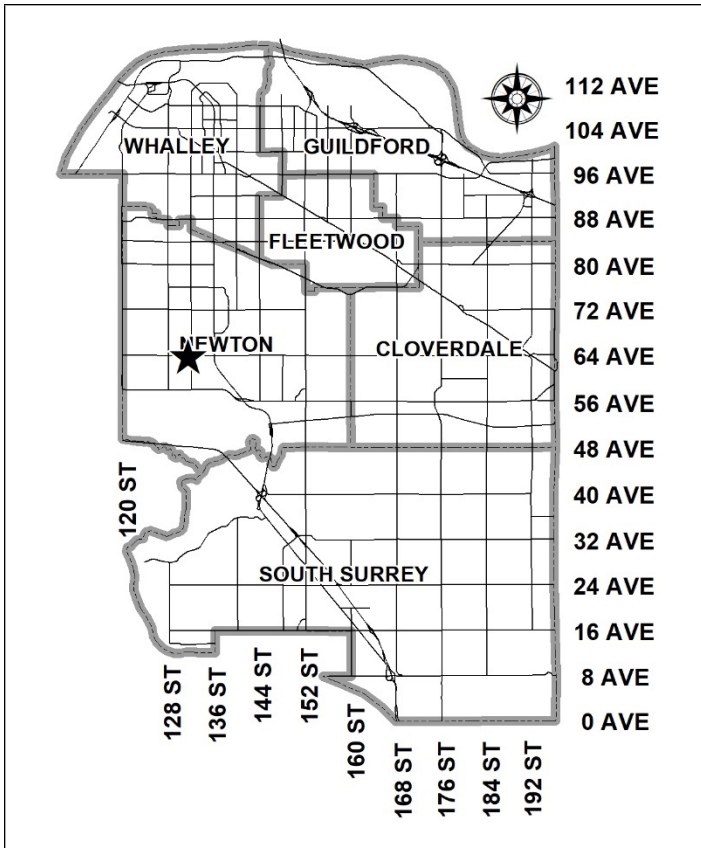


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0197-00

Planning Report Date: February 10, 2025



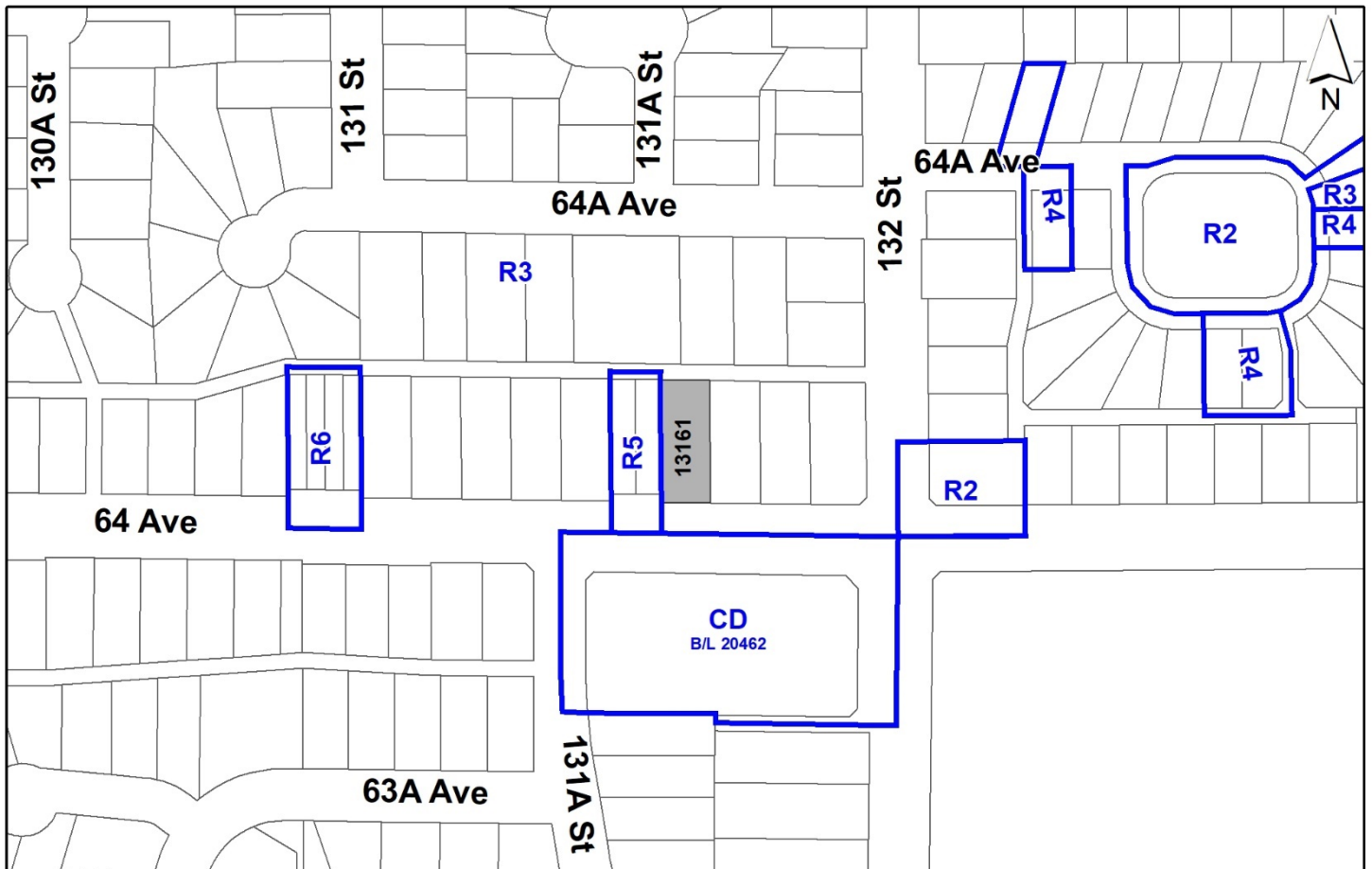
PROPOSAL:

