

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0032-00

Planning Report Date: May 30, 2022

PROPOSAL:

- **NCP Amendment** for changes to the road network
- **Rezoning** from RA to RF-10 and RF-13

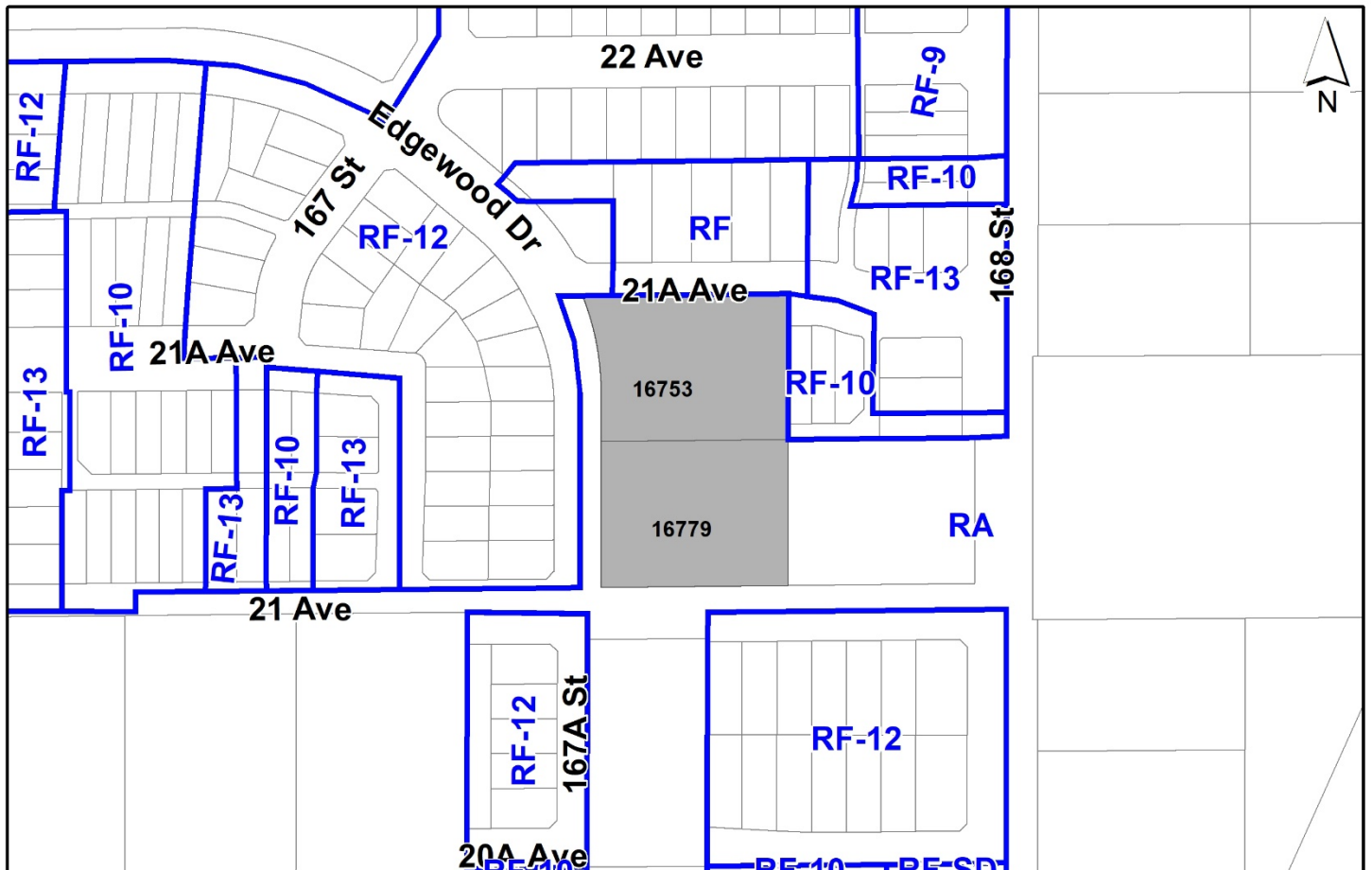
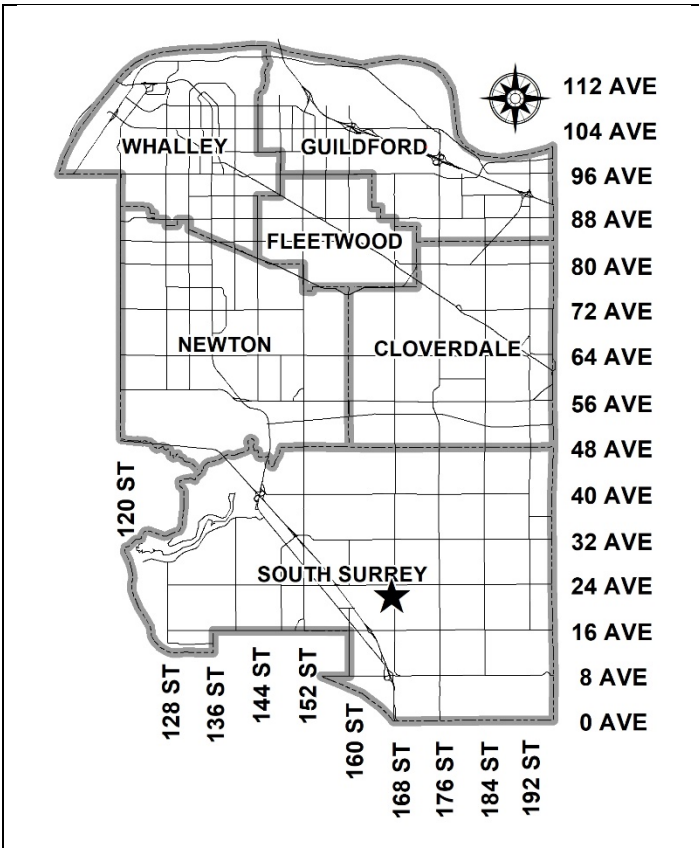
to permit subdivision into sixteen (16) single family small lots.

