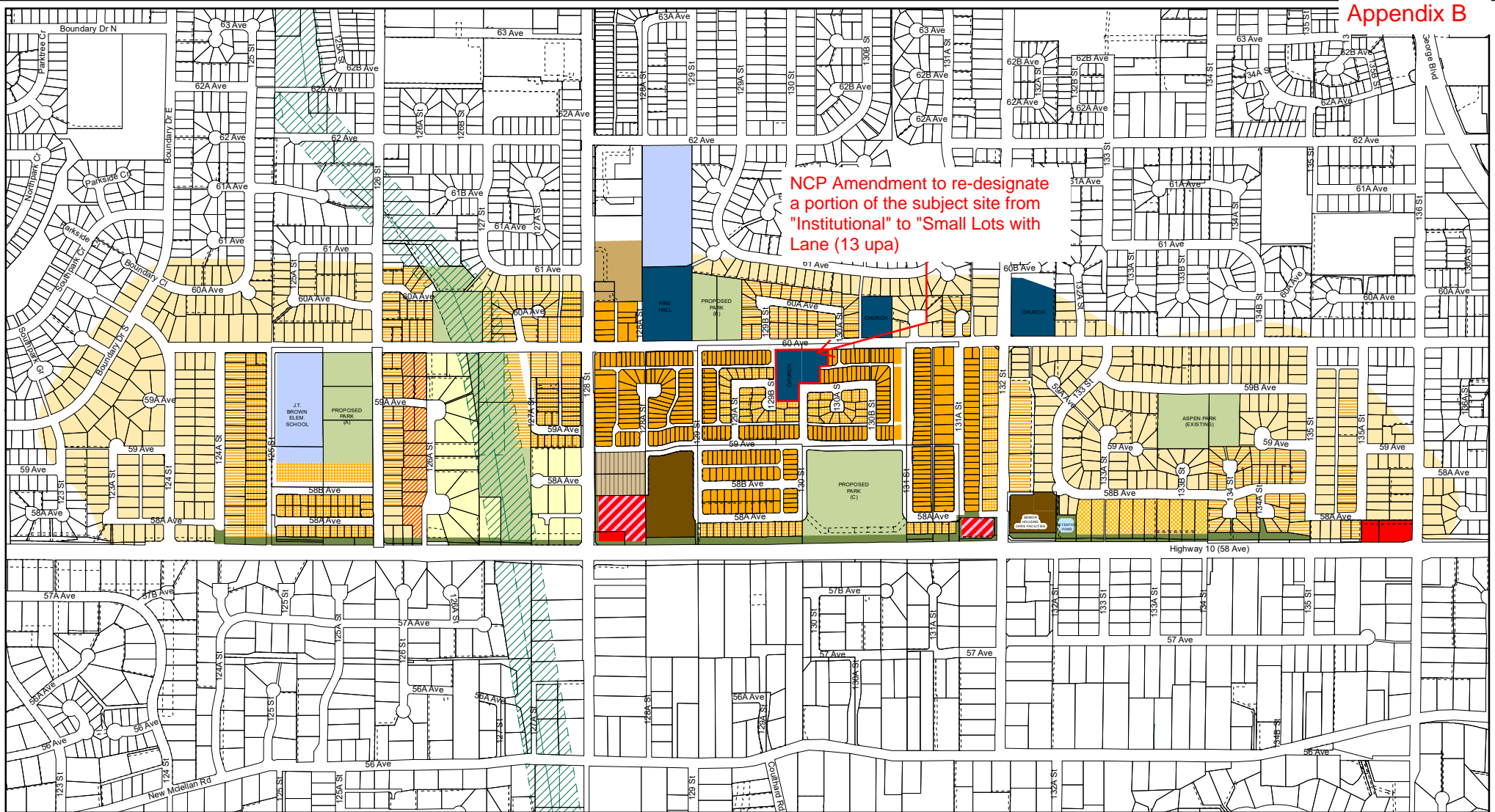
PRELIMINARY SUBJECT TO REVIEW AND APPROVAL





















**Hub Engineering Inc.**

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404  
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6

tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com



- |  |   |   |  |
|--|---|---|--|
|  EXISTING HALF ACRE LOTS           |  APPROVED CLUSTER HOUSING (10 UPA) |  INSTITUTIONAL             |  BUFFER / GREENWAYS |
|  SUBURBAN TRANSITION LOTS          |  SMALL LOT (10 UPA)                |  PROPOSED INSTITUTIONAL    |  PARKS              |
|  EXISTING SUBURBAN TRANSITION LOTS |  SMALL LOT WITH LANE (13 UPA)      |  EXISTING LOCAL COMMERCIAL |  WALKWAYS           |
|  PROPOSED SINGLE FAMILY (6 UPA)    |  Townhouse (25 upa)                |  PROPOSED LOCAL COMMERCIAL |  MUNICIPAL R.O.W.   |
|  EXISTING SINGLE FAMILY            |  SENIORS HOUSING (20 UPA)          |  SCHOOLS                   |  R.O.W. (BC HYDRO)  |

**WEST NEWTON/HWY #10 NCP LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

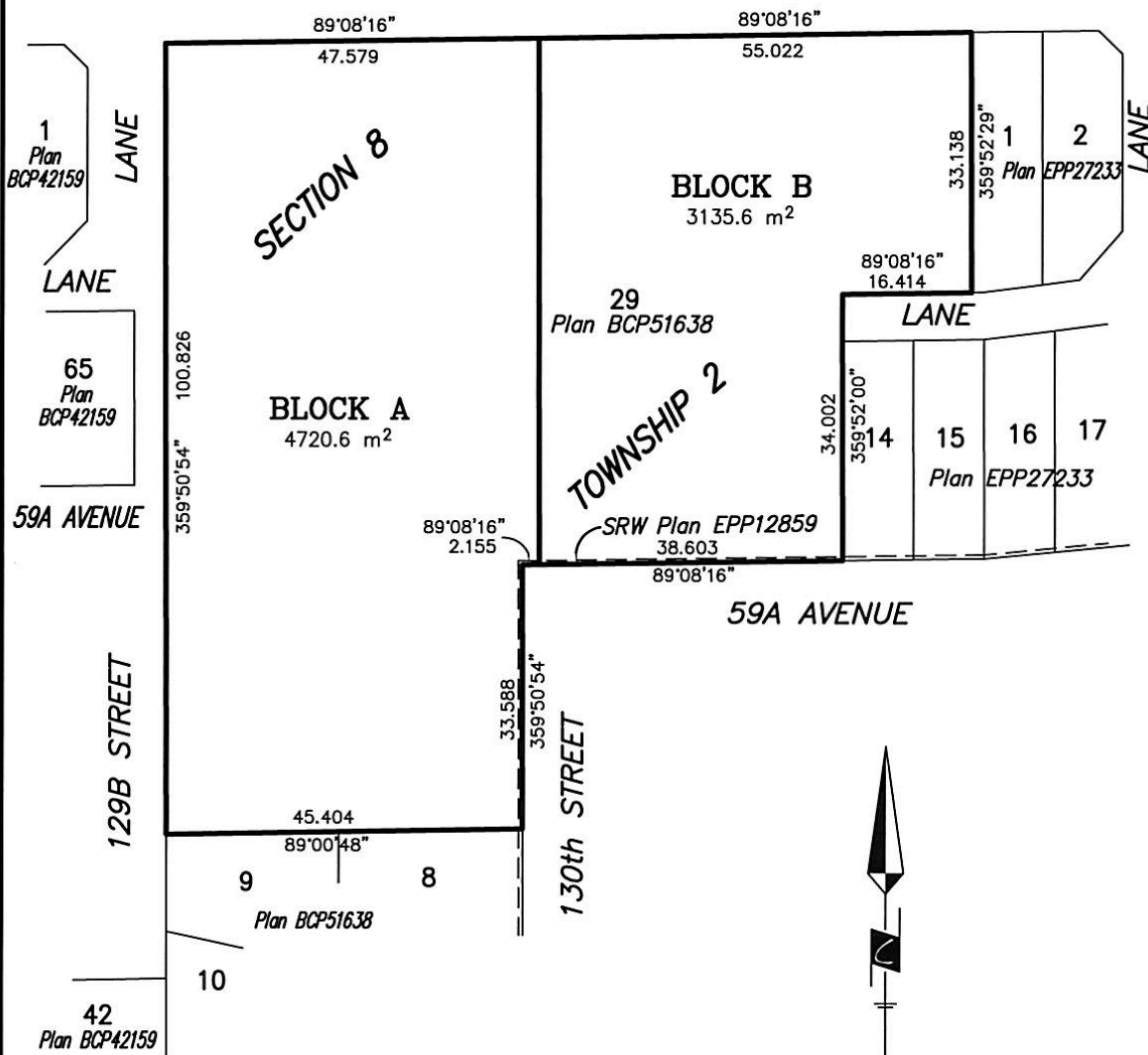
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF LOT 29  
SECTION 8 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN BCP51638**