- **Rezoning** from R3 to R5 to allow subdivision into two compact residential lots.

LOCATION: 13161 - 64 Avenue

ZONING: R3

OCP DESIGNATION: Urban



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.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed rezoning and future subdivision will create lots that reflect the recent densifying lot pattern along this block on the north side of 64 Avenue.
- Staff have received no concerns from the immediate neighbours through the pre-notification process.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). 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 “Urban Residential Zone (R3)” to “Compact Residential Zone (R5)”.
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; and
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family	Urban	R3
North (across rear lane):	Single Family	Urban	R3
East:	Single Family	Urban	R3
South (Across 64 Ave):	Development application No. 18-0149-00, rezoned from RF (now R3) and C4 to CD based on C-5 for a single-storey commercial development (Approved in 2023)	Urban	CD
West:	Development application No. 22-0137-00, rezoning from R3 to R5, and subdivision from 1 to 2 lots (approved in 2023)	Urban	R5

Context & Background

- The 903 square metre subject property is located at 13161 - 64 Avenue in Newton. The subject lot is approximately 19.2 metres wide and 44.3 metres deep, zoned “Urban Residential Zone (R3)” and designated “Urban” in the Official Community Plan (OCP).

- The adjacent neighbourhood is characterized by predominantly R3, Urban Residential zoned lots. Several of these nearby properties have recent approvals for rezoning and subdivision to R5 Compact Residential and R6 Semi-Detached Residential zones.
- Panorama Ridge Secondary School is located along 64 Avenue to the southeast. A single-storey multi-unit commercial center is under construction on the site to the south across 64 Avenue under Development Permit Application No. 18-0149-00 approved by Council in May 2023.
- The existing single-family dwelling and garage on the property will be demolished to permit the rezoning and future subdivision of two residential lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from “Urban Residential Zone (R3)” to “Compact Residential Zone (R5)” in order to subdivide from one to two lots. Details on the proposed subdivision are provided in the table below.

Total Site Area (existing):	903 square metres
Lot 1 Site Area:	425 square metres
Lot 2 Site Area:	425 square metres
Proposed Number of Lots:	2
Proposed Lot Widths:	9.60 metres (for both lots)
Proposed Lot Depths:	44.28 metres (for both lots)

- The proposed rezoning and future subdivision will create lots that reflect the recent densifying lot pattern along this block on the north side of 64 Avenue.

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 eight school-age children generated by this development, of which the School District has provided the following expected student enrollment.

Four Elementary students at Martha Jane Norris Elementary School
three Secondary students 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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2025.

Parks, Recreation & Culture:

Parks has no objection to the project.

Pioneer Park is the closest active park to the development. The park includes walking trails, a playground, and is 280 metres walking distance from the development. 72A – Greenbelt is the closest natural area park and is approximately 1.0 km walking distance from the development.

Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 will be from the rear lane. Driveway access is not permitted to 64 Avenue.
- The lane will be constructed or improved to current City standards. The applicant will confirm adequacy of the existing pavement condition through Benkelman Beam testing.
- The applicant is required to dedicate 2.8 metres width for the ultimate 30.0 metre road allowance along 64 Avenue (Arterial Road) and register a 0.5 metre SRW along the property line.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP) with a maximum density of up to 37 units per hectare. The Urban designation is intended to support low and medium density residential neighbourhoods.

Zoning By-law

- The applicant proposes to rezone the subject site from R3 Urban Residential Zone to R5 Compact Residential Zone.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law for the proposed R5 Zone.

R5 Zone (Part 17)	Permitted and/or Required	Proposed
Unit Density:	36 uph	23.5 uph
Lot Size		
Lot Size: (Interior Type III)	324 sq. m	425 sq. m
Lot Width:	9 m	9.60 m
Lot Depth:	36 m	44.2 m

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 V).
- Architectural styles recommended for this site include neo-traditional.
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd., and dated June 13, 2024, has been reviewed by staff and found to be generally acceptable. The applicant is proposing in-ground basements.

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 2024, under Corporate Report No. R046; 2024.
- 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 \$4,455.70 per new lot.
- 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, 113.92 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.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on August 21, 2024, and pre-notification letters were sent on January 10, 2025. Staff have not received any responses from neighbouring properties.

TREES

- Elvis Truong, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in Appendix IV.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood	0	0	0
Deciduous Trees	0	0	0
Coniferous Trees	2	2	0
Onsite Tree Totals	2	2	0
Onsite Replacement Trees Proposed	4		
Total Onsite Retained and Replacement Trees	4		

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. The applicant is proposing **four** replacement trees, meeting City requirements. A contribution to the Green City Program will not be required.

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, Tree Preservation and Tree Plans
- Appendix V. Building Design Guidelines

approved by Chris Mcbeath

Ron Gill
General Manager
Planning and Development

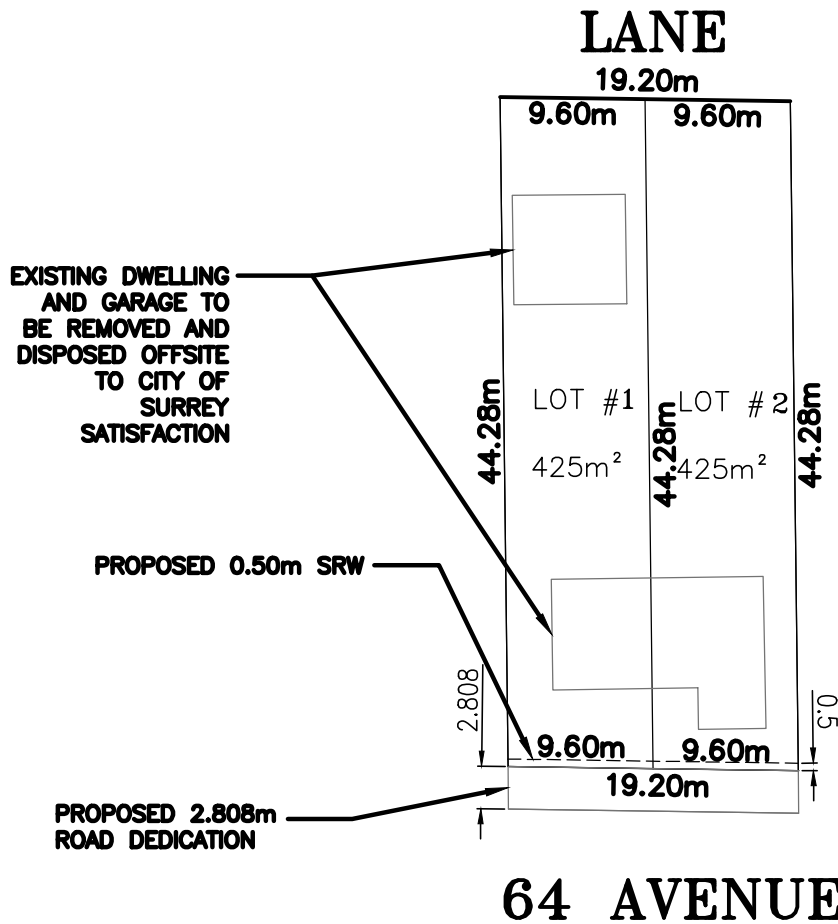
NH/ar

PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE: R3
PROP. ZONE: R5

Appendix I

CIVIC ADDRESS: #13161 - 64 AVENUE, SURREY, B.C.
LEGAL: LOT 4, EXCEPT PART IN PLAN LMP26557 SECT 17 TWP 2 NWDP 19610



Westridge Engineering & Consulting Ltd.

