

PROPOSAL:

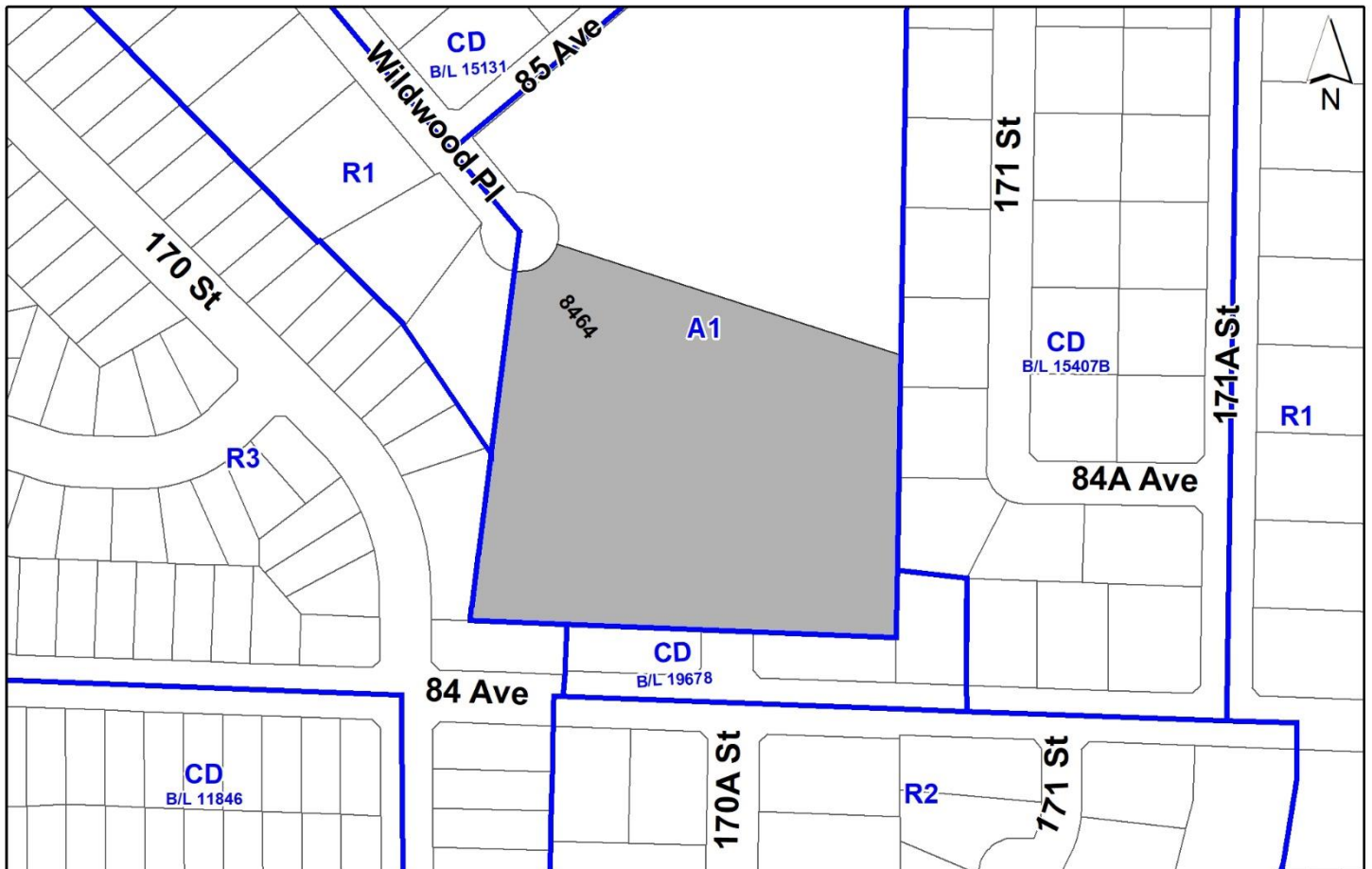
- **OCP Amendment** for a portion of the site from Suburban to Urban
- **Rezoning** from A-1 to CD, R2 and R3
- **Development Permit**

to permit the development of a 58-unit townhouse complex, 1 quarter acre residential lot, and 1 remnant urban residential lot with future subdivision potential.