City of Surrey B.C.G.S. 92G.026



SCALE - 1 : 750  
All distances are in metres

60th AVENUE



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234 - 18525 53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 9769-ZONING



Certified correct to survey dated  
this 21st day of January, 2026

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7925-0399-00

Issued To:

{the Owner}

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-973-755  
Lot 29 Section 8 Township 2 New Westminster District Plan BCP51638  
12996 – 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) in Section C. Subdivision of Part 17 Compact Residential Zone (R5) (Interior lot Type I), reduce the minimum lot width from 9.7 metres to 9.2 metres for proposed Lots 1 to 6.
  - (b) in Section C. Subdivision of Part 17 Compact Residential Zone (R5) (Interior lot Type II), reduce the minimum lot width from 12.3 metres to 9.7 metres for proposed Lots 7 to 10.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL

THE            DAY OF            , 20   .

ISSUED THIS            DAY OF            , 20   .

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Mayor, Brenda Locke

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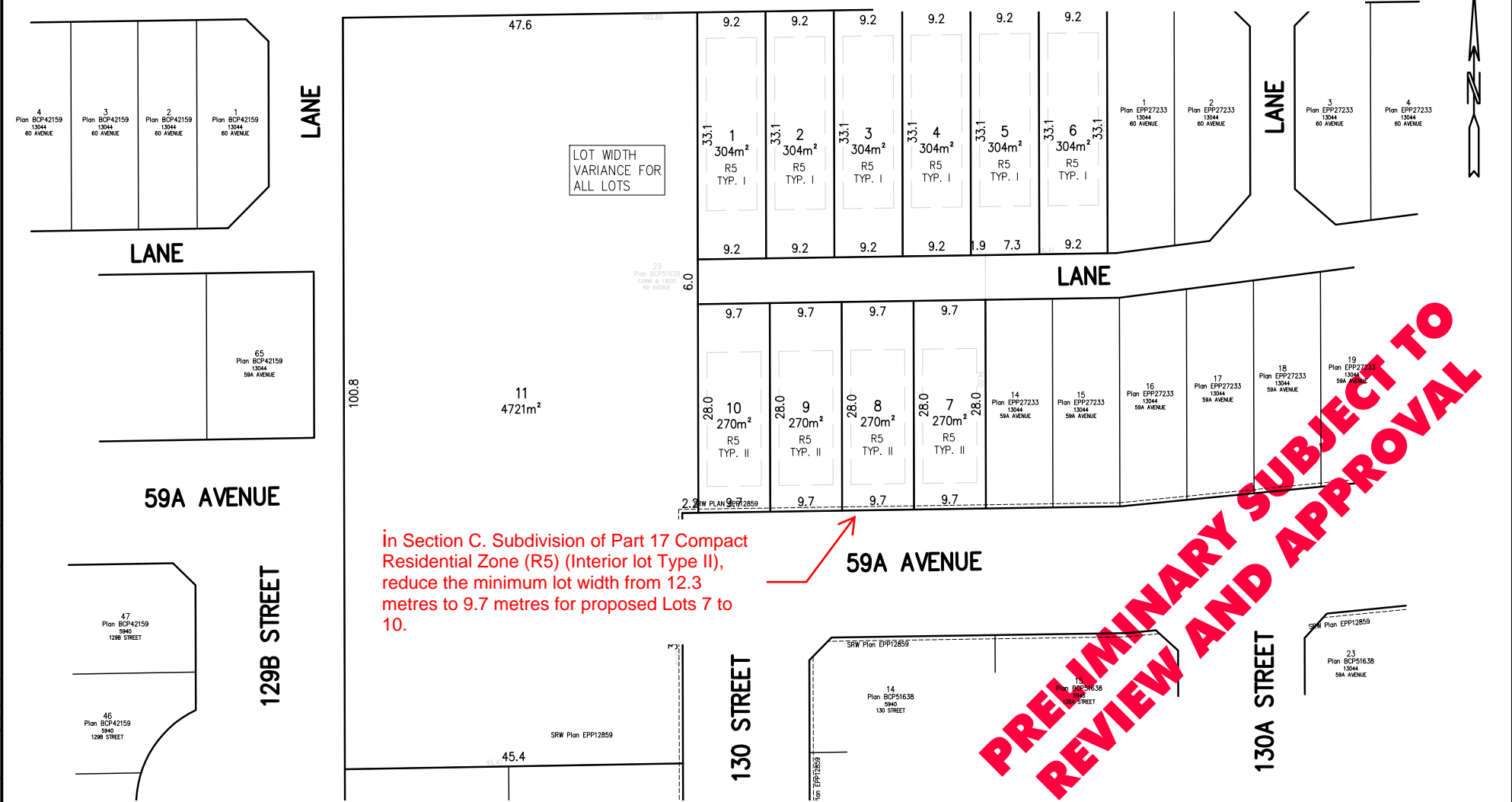
City Clerk and Director Legislative Services,  
Jennifer Ficocelli