PERMIT TO PRACTICE NO. 1001693

SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6

TEL: (778) 564 - 6506, FAX: (778) 564 - 6507

EMAIL: info@westridgeengineering.ca

WEL-2022-C1325

DATE: 07 JAN 2025

SCALE: 1:500

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

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

DATE: **December 18, 2024**

PROJECT FILE: **7823-0197-00**

RE: **Engineering Requirements**
Location: 13161 64 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- **64 Avenue – Arterial Road**
 - Dedicate 2.808 m along property line.
 - Register 0.5 m SRW along property line.

Works and Services

- Provide on-site stormwater mitigation features as per the Hyland Creek ISMP.
- Submit Storm Water Catchment Plan (SWCP).
- Construct storm, sanitary and water connections for the lots.
- Register applicable legal documents as determined through detailed design stage.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Director, Land Development

NG

Department: **Planning and Demographics**
 Date: **August 6, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0197 00**

The proposed development of **8** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	8
---	----------

Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	3
Total Students =	7

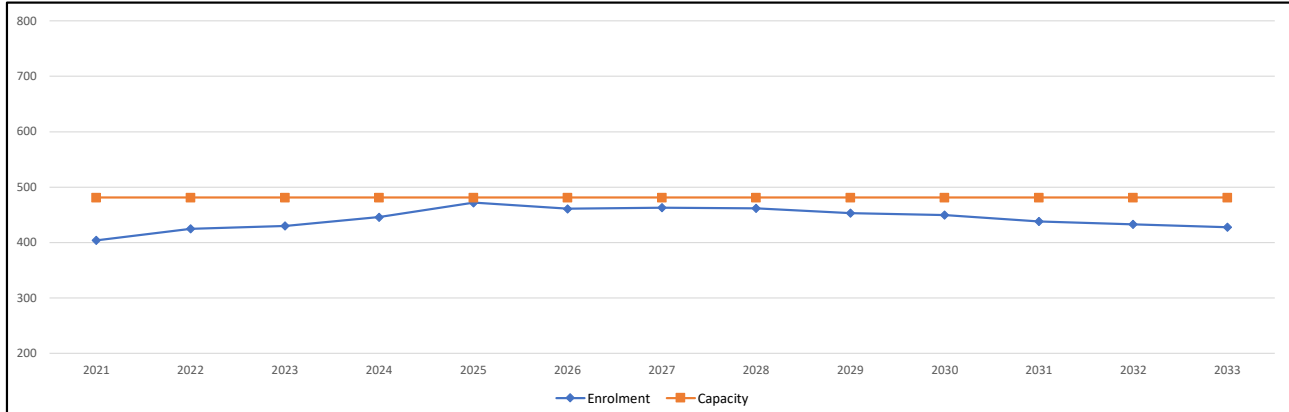
Current Enrolment and Capacities:	
Martha Jane Norris Elementary	
Enrolment	430
Operating Capacity	481
# of Portables	0
Tamanawis Secondary	
Enrolment	1485
Operating Capacity	1125
# of Portables	6

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.

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.