LOCATION: 16753 - Edgewood Drive
 16779 - Edgewood Drive

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential (6 to 10 upa), Drainage Corridor



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Low Density Residential (6 to 10 upa) designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed NCP amendment to the Sunnyside Heights NCP is intended to accommodate a modified road network arising from amendments proposed under Development Application No. 7917-0100-00 and 7921-0281-00 to the east.
- The proposed land use, density, and building form are consistent with the pattern of single family development established in the area surrounding the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to:
 - (a) "Single Family Residential (13) Zone (RF-13)" for the portion of the site shown as Block A on the attached Survey Plan (Appendix II);
 - (b) "Single Family Residential (10) Zone (RF-10)" for the portion of the site shown as Block B on the attached Survey Plan (Appendix II);

and a date be set for Public Hearing.
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;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the 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.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Residential (6 to 10 upa)	RA
North (Across 21A Avenue):	Single Family Residential	Low Density Residential (6 to 10 upa)	RF

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single Family Residential	Low Density Residential (6 to 10 upa)	North: RF-10 South: RA (<i>RF-10 proposed under Development Application No. 7921-0281-00</i>)
South (Across 21 Avenue):	Single Family Residential	Low Density Residential (6 to 10 upa)	East: RF-12 West: RA (<i>RF-12 and RF-13 proposed under Development Application No. 7921-0098-00</i>)
West (Across Edgewood Drive):	Single Family Residential	Medium Density Residential (10 to 15 upa)	RF-12

Context & Background

- The subject properties total 0.8 hectares in area and are located along Edgewood Drive between 21A Avenue and 21 Avenue.
- The subject properties are designated "Urban" in the Official Community Plan (OCP), "Low Density Residential (6 to 10 upa)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and zoned "One-Acre Residential Zone (RA)".
- To the north of the subject site, Development Application No. 7916-0026-00 received final adoption at the July 30, 2020, Regular Council - Land Use Meeting for rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (12) Zone (RF-12)", to facilitate subdivision into 6 single family lots.
- To the west of the subject site, Development Application No. 7915-0046-00 received final adoption at the April 24, 2017, Regular Council Land Use Meeting for rezoning from RA to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (12) Zone (RF-12)", to facilitate subdivision into 13 single family lots.
- To the northeast of the subject site, Development Application No. 7917-0100-00 received final adoption at the May 25, 2020, Regular Council Land Use Meeting for rezoning from RA to "Single Family Residential Zone (RF)", "Single Family Residential (10) Zone (RF-10)", and "Single Family Residential (13) Zone (RF-13)", to facilitate subdivision into 13 single family lots.
- Development Application No. 7917-0100-00 proceeded with a modified road network from what was proposed in the Sunnyside Heights NCP.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject properties from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)", and to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network, to facilitate subdivision into 16 single family lots.