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60 AVENUE

in Section C. Subdivision of Part 17 Compact Residential Zone (R5) (Interior lot Type I), reduce the minimum lot width from 9.7 metres to 9.2 metres for proposed Lots 1 to 6

Schedule A



in Section C. Subdivision of Part 17 Compact Residential Zone (R5) (Interior lot Type II), reduce the minimum lot width from 12.3 metres to 9.7 metres for proposed Lots 7 to 10.

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

CLIENT:		PROJECT: 1302 60 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2025-011	DATE:	SEP 2025	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404  
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6

tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **March 2, 2026**

PROJECT FILE: **7825-0399-00**

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RE: **Engineering Requirements**

**Location: 12996 60 Ave**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### **REZONE/SUBDIVISION**

##### ***Property and Right-of-Way Requirements***

- Dedicate 6.0 m for east-west lane.

##### ***Works and Services***

- Construct the east-west lane and submit a geotechnical report in favour of roadworks;
- Provide adequately-sized water, storm, and sanitary service connections for each lot, complete with inspection chambers and meters, and abandon any surplus connections;
- Provide on-lot water quality/sediment control chamber for the existing church property, and register a restrictive covenant;
- Provide double bonding for downstream sanitary works along 123 Street; and
- Submit a stormwater control plan to confirm downstream drainage capacity and construct any upgrades required.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT VARIANCE PERMIT**


There are no engineering requirements relative to issuance of the Development Variance Permit.