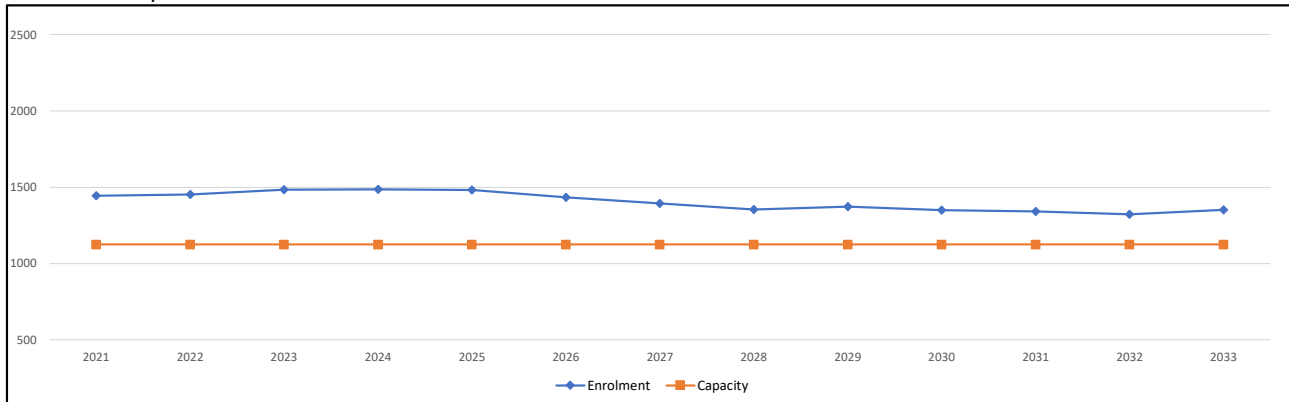
As of September 2023, Tamanawis is operating at 133%. The 10-year projections show that the school will continue to grow and operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District's capital request for a new 575 capacity addition. The addition is targeted to open 2028.

Martha Jane Norris Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Tamanawis Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

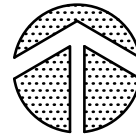
Enrolment: The number of students projected to attend the Surrey School District ONLY.

TREE PRESERVATION SUMMARY

Surrey File Number: 23-0197-00
 Address: 13161 64 Avenue
 Arborist: Elvis Truong, PN - 9567A
 Date of Report/Revision: Monday, January 6, 2025
 Arborist Signature _____

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE TREES		# of Trees	
Existing Bylaw Trees			2
Proposed Removed Bylaw Trees			2
Proposed Retained Bylaw Trees			0
Total Replacement Trees Required			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed	Subtotal	
	0 x 1	0	
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	
	2 x 2	4	
Required Replacement Trees			4
Proposed Replacement Trees			4
Deficit of Replacement Trees			0
Total Onsite Retained and Replacement Trees			4
OFFSITE TREES		# of Trees	
Existing Bylaw Trees			0
Proposed Removed Bylaw Trees			0
Proposed Retained Bylaw Trees			0
Total Replacement Trees Required			
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	
Required Replacement Trees			0
Total Offsite Retained Trees			0
CITY TREES		Existing	Removed
Park/City Lot Trees		0	0
Boulevard Trees		0	0
Total		0	0



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

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

13161 - 64 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN06/25	MK	REVISIONS