	Proposed
Lot Area	
Gross Site Area:	8,193 square metres
Road & Lane Dedications:	1,827 square metres
Net Site Area:	6,366 square metres
Number of Lots:	16
Unit Density:	25 units per hectare
Range of Lot Sizes	341 to 473 square metres
Range of Lot Widths	9.0 to 15.4 metres
Range of Lot Depths	25.2 to 52.7 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **The School District has advised that there will be approximately 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

6 Elementary students at Edgewood Elementary School
4 Secondary students at Grandview Heights Secondary School

(Appendix IV)

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 Fall 2023.

Parks, Recreation & Culture:

Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement.

Transportation Considerations

- Vehicle access is proposed from a rear lane for all proposed RF-10 lots, and from Edgewood Drive frontage for all proposed RF-13 lots.
- The applicant is proposing a 12.5 metre road dedication along 21A Avenue, 1.75 metre road dedication along Edgewood Drive, 3.5 metre road dedication along 21 Avenue, and a 6.0 metre lane dedication through the subject sites.
- The proposed rear lane would align with the existing lane established under Development Application No. 7917-0100-00 to the east of the subject properties. The lane would outlet to Edgewood Drive to the west, and 21A Avenue to the northeast.
- Sidewalks are proposed along Edgewood Drive, 21A Avenue, and 21 Avenue adjacent to the subject properties, promoting neighbourhood connectivity and walkability in the area.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised a new elementary school is proposed for the Grandview Heights community in order to address capacity issues at Edgewood Elementary School. The new school, Ta'atalu Elementary School, will be located south of 20th Avenue and is targeting opening in early 2024. In the interim, the School District will rely on portables to make up for the seat shortfall.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- The proposal is supported by the following OCP policies:
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver RGS.

- A1.2 – Ensure that urban development occurs within the Urban Containment Boundary.
- A1.3.d – Accommodate urban land development in comprehensively-planned new neighbourhoods within Secondary Plan areas.
- A4.2 – Encourage the full and efficient build-out of existing planned urban areas.

(The proposed development is located in the planned Sunnyside Heights Neighbourhood Concept Plan (NCP) area. Implementation of the secondary plan works towards the City's growth management priorities by locating urban densities in planned areas.)

- A3.3 – Require redevelopment to contribute to neighbourhood connectivity and walkability

(The proposed development will include road widening, a lane extension and sidewalk construction along 21A Avenue, Edgewood Drive, and 21 Avenue, directly contributing to neighbourhood connectivity and walkability.)

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood concept and uses compatible design to reinforce neighbourhood character.

(The proposed density is appropriate to the surrounding neighbourhood context. The applicant has provided a Building Scheme and Design Guidelines for the proposed development based on a Character Study evaluating form and character of the residential neighbourhood surrounding the subject site.)

Secondary Plans

Land Use Designation

- The proposal generally meets the intent of the "Low Density Residential (6 to 10 upa)" designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The current proposal includes an amendment to the Sunnyside Heights NCP for changes to the road network as a result of redevelopment to the east of the subject properties, which deviated from the road network proposed in the NCP. The proposed amendment includes shifting a rear lane system to the north to align with the existing lane established under Development Application No. 7917-0100-00 to the east.

Zoning By-law

- The applicant proposes to rezone the subject properties from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the RF-10 and RF-13 Zones, and associated parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	25 units per hectare
Lot Size		
Lot Size (Interior Type III):	324 square metres	341 to 473 square metres
Lot Width (Interior Type III):	9.0 metres	9.0 metres
Lot Depth (Type III):	36 metres	37.7 to 52.1 metres
Parking (Part 5)		
Number of Spaces	Required Minimum 3 spaces per lot	Proposed Minimum 3 spaces per lot