Jeff Pang, P.Eng.  
Director, Land Development

JH

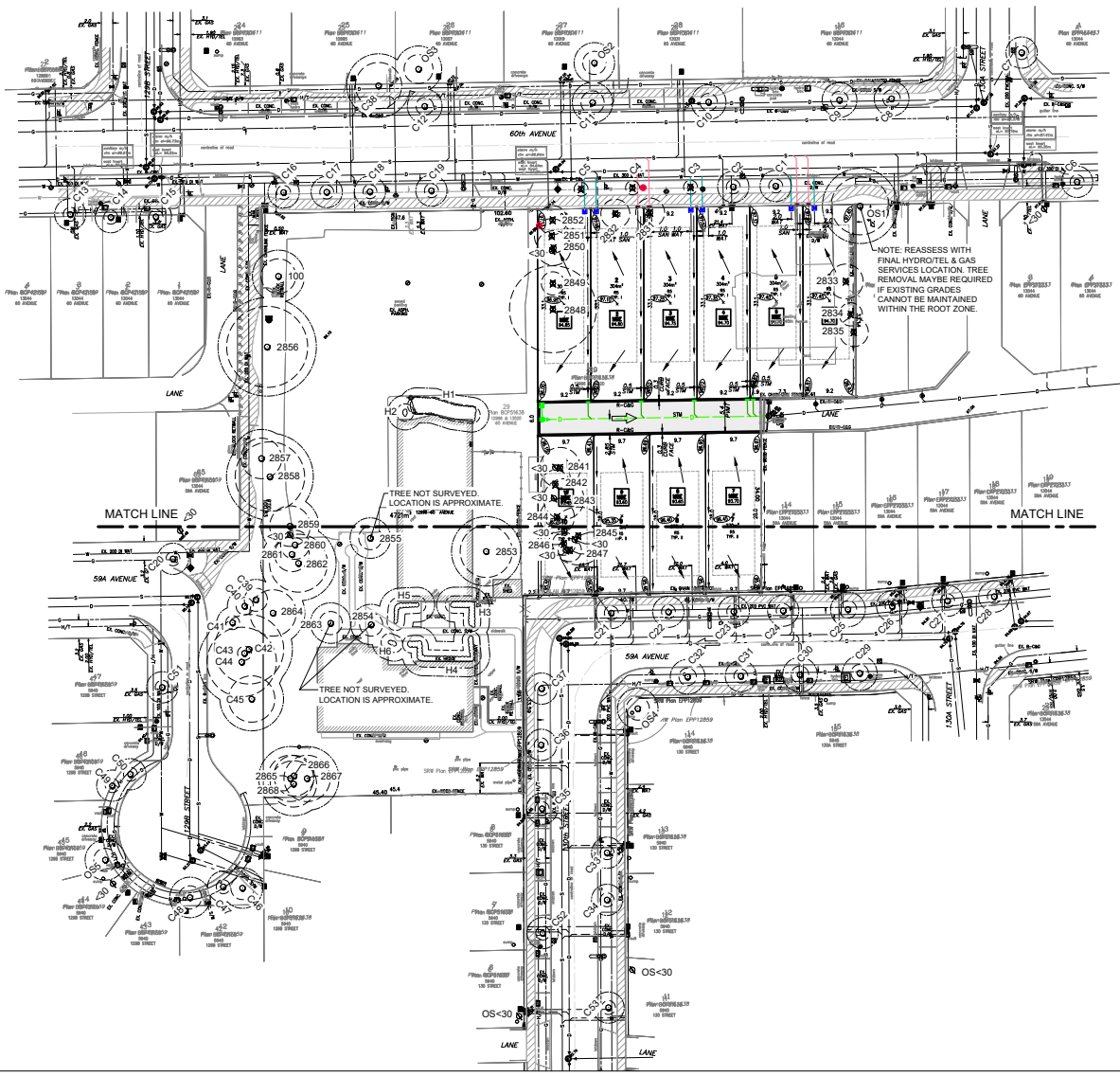
**TREE PRESERVATION SUMMARY**

Surrey File Number: TBD  
 Address: 12996 13020 60 Avenue, Surrey, BC  
 Arborist: Sum Yee (Coco) Wong HK-2159A  
 Date of Report/Revision: November 18, 2025  
 Arborist Signature: 

<b>ONSITE TREES</b>				<b># of Trees</b>
Existing Bylaw Trees				<u>34</u>
Proposed Removed Bylaw Trees				<u>17</u>
Proposed Retained Bylaw Trees				<u>17</u>
<b>Total Replacement Trees Required</b>				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed			Subtotal	
4	x	1	4	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	
0	x	2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	
13	x	2	26	
Required Replacement Trees				<u>30</u>
Proposed Replacement Trees				<u>0</u>
Deficit of Replacement Trees				<u>30</u>
<b>Total Onsite Retained and Replacement Trees</b>				<u>17</u>

