



## **DESIGN GUIDELINES SCHEDULE OF RESTRICTIONS INFORMATION SHEET**

This information sheet accompanies the standard form City of Surrey Design guidelines to be used to restrict the design of residential dwellings. **This information sheet does not form part of the Schedule of Restrictions to be registered at the Land Title Office.**

The consultant must submit a letter verifying that the proposed design guidelines matches the City of Surrey Design Guidelines when submitting it to the City for review and approval. If it contains changes from the City of Surrey Design Guidelines, then the consultant's letter must list all the changes. The consultant is responsible to ensure that all sections of the design guidelines comply with the Land Title Act and is drafted in negative or restrictive language. The consultant is responsible in the event that the Land Title Office does not accept the design guidelines for registration.

The design guidelines is to be accompanied by a letter from the developer, confirming the name of the firm (if any) and name of the individual appointed as the Consultant.

Please note that the City of Surrey Design Guidelines is to be registered as a standard form Restrictive Covenant. If you have questions about the City of Surrey Design Guidelines, please contact the Planner processing your application or the Planning & Development Department at 6045914441.

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**DEVELOPER: 1412583 BC LTD.**

**DESIGN CONSULTANT: A.J. Muir Design Ltd.**

**SURREY PROJECT #: 23-0097-00**

**Prototype Building Scheme - October 2024 Version**

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**This sheet to be removed from the final version of the registered Design Guidelines**



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# 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 *owner* 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) A low profile retaining wall that is no more than 20 cm [7.9 inches] in height 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 0.60 metres [2.0 feet] for a wall visible from the street, except for a retaining wall adjacent to a driveway where the garage is more than 0.6m [2'-0"] below the main floor;
- (c) the maximum height of a retaining wall is no more than 1.2m [4'-0"] for a wall not visible from the street, except for a retaining wall below finished grade, such as concrete stairwells or sunken basement access wells not visible from the street, is not limited;
- (d) retaining walls visible from the street are *constructed* of architecturally treated masonry or concrete, "Allan Blocks", "Pisa Stone", or other similar precast concrete retaining wall system as determined by the *consultant*;
- (e) a retaining wall that faces the street is landscaped; and
- (f) retaining walls not visible from the street, if permitted, shall be *constructed* of boulders, cast in place concrete, or masonry blocks, or 4x4, 4x6, or 6x6 pressure treated lumber, or pressure treated landscape ties, except for a retaining wall below existing grade including concrete stairwells, window wells, and covered patios under sundecks.

## 2.2 Corner Lot Design

- (a) the exterior treatment of the flanking street side of the building is the same as the exterior treatment of the front street side;
- (b) the design provides for architectural features including feature windows, roof skirting, projections with independent roofs, and trim around windows and doors on both the front and flanking street sides of the building; and
- (c) reduced exposure of the basement wall area shall be achieved by adding fill and landscaping materials on the flanking side of basement wall areas that would otherwise be seen from the street.

## 2.3 Roof

### (a) Design

- (i) the *improvements* have a varied roof form and design as determined by the *consultant* in relation to the roof form and design of *improvements on adjacent lots*;
- (ii) the roof design reduces upper floor massing as determined by the *consultant*;
- (iii) the minimum roof pitch is 3:12 and the maximum roof pitch is 12:12, except as provided in clauses 2.3(a)(iv), 2.3(a)(v), and 2.3(a)(vi) herein;
- (iv) the slope of the roof system shall be reduced below the requirement in clause 2.3(a)(iii) where it is determined by the consultant that a roof slope reduction would reduce over-shadowing of neighbouring lots, or would preserve view corridors for neighbours;
- (v) the roof pitch is constant, in accordance with clause 2.3(a)(iii), except an increased roof pitch is permitted on roofs above street facing wall projections and a decreased roof pitch is permitted at a covered entry veranda or a dormer; and
- (vi) roof slopes may be reduced below the requirement in clause 2.3(a)(iii) where it is determined by the consultant that the roof slope reduction results in:
  - internal consistency in the front façade, or
  - proportionately consistent volume allocations to various projections on the front façade, or
  - overall balanced massing across the façade;But in no case shall a roof be flat or have a pitch less than 3:12 unless it is a feature roof as determined by the *consultant*.