LOCATION: 8464 - Wildwood Place

ZONING: A-1

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion of the site;
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban for a portion of the site.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The townhouse and remnant urban residential (R₃) portions of the proposal do not comply with the Suburban designation in the Official Community Plan (OCP). An OCP Amendment from Suburban to Urban is proposed for a portion of the site to allow for the development of a 58-unit townhouse development, with a proposed net density of 34.1 units per hectare, and to allow for subdivision to create one (1) remnant single family residential lot to be subdivided further with adjacent land to the west (8422 -170 Street) already designated Urban in the OCP. The portion of the site proposed for one (1) quarter-acre (R₂) residential lot does not require an OCP Amendment.
- The proposed development is located approximately 55 metres from the Stage 1 Fleetwood Town Centre Plan boundary.
- The proposed density and building form are appropriate for this part of Fleetwood, and are consistent with OCP principles and commitments as part of the Surrey Langley Skytrain (SLS) Supportive Policies Agreement (SPA) to:
 - Support compact and efficient land development that is consistent with the RGS;
 - Permit gradual and sensitive residential infill within existing neighbourhoods in order to support significant transit improvements;
 - Retain existing trees and natural features within existing neighbourhoods in order to preserve neighbourhood character and ecology;
 - Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character;
 - Encourage the development of accessible and adaptable units;
 - Encourage the concentration of homes, jobs, and key activities within close proximity of SLS Skytrain Stations at a level appropriate to support the transit investment; and

- Provide for diverse land uses and housing for a range of types of residential tenures and household incomes.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed townhouse buildings achieve an attractive built form and utilize high quality materials and contemporary lines. The buildings are proposed to be located with larger than typical building setbacks in order to provide a sensitive and respectful interface with existing single-family development within this neighbourhood. The buildings include a mix of three- and four-bedroom units, with floor areas between 217 square metres and 288 square metres, providing a range of housing options for future residents. The proposed two-storey units incorporate an adaptable floorplan with primary bedrooms located on the main floor.
- The applicant has modified the proposal to address concerns raised by adjacent residents by increasing building setbacks, providing additional tree retention, and incorporating additional two-storey townhouse units where interfacing with existing single-family neighbours.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations (Appendix VII) for a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. A By-law be introduced to rezone the portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (R2)", and Block C on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Urban Residential Zone (R3)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7921-0067-00 generally in accordance with the attached drawings (Appendix II).
6. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-15 Zone, at the rate in effect at the time of Final Adoption;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) concurrent consolidation and subdivision of a portion of the subject site, shown as Block C on the attached Survey Plan (Appendix I) with 8422 – 170 Street, as part of Development Application No. 7923-0241-00;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department, for the proposed townhouse development; and
- (l) 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 Department, for the proposed single-family development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Acreage Residential	Suburban	A-1
North:	Acreage Residential	Suburban	A-1
East:	Single Family Residential	Suburban	CD (By-law No. 15407B)
South:	Single Family Residential	Suburban	CD (By-law No. 19678) and R ₃
West:	Single Family Residential	Suburban/Urban	R ₁ and R ₃

Context & Background

- The subject site, 8464 – Wildwood Place, is approximately 2 hectares in size and is located north of 84 Avenue, with frontage along 170A Street and Wildwood Place.
- The subject property is designated Suburban in the Official Community Plan (OCP) and is zoned General Agriculture Zone (A-1).
- The site slopes downward from west to east with a grade change of approximately 8 metres. The site is currently occupied by a single-family dwelling.