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

AS SHOWN

DATE

APRIL 15, 2024

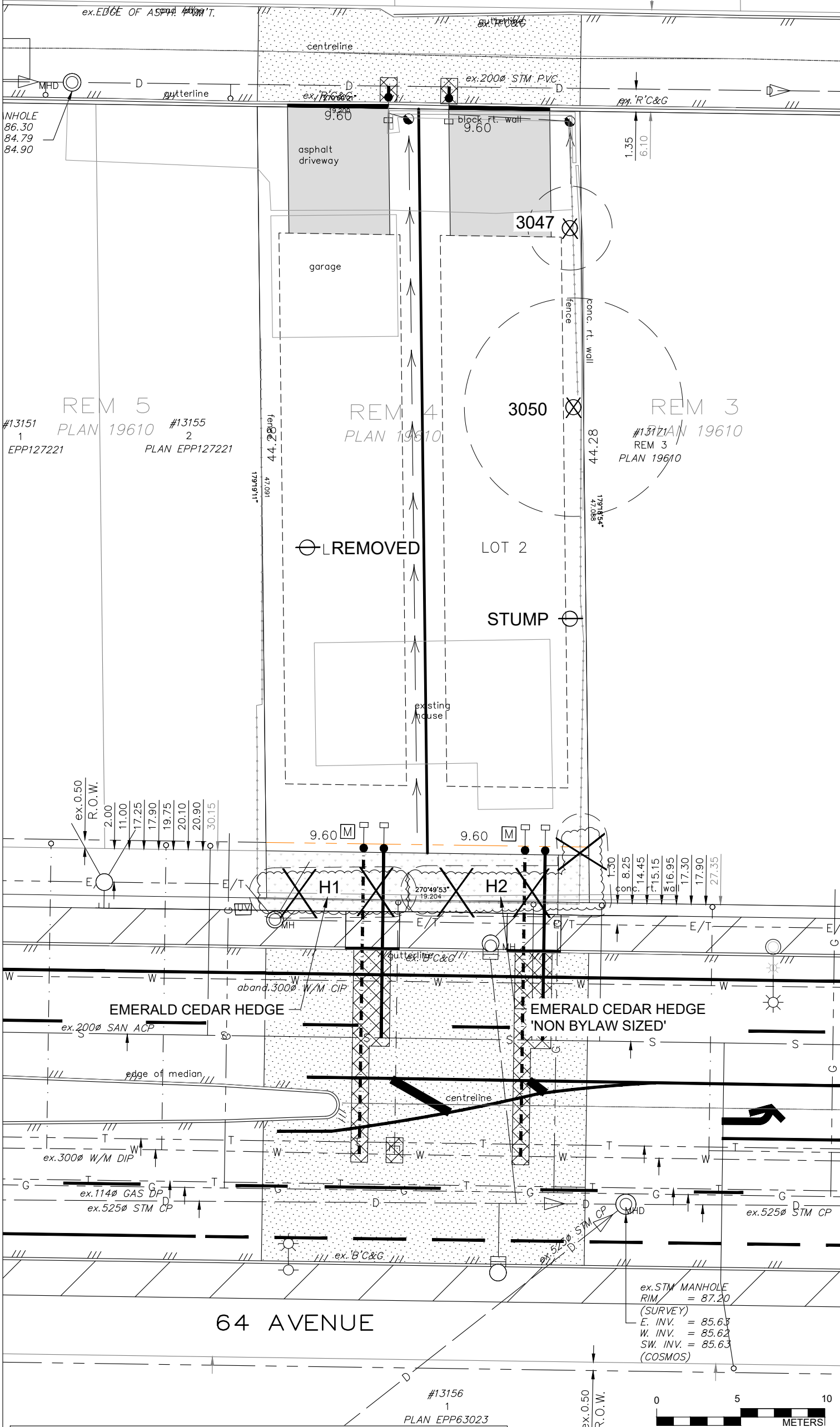
T-1

SHEET 1 OF 2

#13154
32
LAN 25127

LANE

#13168
1
PLAN EPP84717



LEGEND

- TREE TO BE REASSESSED WITH FINAL BUILDING/CONSTRUCTION PLAN
- TREE PREVIOUSLY REMOVED/ TREE STUMP
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

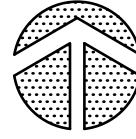
GENERAL NOTES:
• ALL TREES TO BE REASSESSED WITH FINAL BUILDING/CONSTRUCTION PLANS.

