

BUILDING DESIGN GUIDELINES

Neighbourhood Boundaries:

12700 block of 20 Avenue to the west,
128 Street to the east
1900 block of 128 Street to the south, and
2000 block of 128 Street to the north

Civic address of Parent Parcel: 12790 - 20 Avenue, Surrey, B.C.

Subdivision of one "Single Family Residential Zone" (RF) lot
into four "Single Family Residential Zone" (RF) lots

No existing structures to be retained.
Four new single family residential homes to be constructed.

Developer: 128 Development Inc.

Surrey Project # 7907-0321-00

Version 1: July 2, 2008

**This cover page is for identification purposes only, and does not
comprise part of the "Building Scheme Schedule of Restrictions"**



SURREY
CITY OF PARKS

BUILDING SCHEME SCHEDULE OF RESTRICTIONS

TABLE OF CONTENTS

SECTION 1

GENERAL RESTRICTIONS

- 1.1 Definitions
- 1.2 Expiry
- 1.3 Secondary Suites

SECTION 2

BUILDING DESIGN RESTRICTIONS

- 2.1 Building Siting
- 2.2 *Lot* Grading
- 2.3 Retaining Walls
- 2.4 Tree Preservation
- 2.5 Landscaping
- 2.6 Driveways and Sidewalks
- 2.7 Building Design Repetition
- 2.8 *Basement-Entry* Dwellings
- 2.9 Building Massing
- 2.10 Corner *Lot* Design
- 2.11 Roof
- 2.12 Covered Parking
- 2.13 Balconies
- 2.14 Foundation Exposure
- 2.15 Fascia Boards
- 2.16 Building Exterior
- 2.17 Accent Materials and Trim
- 2.18 Windows
- 2.19 Front Entry Design
- 2.20 Chimneys

CITY OF SURREY BUILDING SCHEME

SCHEDULE OF RESTRICTIONS

SECTION 1

GENERAL RESTRICTIONS

1.1 Definitions

In this *schedule*:

"**basement-entry single family dwelling**" means a single family dwelling which has two floors with the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room all on the upper floor and the foyer and optional bedrooms and/or a bathroom on the lower floor. Unlike a *two-storey single family dwelling* a *basement-entry single family dwelling* is completely self contained on the upper floor;

"**bungalow single family dwelling**" means a single family dwelling which may have a basement as long as only one floor is visible from the highway and provided that the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room are all on that floor visible from the highway;

"**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);

"**secondary suite**" means a second dwelling unit located within the structure of an owner-occupied *single family dwelling*;

"**split level single family dwelling**" means a single family dwelling where the upper floor does not completely cover the lower floor and where the upper floor is limited to bedroom use only. Living areas such as the kitchen, dining room, and living room are generally confined to a floor at a lower level, offset from the upper floor (this is the "split" portion). Directly below the upper floor is a floor which often contains the family room, the utility room, the mechanical room and may contain some unfinished basement area; and

"**two-storey single family dwelling**" means a single family dwelling with a minimum of two floors where bedrooms are limited to the upper floor and living areas such as the kitchen, dining room, living room and only one bedroom (if any) are exclusive to the lower floor.

1.2 Expiry

- (a) 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.

1.3 Secondary Suites

A person will not use, suffer, or permit the use of a secondary suite in any improvements and will not construct improvements that results in any of the following:

- (a) a second kitchen or food preparation area;
- (b) more than one bedroom on the main floor of a *two-storey single family dwelling*;
- (c) a main floor configuration in which a bedroom, bathroom and games room could be isolated from the remainder of the main floor;

- (d) access to the basement from outside other than from the rear of the single family dwelling; or
- (e) more than one bathroom in the basement;

unless permitted by a zoning amendment allowing secondary suites subsequent to the date of registration of this *schedule* against the *lots* in the Land Title Office.

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* considers all requirements of easements and rights-of-way; and
- (d) that *person* has verified that the physical location of driveway and curb let-downs, significant trees, cable service boxes, electrical boxes, and streetlights does not conflict with the design or location of the *improvements*.