- There is an existing 6.0 m-wide Statutory Right of Way (SRW) registered on title of the subject property for an existing City sanitary sewer. The SRW runs through the centre of the subject site and outlets on to 170A Street and Wildwood Place. No buildings or structures are permitted within the SRW.
- To the west of the subject property, 8422 – 170 Street was created as part of Development Application No. 7996-0262-00 in 1998, and a No-Build Restrictive Covenant was registered on the southern 885 square metre portion of the property until future consolidation could occur with adjacent properties.
- Development Application No. 7923-0241-00 proposes to consolidate and subdivide 8422 – 170 Street with a portion of the subject site that is proposed to be rezoned to Urban Residential Zone (R3) under the subject application (No. 7921-0067-00) in order to create four (4) urban residential lots fronting 170 Street. Development Application No. 7923-0241-00 is being processed concurrently with the subject application, and the existing house on 8422 – 170 Street is proposed to be retained on one of the proposed lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 58-unit townhouse development, one (1) quarter-acre residential lot, and one (1) remnant urban residential lot, the applicant has proposed the following:
 - Official Community Plan (OCP) amendment of a portion of the site from Suburban to Urban;
 - Rezoning from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD), Quarter Acre Residential Zone (R2), and Urban Residential Zone (R3);
 - Subdivision into three (3) lots; and
 - A Development Permit for Form and Character for the 58-unit townhouse development.

	Proposed
Lot Area	
Gross Site Area:	2 ha
Townhouse Site Area:	1.78 ha
Single Family Site Area:	0.24 ha

	Proposed
Number of Lots:	3 lots
Townhouse:	
Building Height:	13 m
Unit Density:	34.1 uph
Floor Area Ratio (FAR):	0.74
Floor Area (Residential):	13,184 sq. m
Residential Units:	58 units
Two-Storeys with Basements:	23 units
Three-Storeys:	35 units
Urban & Suburban Residential:	
R2 Lot:	1 lot
Unit Density:	7.7 uph
Lot Size:	1,300 sq. m
Lot Width:	32 m
Lot Depth:	30 m
Remnant R3 Lot:	1 lot
Lot Size:	1,110 sq. m

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

30 Elementary students at Coast Meridian Elementary School
17 Secondary students at North Surrey 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.

Parks, Recreation & Culture:

No concerns.

Coast Meridian Park is the closest active park with amenities including, a soccer field, and is 400 metres walking distance from the development. Charles Richardson Nature Reserve is the closest park with natural area and is 300 metres walking distance from the development.

Surrey Fire Department:

No concerns. Comments provided are to be addressed as part of the future Building Permit Application for the townhouse portion of the project.

Transportation Considerations

Traffic Impacts

- The proposal is anticipated to generate approximately one vehicle every two minutes in the peak hour, based on industry standard rates.
- A site-specific transportation impact analysis ("TIA") was not required for this application as the proposal does not meet the City's threshold. However, given the volume of public concern raised regarding traffic impacts from the proposed development, the applicant voluntarily undertook a TIA for the project. The TIA concluded that anticipated traffic generated by the proposed development would not require improvements to any of the study intersections and that they would continue to operate with an excellent level of service for years to come.
- Staff note that as part of the Fleetwood Plan, the City has conducted a TIA to evaluate the impacts of development within the area. This TIA will inform the required infrastructure improvements to service development within the Fleetwood Plan area and ensure traffic impacts are addressed comprehensively.

Road Network and Infrastructure

- Staff are requesting pavement markings, including painted splitter islands, be added to the existing 84 Avenue and 170 Street traffic circle per City of Surrey Engineering Department's Supplementary Design Drawings.

Access

- Access to the townhouse development will be via a single driveway location off of 170A Street, accessible from 84 Avenue.
- The proposed quarter-acre residential lot will have access from Wildwood Place.
- There will be no vehicular or pedestrian access through the site from 170A Street to Wildwood Place.

- The future single family residential lots that will be created following consolidation and subdivision of the remnant lot with 8422 – 170 Street (under Development Application No. 7923-0241-00) will have access from 170 Street.