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	25 units per hectare
Lot Size		
Lot Size:		
Corner Lot (Type II):	380 square metres	384 to 410 square metres
Interior Lot (Type II):	336 square metres	376 to 379 square metres
Lot Width:		
Corner Lot (Type II):	15.4 metres	15.4 metres
Interior Lot (Type II):	13.4 metres	14.9 metres
Lot Depth:	24 metres	25.2 to 25.8 metres
Parking (Part 5)		
Number of Spaces	Required Minimum 3 spaces per lot	Proposed Minimum 3 spaces per lot

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).
- Styles recommended for this site include "Neo-Traditional" to align with newer context homes in the neighbourhood. Recommended dwelling types include 2-storey or 3-storey split level homes. Recommended exterior building materials include stucco, hardiplank, brick, and stone, and recommended roofing materials include shake profile concrete roof tiles and shake profile asphalt shingles.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated April 28, 2022, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. 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.

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.
- 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 \$2,000 per new unit (2022 rate).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 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.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 9, 2022, and the Development Proposal Signs were installed on March 17, 2022.
- Staff received one (1) request for general information on the proposal, and two (2) responses from the public expressing opposition to the proposal. Residents highlighted concerns regarding the proposed density and potential negative impacts on traffic, vehicle congestion, off-street parking availability, and infrastructure in the area. Residents also highlighted potential safety risk for children on sidewalks and roadways due to increased construction and vehicular traffic as a result of the proposed developments in the neighbourhood. RF-12 and RF-13 lots were highlighted as preferred choices for the area instead of the proposed RF-10 lots.

(Staff provided additional information on the proposed development and clarified various aspects of the proposal, including:

- *the proposal complies with permitted density in the area;*
- *the proposed amendment to the Sunnyside Heights NCP is for changes to the road network, and no changes to the permitted density in the NCP are proposed;*

- *the proposal includes a rear lane only and no new road, and the rear lane would primarily be used for rear driveway access for the proposed RF-10 lots; and*
- *each proposed lot would require a minimum of three (3) off-street parking spaces in accordance with Part 5 of the Zoning By-law.)*
- Pre-notification letters were also sent to the Cloverdale District Chamber of Commerce, Grandview Heights Stewardship Association, and Little Campbell Watershed Society. Staff received no responses from these associations regarding the proposal.

TREES

- Kimberley Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Pear	2	2	0
Mountain Ash	1	1	0
Japanese Maple	1	1	0
Willow	1	1	0
Coniferous Trees			
Douglas Fir	7	7	0
Black Pine	1	1	0
Norway Spruce	2	2	0
Sawara Cypress	5	5	0
Total (excluding Alder and Cottonwood Trees)	22	22	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees		32	
Contribution to the Green City Program		\$6,600	

- The Arborist Assessment states that there are a total of 22 mature trees on the site. No Alder and Cottonwood trees were identified. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 1 off-site tree is proposed for removal. A signed tree cutting permit has been provided in support of the off-site tree removal.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 44 replacement trees on the site. Since only 32 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 12 replacement trees will require a cash-in-lieu payment of \$6,600 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 32 trees are proposed to be replaced on the site with a contribution of \$6,600 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Rezoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Scheme Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed Sunnyside Heights NCP Amendment Plan

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

HD/cm



Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

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

CLIENT:		PROJECT: 16753 & 16779 EDGEWOOD DRIVE		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 21020	DATE: NOV 2021	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW No. _____ OF LOTS 46 & 49 SECTION 13
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 59000**

