

BUILDING DESIGN GUIDELINES

Neighbourhood Evaluation Boundaries:

North : 56 Avenue
South : 55A Avenue
West: 136 Street
East: 13700 Block

Civic address of parent parcel: 13722 – 56 Avenue, Surrey, B.C.

Simple Subdivision (no rezoning) of
one "Half-Acre Residential Zone" (RH) lot
into five Half-Acre Residential Zone" (RH) lots

No existing structures to be retained.

Developer: Kam Dhillon

Surrey Project Number: 16-0488-00

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Schedule A



BUILDING SCHEME SCHEDULE OF RESTRICTIONS

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CITY OF SURREY BUILDING SCHEME

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(s)* 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 twenty (20) 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 Building Siting

- (a) that *person* sites the *improvements* in accordance with the *lot's* natural characteristics, existing trees, and neighbouring *improvements*, in relation to the over view or over shadowing of neighbouring *lots* and *improvements*;
- (b) the siting of the *improvements* complies with the *consultant's* requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent *improvements*;
- (c) that *person* situates the *improvements* in a location that does not conflict with the location of all requirements of easements and rights-of-way;
- (d) that *person* does not ***construct improvements*** that conflict with the physical location of driveway and curb let-downs, significant trees, cable service boxes, electrical boxes, and streetlights; and
- (e) dwelling foundations shall not be located within the "Geotechnical Building Setback" area specified on the final lot grading plan approved by the *City* for the *lots*.

2.2 Lot Grading

- (a) established overland flows and/or underground storm sub-surface systems are maintained only in accordance with completed swales and *lot* grading in accordance with the *lot* grading plan accepted by the *City* for the *lots*;

- (b) the design of the *improvements* is in substantial compliance with the *lot* grading plan for the *lots* which has been reviewed by the *consultant* and accepted by the *City*, and the said plan specifies all finished grade elevations as derived from the *lot* grading plan for the *lots* accepted by the *City* and grade elevations in respect of that *lot*;
- (c) the proposed *lot* grading is in accordance with the *lot* grading plan for the *lots* accepted by the *City*, which *lot* grading plan will be available from the *City*; and
- (d) that *person* provides that any changes made to the *lot* do not affect the drainage pattern for the area.

2.3 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 1.5 metres [5.0 feet], except for a retaining wall below existing grade, including concrete stairwells and covered patios under sun decks and except if permitted in the *lot* grading plan accepted by the *City* for the *lots*, or if accepted by the *City*;
- (c) retaining walls shall not be located within the “Geotechnical Building Setback” area specified on the final lot grading plan approved by the *City* for the *lots*.
- (d) the location and design of all retaining walls shall be approved by the Geotechnical engineer of record for the *lots*, and by the *City*, prior to *construction*.
- (e) retaining walls visible from the street are *constructed* of architecturally treated masonry, “Allan Blocks”, “Pisa Stone”, or boulders of a minimum 0.4m [16 inch] diameter, and are to be approved prior to construction by a Geotechnical Engineer registered in the province of British Columbia;
- (f) a retaining wall that faces the street, if permitted, is landscaped;
- (g) retaining walls not visible from the street, if permitted, shall be *constructed* of boulders, or architecturally treated masonry, 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 sun decks; and

2.4 Tree Preservation

- (a) that *person* does not cut down or remove from the *lot* any existing trees, except if that *person*:
 - (i) obtains a tree cutting permit from the *City*,
 - (ii) in respect of any tree identified on the tree location plan, obtains a written recommendation by an accredited arborist or other tree specialist authorized by the *City*, stating that the tree is diseased and/or hazardous and should be removed and provides such certification to the *City*, and
 - (iii) if required by the *City* as part of the tree cutting permit, replaces any removed tree with a minimum of two other trees elsewhere on the *lot* which will be a minimum of three metres [10 feet] tall if coniferous, or five centimetres [2 inches] calliper if deciduous.

2.5 Landscaping

- (a) all street fronting yard areas on the *lot* are landscaped;
- (b) that *person* completes the front yard landscaping within 60 days of the completion of the *improvements*, except if weather conditions make it impossible to do so, in which case that *person* will complete that landscaping as expeditiously as possible, and prior to final inspection;
- (c) that *person* cleans and grades side and rear yards within 60 days of the completion of the *improvements*, and prior to final inspection;
- (d) that *person* installs the following planting materials:
 - (i) Shrubs: on each interior *lot* provide a minimum of 50 shrubs (3 gallon pot minimum) in the front yard;
 - (ii) Shrubs: on corner *lot* 5, provide a minimum of 70 shrubs (3 gallon pot minimum), of which not less than 25 shrubs are planted in the flanking street sideyard area; and
 - (iii) Sod: provide sod from the street to the front face of the home on an interior *lot*, or provide sod from the front and flanking streets to the front and flanking sides of the home on a corner *lot*, in all areas not covered by planting beds, sidewalk, porch landing, driveway, steps, service access hatches, service boxes or other approved landscaping features.