### (b) Material

- (i) only the following roofing materials are used:
  - Treated cedar shakes or cedar shingles, or
  - 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

- Environmentally sustainable roofing products in a shake profile only, that meet or exceed the thickness of roofing products specified above, or
- metal roofing on feature roofs only, in dark brown, grey, and copper hues only, subject to consultant approval of the design integrity of the metal feature, and approval of the surface profile.

(c) **Colour**

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

(d) **Skylights**

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

## 2.4 Balconies

- (a) there are no balconies, patios, decks, etc. on the sides of the building except on the ground floor; and
- (b) where balconies are installed on a front facing wall face the balcony shall be integrated into, and substantially concealed by, a roof system extending up from the floor below, and the floor area of the balcony shall not exceed 9.29 square metres [100 square feet].

## 2.5 Foundation Exposure

- (a) exposed concrete foundations do not exceed 0.60 metres [2.5 feet], in height measured from the finished grade to the underside of the siding, except for stepped foundations to accommodate the finished grades of the lot; and
- (b) where exposed concrete foundations exceed 0.30 metres [1.0 feet], the surface is architecturally treated or painted to match only the adjacent body colour.

## 2.6 Building Exterior

(a) **General**

- (i) not more than three different cladding materials, excluding trim, may be applied to any elevation.

**(b) Materials**

- (i) only the following cladding materials are used: stucco, brick, stone, wall shakes, cedar siding, cementitious siding or cementitious paneling;
- (ii) where stucco is used it is only smooth to medium rough texture and no other textures are to be used, and stucco must not include additives which provide additional textures, colours or finishes;
- (iii) where siding is used it is only horizontal siding in a “v” joint, beveled profile or shiplap profile only, or vertical board and batten siding with a minimum 8” board and minimum 2” batten;
- (iv) no building shall be entirely clad in stucco and must be accompanied by at least 25% brick, stone, siding or wall shakes on any elevation facing a road;
- (v) no building shall be entirely clad in siding unless a minimum of two different types of siding material is used on the front face of the building; and
- (vi) vinyl siding is not to be used on any building.

**(c) Colours**

- (i) only the following range of colours on exterior cladding materials are used:
  - colours from a neutral and natural (earth tone) colour palette including white, cream, greys, charcoal, browns, clay, sage, and other earth tones; and
  - colours outside neutral and natural colour palettes including navy blue, colonial red, and forest green, providing these colours are used only if accompanied by neutral trim colours including white, cream, and greys or natural colours as specified in the clause above;
- (ii) only the following range of colours on the window trim, door trim, wall trim, fascia boards and barge boards, are used:
  - lighter or darker shades of colours as specified in subsection (i) above including white or black,
  - primary derivative colours in dark tones as determined by the consultant;
- (iii) cedar trim is used only if it is sealed to prevent the leaching of stains onto the cladding material; and
- (iv) Painted metal products such as gutters, downpipes, flashings, guardrails, handrails, vents, etc. shall be coordinated to have matching colours or shall match the adjacent cladding or trim.

## 2.7 Accent Materials and Trims

- (a) accents such as brick, stone or feature cladding 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 is 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;
- (c) brick or stone on the street face is used only if the colour, pattern, and texture are compatible with the siding as determined by the *consultant*;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- (e) 1 x 4 nominal or 1 x 6 nominal window and door trim is used on all street facing elevations;
- (f) mortar, where exposed, shall be grey or earth tone colours only;
- (g) the base of the structure is defined by the use of 2x8 nominal raised base trim, or by the use of a soldier course of brick, or by the use of a stone accent material on all street facing elevations;
- (h) where fascia boards are used, the fascia boards are of a minimum dimension of 2x8 nominal;
- (i) where barge boards are used, the barge boards are of a minimum dimension of 2x10 nominal; and
- (j) 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 maximum of two feature windows 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, as determined by the *consultant*;
- (b) there are no basement windows on the front facade, except to complement unique site grading; and
- (c) window shape, size, and location shall be integral to the design as determined by the *consultant*.



## 2.9 Front Entry Design

- (a) the building does not have a front entrance exceeding a height of 3.66 metres [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.

## 2.10 Driveways

- (a) only the following construction materials are used for driveways and walkways in front and flanking side yards:
  - (i) exposed aggregate concrete, or
  - (ii) interlocking masonry pavers, or
  - (iii) stamped concrete, or
  - (iv) smooth natural finish concrete with cut lines to form panels; and
- (b) asphalt surfacing materials are not used anywhere on the lot.