Tree #	DBH (cm)	TPZ (m)
3047	~40	2.5

#13154
32
AN 25127

LANE

#13168
1
PLAN EPP84717



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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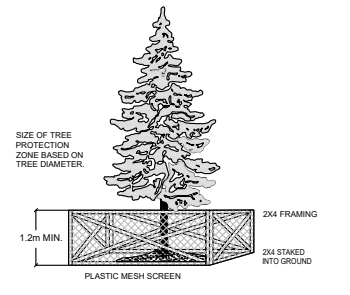
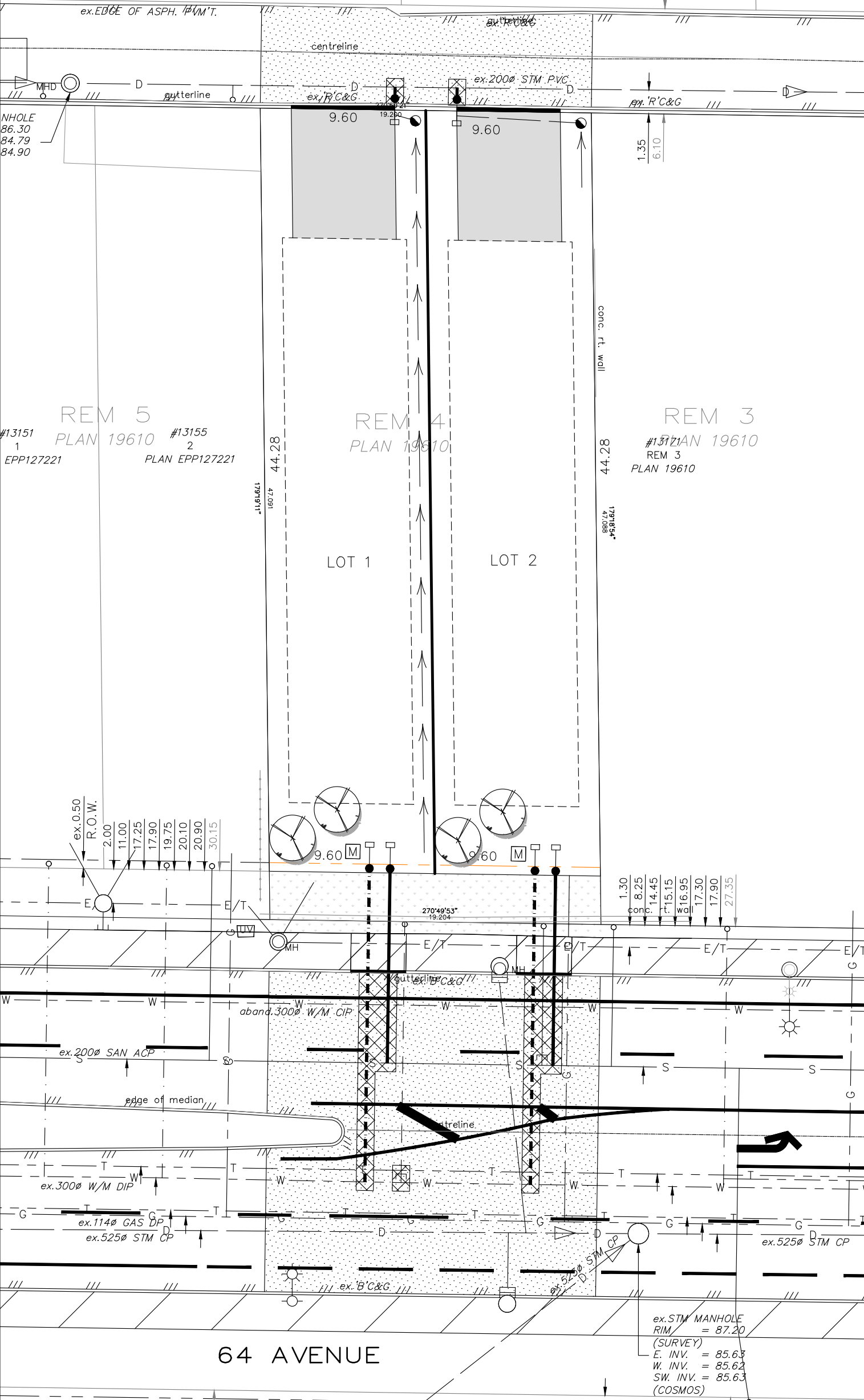
PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

13161 - 64 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN06/25	MK	REVISIONS



TREE PROTECTION BARRIER
TREE PROTECTION BARRIERS MUST BE BUILT TO THE FOLLOWING SPECIFICATIONS:
MATERIALS:
• 2x4'S FOR FRAMING (VERTICAL POSTS, TOP AND BOTTOM RAILS, AND CROSS-BRACING)
• PLASTIC MESH SCREENING
DIMENSIONS:
• 1.2M IN HEIGHT
• MAXIMUM 3.7M SPACING BETWEEN VERTICAL POSTS
BARRIER SIZE:
• BARRIERS MUST BE BUILT A MINIMUM DISTANCE OF SIX (6) TIMES THE TREE DIAMETER
• BARRIER SIZE = 6X DIAMETER OF TREE

SHEET TITLE

T2 - TREE PROTECTION PLAN

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DRAWN

MK

SCALE

AS SHOWN

DATE

APRIL 15, 2024

T-2

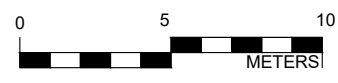
SHEET 2 OF 2

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE
- REPLACEMENT TREE
- DECIDUOUS (5 CM. DIA. MINIMUM)
- CONIFEROUS (3.0 M. HT. MINIMUM)

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- ALL TREES TO BE REASSESSED WITH FINAL BUILDING/CONSTRUCTION PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



BUILDING DESIGN GUIDELINES

Neighborhood Boundaries:

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

**Civic address of parent parcel:
13161 64 Avenue, Surrey, B.C.**

Subdivision of one "Urban Residential Zone" (R3) property into
two "Compact Residential Zone" (R5) properties

2 lots proposed
1 existing building to be removed
2 new buildings proposed

Developer: Umlesh Prasad

Surrey Project #7923-0197-00

Version 1: January 16, 2023

Version 2: January 29, 2025

Prepared by:

Simplex

Consultants Ltd.