- (e) except within the “Geotechnical Building Setback” area specified on the final lot grading plan approved by the *City* for the *lots*, which is a no disturbance area, a minimum 450 mm thick layer of topsoil is required in all pervious surface areas including but not limited to lawn areas and planter beds, except within any root protection zone protected by covenant, wherein the existing soil shall remain undisturbed;
- (f) roof rain water leaders shall discharge onto the lawn via a concrete splash pad or to an approved on-site rainwater management facility. Roof rain water leaders shall not be connected directly to perimeter drains nor to a storm sewer;
- (g) all impervious areas shall be graded toward landscaped pervious areas; and
- (h) all landscaping on the *lot* shall be completed within one year from the date of occupancy of the *improvements*.

2.6 Driveways and Walkways

- (a) only the following *construction* materials for the driveway are used:
 - (i) exposed aggregate concrete, or
 - (ii) interlocking masonry pavers, or
 - (iii) stamped concrete, or
 - (iv) coloured concrete in dark earth tones or medium to dark grey only, or
 - (v) a combination of the materials above as approved by the *consultant*.
- (b) the location of the driveway and walkways avoids significant trees, streetlights, or service boxes, and does not conflict with drainage swales on the *lot* grading plan;
- (c) the front entry walkway material does not differ from the material used for the driveway; and
- (d) asphalt surfacing materials are not used anywhere on the *lot*.

2.7 Building Design Repetition

- (a) the exterior design of a single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed *single family dwelling* on a *lot* on the same side of the fronting highway within four *lots* measured from the closest *lot* lines. A single family dwelling is deemed to have a similar exterior design to an existing single family dwelling when:

- (i) the front elevation designs are identical or have insignificant variations in the disposition and articulation of design features; or
- (ii) the front elevation designs are a mirror image to each other, with or without any variation in architectural details.

2.8 Building Massing

- (a) the building massing of the *improvements* does not create a canyon effect in relation to the open space between the *improvements* above the first storey; and
- (b) the building massing for *improvements* on the subject *lot* is to be compatible with the *lot* grading plan and the building massing of *improvements* on adjacent *lots*, in relation to roof design and transition in building height.
- (c) dwellings situated on *lots* 3, 4, and 5, which slope up to the rear shall be consistent with the following principles and design elements:
 - (i) reduced exposure of the basement wall area at the front of the dwelling shall be achieved by adding fill and landscaping materials forward of basement wall areas that would otherwise be seen from the street, and such fill and landscaping shall be seamlessly transitioned between adjacent *lots*;
 - (ii) stairs leading from the driveway to the entrance porch shall be embedding in landscaping, by adding one or more landings and turns in the stair run, and by concealing stairs closest to the street with landscaping and / or planters;
 - (iii) at the front of the dwelling, the main floor shall be set back from the basement floor, and at least 50% of the width of the upper floor shall be set back from the main floor, so as to result in a stepped back massing design as determined by the *consultant*;
 - (iv) at no point on the front wall face shall the height of any wall that is not broken by a roof or front entrance porch / veranda, exceed a vertical height of 1 ½ storeys, except for feature areas not exceeding 33 percent of the width of the home providing said feature areas are integral to the massing design as determined by the *consultant*;
- (d) on *lots* 1 and 2, which slope down from the front to the rear, at no point on the rear wall face shall the height of any wall that is not broken by a roof or a deck, or other projection as approved by the *consultant* exceed a vertical height of two storeys.

2.9 Corner Lot Design

- (a) one-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling;
- (b) the upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements as described in subsection (a) herein;
- (c) the design achieves the objective of creating corner *lot* open sky views through massing designs which step down to the street corner;
- (d) the exterior treatment of the flanking street side of the single family dwelling is the same as the exterior treatment of the fronting street side of the single family dwelling; and
- (e) 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 dwelling.

2.10 Roof

- (a) **Design**
 - (i) the *improvements* have a varied roof form and design, in relation to the roof form and design of *improvements* on adjacent *lots*.
- (b) **Pitch**
 - (i) the minimum roof pitch is 6:12, except as provided in clauses 2.10(b)(ii), 2.10(b)(iii), and 2.10(b)(iv) herein;
 - (ii) the slope of the upper-most roof system shall be reduced 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;
 - (iii) the roof pitch is constant, in accordance with clause 2.10(b)(i), 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
 - (iv) roof slopes specified in clause 2.10(b)(i) herein may be reduced where it is determined by the *consultant* that the roof slope reduction results in:

- internal consistency in the front façade, and
- proportionately consistent volume allocations to various projections on the front façade, and
- overall balanced massing across the façade, and
- suitable massing transitions from the roof of any dwelling to the roof of the dwelling on an adjacent *lot* as determined by the *consultant*.