<b>OFFSITE TREES</b>				<b># of Trees</b>
Existing Bylaw Trees				<u>5</u>
Proposed Removed Bylaw Trees				<u>0</u>
Proposed Retained Bylaw Trees				<u>5</u>
<b>Total Replacement Trees Required</b>				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed				
0	x	1	0	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed				
0	x	2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed				
0	x	2	0	
*To be taken as cash-in-lieu				<u>0</u>
<b>Total Offsite Retained Trees</b>				<u>5</u>

<b>CITY TREES</b>	<b>Existing</b>	<b>Removed</b>	<b>Retained</b>
Park/City Lot Trees	0	0	0
Boulevard Trees	53	3	50
<b>Total</b>	<b>53</b>	<b>3</b>	<b>50</b>



NOTE: REASSES WITH FINAL HYDROTEL & GAS SERVICES LOCATION. TREE REMOVAL MAYBE REQUIRED IF EXISTING GRADES CANNOT BE MAINTAINED WITHIN THE ROOT ZONE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

GENERAL NOTES:  
• REASSES TREES WITH FINAL SERVICING AND CONSTRUCTIONS PLANS.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT INCLUDED IN REPORT

STAMP

NO.	DATE	BY	REVISION
1	OCT27/25	MK	CIVIL PLAN
2	NOV14/25	MK	LOT LAYOUT PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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PROJECT TITLE  
**12996 13020  
60 AVENUE  
SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND  
PRESERVATION PLAN**  
CLIENT  
\_\_\_\_\_

DRAWN MK  
SCALE AS SHOWN  
DATE SEPTEMBER 16, 2025

**T-1**  
SHEET 1 OF 6

Department: **Planning and Demographics**  
 Date: **February 6, 2026**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **25-0399-00**

The proposed development of **10** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	10
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	5
Secondary School =	3
<b>Total Students =</b>	<b>8</b>

<b>Current Enrolment and Capacities:</b>	
<b>Panorama Park Elem</b>	
Enrolment	438
Operating Capacity	527
# of Portables	0
<b>Panorama Ridge Sec</b>	
Enrolment	1517
Operating Capacity	1400
# of Portables	2

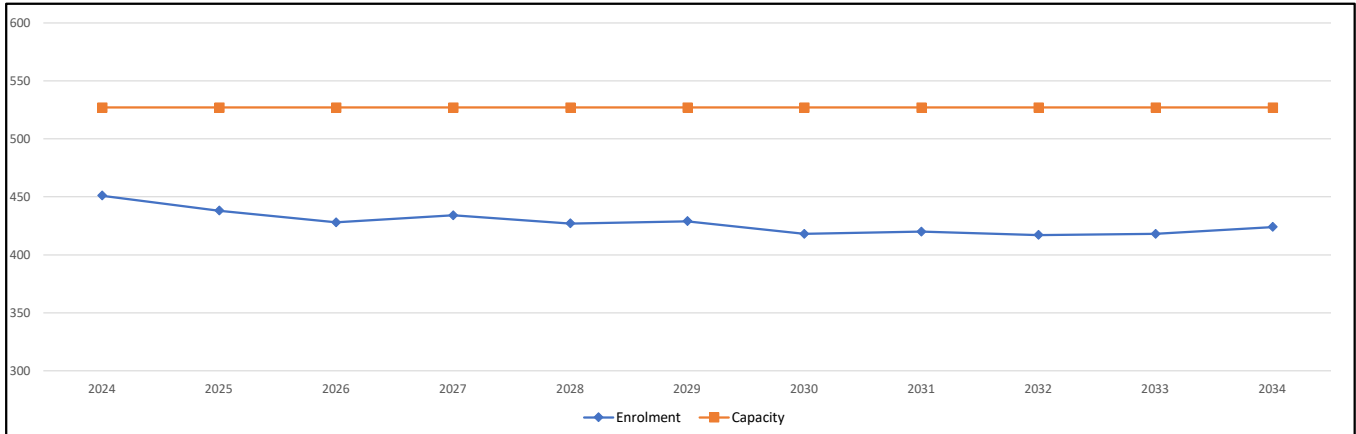
**Summary of Impact and Commentary**

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.