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 no more than 0.6 metres [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 4x4, 4x6, or 6x6 pressure treated lumber, or pressure treated landscape ties, except for a retaining wall below existing grade including concrete stairwells and covered patios under sundecks.

2.4 Tree Preservation

- (a) that *person* does not cut down or remove from the *lot* any existing trees, including those identified as trees to be preserved on the tree location plan, a copy of which is attached as Appendix 1 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; and
- (d) in addition to the planting requirement for any trees specified in Appendix 1 herein, that *person* installs the following minimum additional planting materials:
 - (i) Shrubs: on each *lot* provide a minimum of 25 shrubs (5 gallon pot minimum); and
 - (ii) Sod: provide sod from the street to the front face of the home.

2.6 Driveways and Walkways

- (a) only the following *construction* materials for the driveway are used:
 - (i) exposed aggregate concrete, or
 - (ii) pavers, or
 - (iii) stamped concrete, or
 - (iv) “brushed” or “broom-finish” concrete, which is permitted only on driveways accessing a rear lane.
- (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 that used for the driveway; and
- (d) asphalt surfacing materials are not used anywhere on the *lot*.

2.7 Building Design Repetition

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:

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

2.8 Basement-Entry Dwellings

- (a) the *improvements* are not a *basement-entry single family dwelling*.

2.9 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;
- (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) massing designs shall be in accordance with the following principles;
 - (i) the volume of the wall mass of individual architectural elements, such as the front entrance, the garage, and feature projections are in proportions normally associated with the declared style of the dwelling; and
 - (ii) wall mass volumes on any street facing facade are allocated to locations on that facade in a manner that results in the achievement of overall balance in the design.

2.10 Corner Lot Design

- (a) one-storey elements on the new home shall comprise a minimum of 50 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; and
- (d) the garage faces one street and the front entrance faces the other, or the design provides for significant architectural features on both the front and flanking street sides of the dwelling.

2.11 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.

(b) Pitch

- (i) the minimum roof pitch is 8:12, except as provided in clauses 2.11(b)(ii) and 2.11(b)(iii) 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; and
- (iii) the roof pitch is constant, except where an increased roof pitch contributes to the authenticity or aesthetics of a particular design, or where a decreased roof pitch at a covered entry veranda, shed roof dormer or other projection contributes to the authenticity of a particular design.

(c) Material

only the following roofing materials are used:

- (i) Cedar shakes or cedar shingles, or
- (ii) 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
- (iii) asphalt shingles in a “shake profile” only, with a 40 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap.

(d) Colour

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

(e) Skylights

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

2.12 Covered Parking

- (a) the parking structure is limited to a 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 the garage doors is of a “raised panel” type that is compatible with the front entry doors; and
- (d) the garage is of a design which reduces the exposed wall mass over the garage door to not more than 0.7 metres [2'-4"].

2.13 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 permitted at the main floor on the front and flanking street sides of a home on a corner lot.

2.14 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*.

2.15 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.

2.16 Building Exterior

- (a) General
- (i) not more than three different cladding materials, excluding trim, are to 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 hardiplank
Stucco	20 percent cedar plus 8 percent brick or stone
Cedar	None
Hardiplank	15 percent brick or stone
Hardiplank	20 percent cedar or wood shingles
Hardiplank	15 percent cedar plus 10 percent brick or stone

- Brick or stone veneer: Even toned in brown or grey hues only with grey or earth tone mortar.
- (ii) vinyl is not used as a 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 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.

2.17 Accent Materials and Trims

- (a) accents such as brick or stone are not used unless they turn the corner and extend a minimum of 1.2 metres [4.0 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 2.16(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;
- (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 details shall be included on all new homes: 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; and
- (i) all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.

2.18 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.

2.19 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.

2.20 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.

APPENDIX 1

Tree Preservation and Replacement Plan

Page intentionally left blank
To be replaced with report when information is available

-- End of Document --