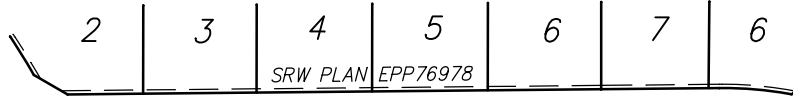
CITY OF SURREY
B.C.G.S. 92G.007
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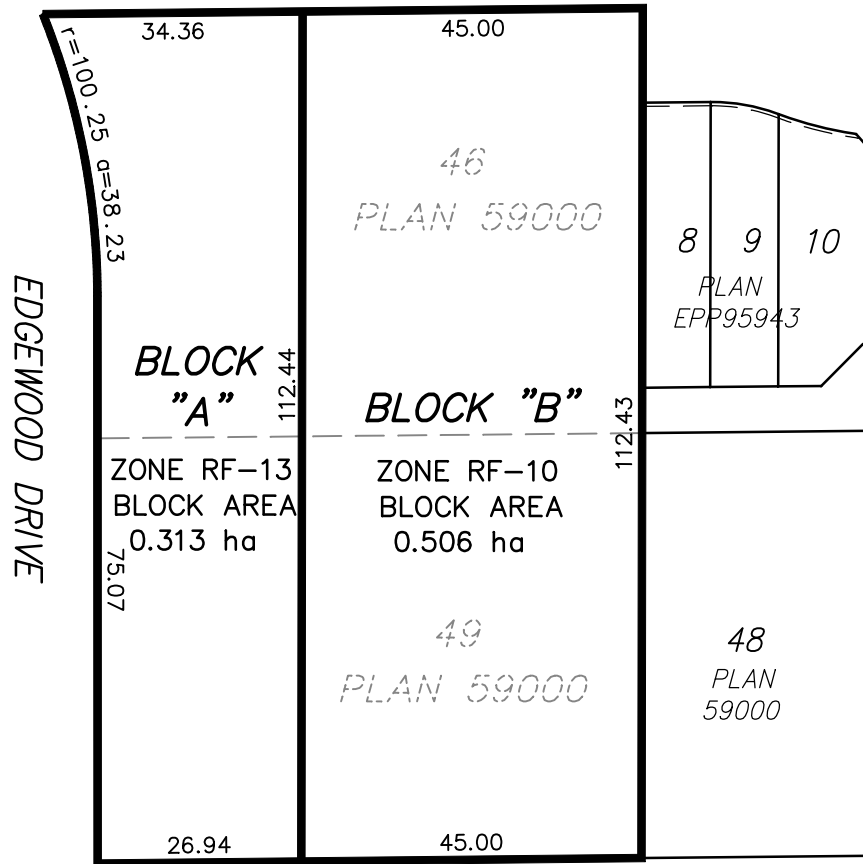
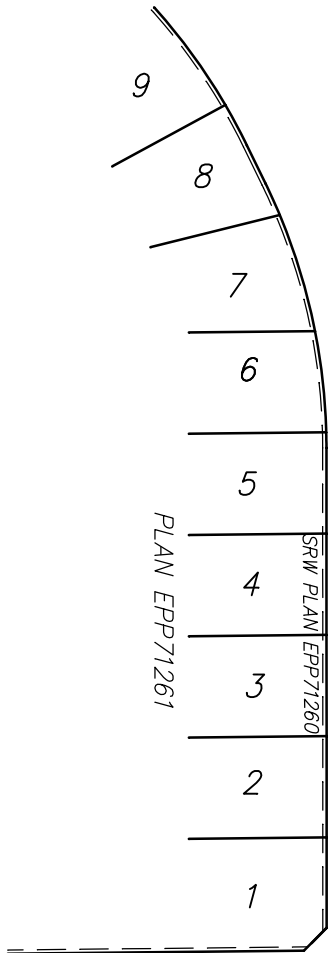
"ALL DISTANCES ARE IN METRES"

P.I.D. 005-725-755 (LOT 46)
CIVIC ADDRESS: #16753 EDGEWOOD DRIVE
P.I.D. 005-725-771 (LOT 49)
CIVIC ADDRESS: #16779 EDGEWOOD DRIVE

PLAN EPP76979



21A AVENUE



21st AVENUE

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 211386ZONE

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 13th DAY OF APRIL, 2022

Gene Paul Nikula

GENE PAUL NIKULA B.C.S. (803)

211386ZONE

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **May 24, 2022** PROJECT FILE: **7822-0032-00**

RE: **Engineering Requirements
Location: 16753 and 16779 Edgewood Dr**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.5 metres along 21 Avenue;
- Dedicate 1.75 metres along Edgewood Drive;
- Dedicate 12.5 metres along 21A Avenue;
- Dedicate 6.0 metres for Residential Lane;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
AJ



April 26, 2022

Planning

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta'atalu Elementary, located below 20th avenue, is targeted to open early 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0032 00

SUMMARY

The proposed 16 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	6
Secondary Students:	4