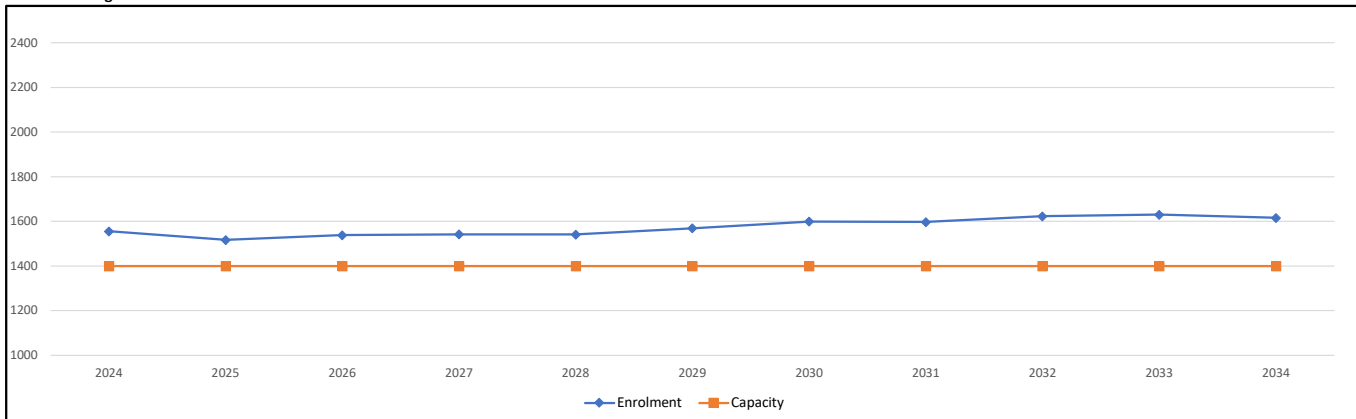
Panorama Park Elementary is operating below capacity and is projected to hover around the 450 student enrolment in the coming years. Students from this development can be accommodated within the existing operating capacity.

As of September 2025, Panorama Ridge is operating at 108% capacity. The school offers both regular stream and French immersion. The enrolment is projected to be stable, and any future demand can be accommodated by the school's existing capacity with portables. There are no current plans to expand this school; but the facility will be monitored over the next several years to oversee any dramatic fluctuations in the rate of growth.

**Panorama Park Elem**



**Panorama Ridge Sec**



**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.

## DESIGN GUIDELINES SUMMARY

Surrey Project #: 7925-0399-00  
 Project Location: 13202 – 60 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 Design Guidelines summary which highlights the important features and forms the basis of the draft Guidelines.

### 1. Residential Character

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

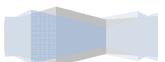
The area surrounding the subject property consists of St. Andrews Anglican Church directly to the west, along with a majority of newer homes built about 5-15 years ago. The style of the newer homes in the area are more modern traditional that range from 4500sf up to 5500sf.

Homes in the neighborhood include the following:

- There are quite a few homes and newer developments surrounding the property which are approximately 5-15 years old traditional craftsman style of homes with mid-scale massing characteristics. These homes have various roof pitches from 8:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi with stone or brick accents. These newer homes can be used as context homes.

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

- 1) Context styles of homes for the proposed guidelines are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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:** 2 and 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or 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 mixed consisting of older and new homes with a similar character within each dwelling. Homes include modern traditional style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards.

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Building Types:** 2 storey or 3 storey based on the SSMUH regulations.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new buildings will be of a similar character. Similar roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Buildings** Noise mitigation as per Design Guidelines Section 2.10.

**Exterior Materials:** Stucco, Hardiplank, Wood Paneling, 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.