(c) **Material**

only the following roofing materials are used:

- (i) Treated cedar shakes or cedar shingles, or
- (ii) Concrete roof tiles, which are in a “shake profile” only, or
- (iii) 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
- (iv) Environmentally sustainable roofing products in a shake profile only, that meet or exceed the thickness of roofing products specified in clause 2.10 (c)(iii) herein,
- (v) Roll roofing, or other membrane type roofing where the slope of any roof is less than 3:12,
- (vi) 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.

(d) **Colour**

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

(e) **Skylights**

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

(f) **Overhangs**

- (i) roof overhangs shall be a minimum of 0.5 metres [20 inches] at main floor roofs, and shall be increased as determined by the consultant to ensure that roof overhangs are integral to the design.

2.11 Covered Parking

- (a) the parking structure is limited to a minimum two vehicle garage and cannot be a carport;
- (b) the parking structure is equipped with vehicular entrance doors that close;
- (c) the panel design on garage doors visible from a street adjacent to the *lot*, is of a “raised panel” type that is compatible with the panel design on the front entry doors, or is of a flat translucent glass panelled design or other sufficiently articulated design as approved by the *consultant*; and
- (d) the garage is of a design which reduces the exposed wall mass above the garage door to not more than 0.86 metres [2'-10"].

2.12 Balconies

- (a) there are no balconies, patios, decks, etc. on the front or sides of the single family dwelling, except:
 - (i) covered entry verandas are permitted at the main floor at the front side of the home; and are also permitted on the flanking street side of a corner *lot* home;
 - (ii) on *lots* 1 and 2, an upper floor balcony is permitted at the front of the home, provided the balcony is integrated into and substantially concealed by a roof system extending up from the lower floor, and providing the floor area of the balcony does not exceed 11.2 square metres [120 square feet]; and
 - (iii) on *lots* 3, 4, and 5, decks are permitted at the front of the home, provided the decks are integrated into the design, as determined by the *consultant*.

2.13 Foundation Exposure

- (a) exposed concrete foundations do not exceed 0.4 metres [16 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*.

2.14 Fascia Boards

- (a) fascia boards and barge boards are fully finished on all exposed sides;
- (b) where fascia boards are used, the fascia boards are of a minimum dimension of 2x8 nominal; and
- (c) where barge boards are used, the barge boards are of a minimum dimension of 2x10 nominal, and are accompanied by 1x4 or larger trim applied to the top side of the barge board.

2.15 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 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 percent brick or stone
Stucco	33 percent cedar, wood shingles, or fibre-cement products
Stucco	20 percent cedar plus 10 percent brick or stone
Cedar	None
Fibre-cement board	20 percent brick or stone
Fibre-cement board	25 percent cedar , wood shingles, or fibre-cement products
Fibre-cement board	15 percent cedar plus 10 percent brick or stone

- (ii) notwithstanding wall cladding materials specified in clause 2.15(b)(i) herein, wall surfacing materials including metal and concrete may be approved, subject to specific *consultant* approval;
 - (ii) Brick or stone veneer shall be even toned in brown or grey hues only with grey or earth tone mortar;

- (iii) vinyl siding is not used as an exterior wall cladding material.
- (c) Colours
 - (i) only the following range of colours are used on exterior cladding materials:
 - colours from a neutral and natural (earth tone) colour 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 including navy blue, "dark 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 are used on trim and feature areas:
 - lighter or darker shades of colours as specified in subsection (i) above.
 - 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.

2.16 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 2.15(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) only 1 x 4 nominal or 1 x 6 nominal trim is used on all street facing elevations, unless an alternate trim strategy is determined by the *consultant* to be integrally consistent with the design;
- (f) mortar shall be grey or earth tone colours only;
- (g) the base of the structure at the front of the home 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 detailing elements shall be included on all dwellings: 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 and doors which include layered or crown moldings above the entrance door and key focal openings, or other elements suitable to the design as determined by the *consultant*; and
- (i) all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.

2.17 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;
- (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*.

2.18 Front Entry Design

- (a) the single family dwelling 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.
- (b) on *lots* 3, 4, and 5, the main front entrance to the home is permitted at the basement level, or if located at a higher level, is integrated into the massing design of the dwelling, and is integrated into the landscape, as determined by the *consultant*.

2.19 Chimneys

- (a) all exterior chimneys visible from the street adjacent to the *lot* are *constructed* only if they are continuous to grade, with a foundation; and

- (b) the single family dwelling does not include cantilevered chimney chases (including direct vent fireplace with framed chases) if such chases are visible from the street.

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