Tejeshwar Singh, b.t.arch, ASCT, at.aibc, CRD

#102 – 12725, 72 Ave

Surrey, B.C. V3W 2M7

p: 604.597.3582 f: 604.597.3513

DESIGN GUIDELINES SCHEDULE OF RESTRICTIONS

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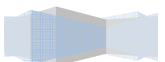
GENERAL RESTRICTIONS

- 1.1 Definitions
- 1.2 Expiry

SECTION 2

BUILDING DESIGN RESTRICTIONS

- 2.1 Retaining Walls
- 2.2 Corner *Lot* Design
- 2.3 Roof
- 2.4 Balconies
- 2.5 Foundation Exposure
- 2.6 Building Exterior
- 2.7 Accent Materials and Trim
- 2.8 Windows
- 2.9 Front Entry Design



CITY OF SURREY DESIGN GUIDELINES

SCHEDULE OF RESTRICTIONS

SECTION 1

GENERAL RESTRICTIONS

1.1 Definitions

In this *schedule*:

"City" means the *City of Surrey*;

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

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

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

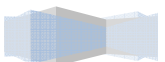
"improvements" means any building, accessory building in excess of 10 square metres [105 square feet], fence or retaining wall constructed or to be constructed on a *lot*,

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

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

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

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



1.2 Expiry

This *Schedule* shall have no further force and effect after fifteen (15) years from the date of registration of this *schedule* in the Land Title Office, and shall be discharged from all of the *lots* by the passage of this time.

SECTION 2

BUILDING DESIGN RESTRICTIONS

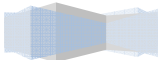
For all of the subsections in Section 2, a person will not construct improvements, or develop the lot before, during or after construction of the improvements, unless:

2.1 Retaining Walls

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

2.2 Corner Lot Design

This section does not apply.



2.3 Roof

(a) Design

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

(b) Pitch

- (i) the minimum roof pitch is 4:12, except as provided in clauses 2.3(b) (ii) and 2.3(b) (iii) herein;
- (ii) the slope of the upper-most roof system shall be reduced where it is determined by the *consultant*;
- (iii) the roof pitch is constant, except where necessary, dual roof pitch may be used; and
- (iv) the maximum roof shall not exceed 12:12; and
- (v) flat roofs are permitted.

(c) Material

only the following roofing materials are used:

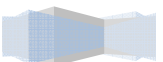
- (i) Concrete roof tiles, which are in a "shake profile" only, are approved by the Canadian Standards Association (CSA approved), and are approved by the *consultant*, or
- (ii) Asphalt shingles in a "shake profile" only, with a 30 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap, or
- (iii) Environmentally sustainable roofing products in a shake profile only, that meet or exceed the thickness of roofing products specified in clause 2.3(c) herein.

(d) Color

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

(e) Skylights

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



2.4 Balconies

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

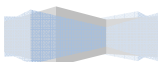
2.5 Foundation Exposure

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

2.6 Building Exterior

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

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



Hardiplank	20% cedar plus 10% brick or stone
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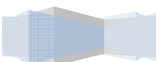
Brick or stone veneer: Even toned in brown or grey hues only with grey or earth tone mortar.

(c) Colors

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

2.7 Accent Materials and Trims

- (a) accents such as brick or stone are not used unless they turn the corner and extend a minimum of 0.9 metres [3.0 feet] or to a vertical break in the return wall such as a chimney or a wall projection, except that where a stone or brick return is designed to simulate a column, the return shall be at least equal to the width of the column face;
- (b) brick or stone are not used as an accent on the front face unless it covers at least 20% of the exposed face, preferably located at the base of the wall face, or is in accordance with the table in clause 2.6(b) herein;
- (c) brick or stone on the street face is used only if the colour, pattern, and texture are compatible with the siding;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;



- (e) min 1x4 nominal trim is used on all street facing elevations;
- (f) mortar shall be grey or earth tone colors only;
- (g) the base of the structure at the front of the building is defined by the use of 2x10 nominal raised base trim, or by the use of a soldier course of brick, or by the use of a stone accent material;
- (h) not less than three of the following details shall be included on all new buildings: furred out wood posts, articulated wood post bases, wood dentil details, louvered wood vents, decorative wood braces, articulated gable ends, and generous trim around windows , doors and key focal openings; and
- (i) all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.

2.8 Windows

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

2.9 Front Entry Design

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