September 2021 Enrolment/School Capacity

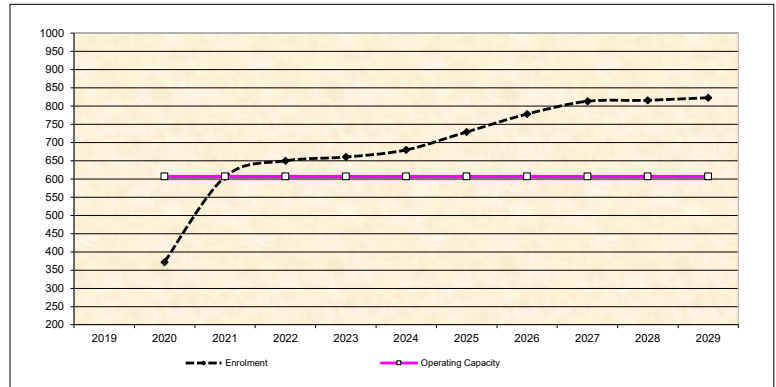
Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	12
--------------------------------------------------------------------------	----

Population: The projected population of children aged 0-19 Impacted by the development.

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

Edgewood Elementary



Grandview Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-xxxx-00
 Project Location: 16753 & 16779 Edgewood Drive, 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 Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

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

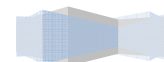
The area surrounding the subject property primarily has homes that are under construction. Seemingly the style of the homes being built currently in the area "traditional west coast" and "west coast modern" which range from 3000sf up to 4000 sf. There are a few existing homes that are one level bungalows.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built and under construction are of "traditional west coast" and "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is 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 building scheme 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 vinyl 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 fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

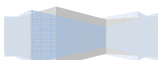
Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, 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.

In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

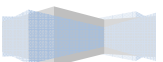
Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: January 25, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: January 25, 2022



Tree Preservation Summary

Surrey Project No:

Address: 16779 and 16753 Edgewood Drive, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kimberley Dahl PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	22	Protected Trees Identified	1
Protected Trees to be Removed	22	Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 22 X two (2) = 44	44	Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = - All other species to be removed (2:1) 1 X two (2) = 2	2
Replacement Trees Proposed	32	Replacement Trees Proposed	0
Replacement Trees in Deficit	12	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

May 24, 2022

Date



**Tree Plan for Construction at
16753 & 16779 Edgewood Drive,
Surrey**

May 24, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1-1262	Weeping Willow	43cm	2.58m
2-1263	Douglas Fir	33cm	1.98m
3-1264	Pear	38cm	2.28m
4-1265	Pear	45cm	2.70m
5-1266	Cherry	38cm	2.28m
6-1267	Douglas Fir	39cm	2.34m
7-1268	Cherry	68cm	4.08m
8-1269	Black Pine	40cm	2.40m
9-1270	Sawara Cypress	58cm	3.48m
10-1271	Douglas Fir	60cm	3.60m
11-1272	Douglas Fir	63cm	3.78m
12-1273	Douglas Fir	36cm	2.16m
13-1274	Sawara Cypress	37cm	2.22m
14-1275	Sawara Cypress	58cm	3.48m
15-1276	Japanese Maple	45cm	2.70m
16-1277	Sawara Cypress	74cm	4.44m
17-1278	Norway Spruce	57cm	3.42m
18-1279	Mountain Ash	51cm	3.06m
19-1280	Sawara Cypress	49cm	2.94m
20-1281	Norway Spruce	42cm	2.52m
21-1282	Douglas Fir	58cm	3.48m
22-1282	Douglas Fir	50cm	3.00m
os1	Deodar Cedar	45cm	2.70m

Legend

— N —>

⋈ dripline

x = remove tree

▭ tree barrier

1m 10m
for 1:400



Replacement Tree Plan at 16753 & 16779 Edgewood Drive, Surrey

May 24, 2022

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

TYPE AND SIZE OF REPLACEMENT TREE

Replacement Trees must be the following size:

- Deciduous tree species – 3-5cm caliper or greater
- Coniferous tree species – minimum 1.75m tall

The following will not be accepted as a replacement tree:

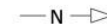
- Hedges
- Dwarf varieties
- Shrub species
- Palm trees

LOCATION OF REPLACEMENT TREES:

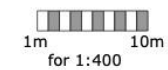
Trees must be planted:

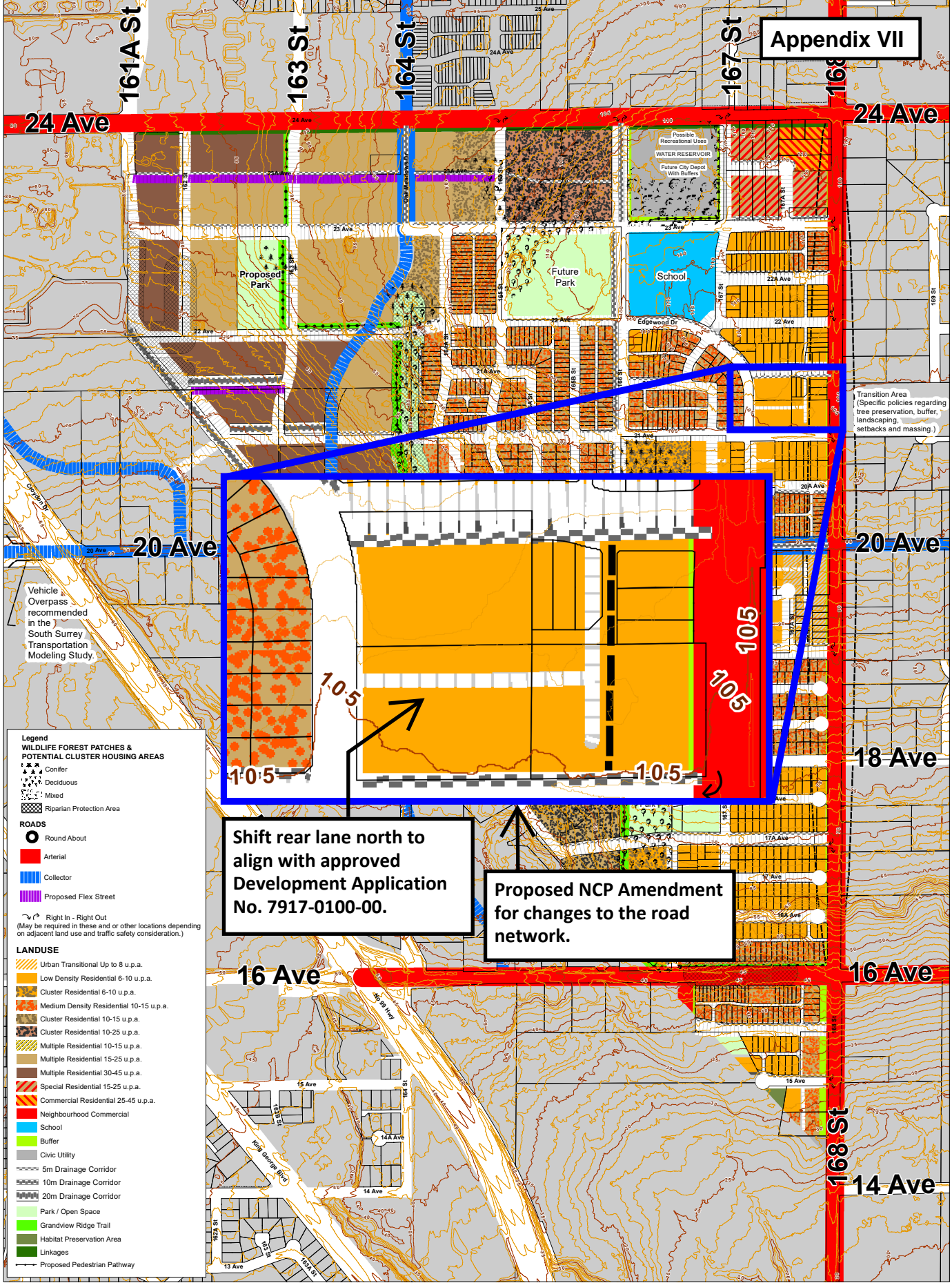
- On the site where the tree cutting permit was issued
- At least 1m away from all property lines
- At least 3m away from another tree
- At least 3m away from BC Hydro lines
- At least 3m away from the house, garage, pool or other permitted outbuildings
- At least 1m away from a retaining wall
- At least 1m away from underground utilities

Legend



= replacement tree = existing tree





Shift rear lane north to align with approved Development Application No. 7917-0100-00.

Proposed NCP Amendment for changes to the road network.

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 3 May 2022