Parking

- For the townhouse development, the applicant is proposing to locate residential parking in side-by-side double car garages, with visitor parking distributed throughout the site.
 - The proposed 58-unit townhouse development requires a minimum of 116 residential parking spaces and 12 visitor parking spaces, as per Zoning Bylaw requirements. The applicant is proposing to meet the minimum parking requirements for residential and visitor parking spaces.
 - The applicant is also proposing to provide an additional maximum 15-minute visitor parking space located adjacent to the Canada Post mailbox location within the development site. This space has not been included in the visitor parking totals but has been noted by the project architect that it will be available for use by Canada Post vehicles for mail delivery and for residents for a duration of up to a maximum of 15 minutes.

Transit

- The Surrey Langley Skytrain will run along Fraser Highway with the nearest station proposed at 166 Street approximately 1.5 km walking distance from the subject site.

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 that Coast Meridian Elementary is currently operating below the school's capacity but is expected to be operating over capacity within the next five years. New higher housing count projections anticipated to support the Skytrain have not been included in these projections. When Stage 2 of the Fleetwood Plan is endorsed by City Council, the School District will provide updated enrolment projections for this school. It is expected that the proposed higher housing densities will be significant enough to replace the current flat trend with a modest growth trend over the next decade.
- As of September 2023, North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. As part of the 2025/2026 Capital Plan submission to the Ministry of Education, the School District is requesting a 525-capacity addition. This project has not yet been approved by the Ministry.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed townhouse development and urban and suburban residential developments comply with the General Urban designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated Suburban in the OCP. The Suburban designation allows for densities up to 10 units per hectare.
- An OCP amendment from Suburban to Urban for a portion of the site is required to allow for a townhouse development with a proposed net density of 34.1 units per hectare, and an urban residential R3 remnant lot. The Urban designation allows for densities up to 49 units per hectare within established or existing residential neighbourhoods in exchange for provision of sufficient community amenities in accordance with approved City policies.
- The portion of the site that will be rezoned to permit a quarter acre (R2) residential lot does not require an OCP Amendment.

Amendment Rationale

- The proposed development is located in close proximity to the Stage 1 Fleetwood Plan Boundary, where land is designated for Urban Residential, which allows single family, duplex, and low-density townhouse development. The subject site is located along the boundary between Urban and Suburban land uses within the OCP.
- Council adopted amendments to Surrey Zoning By-law, 1993, No. 12000, on July 8, 2024, as discussed in Corporate Report No. R109 *Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation* which was brought forward to Council on June 10, 2024. The amendments allow small-scale multi-unit housing on existing single-family and duplex zoned lots in accordance with provincial housing legislation Bill 44, and apply to the existing residential neighbourhood surrounding the subject site.
- The proposed amendment will result in a townhouse form of development that will be subject to a Development Permit for Form and Character, allowing staff to regulate the overall form of the development, a requirement which is not in effect for small-scale multi-unit housing on single family lots.
- The proposed development is located approximately 1.5 kilometers walking distance from the future SkyTrain station at Fraser Hwy and 166 Street. This conforms to the goal of achieving higher density development near a transit corridor.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character ensuring the townhouse development will feature a high-quality design.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit rate for the number of units above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Support compact and efficient land development that is consistent with Metro Vancouver's Regional Growth Strategy (OCP Policy A1);
 - Permit gradual and sensitive residential infill within existing neighbourhoods in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm (A3.1);
 - Retain existing trees and natural features in existing neighbourhoods where possible, in order to preserve neighbourhood character and ecology (A3.4);
 - Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character (A3.5);
 - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4);
 - Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (B6); and
 - Encourage the development of accessible and adaptable units (F3).

Zoning By-law & CD By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)", "Quarter Acre Residential Zone (R2)", and "Urban Residential Zone (R3)".

Urban & Suburban Residential Development (Blocks A and C)

- The table below provides an analysis of the urban and suburban single family residential components of the development proposal (Block A and Block C) in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (R2)" and the "Urban Residential Zone (R3)".

R2 Zone (Part 14)	Permitted and/or Required	Proposed
Unit Density:	10 uph	7.7 uph
Lot Size:		
Lot Area:	930 sq. m	1,300 sq. m
Lot Width:	24 m	32 m
Lot Depth:	30 m	30 m

R3 Zone (Part 15)	Permitted and/or Required	Proposed
Unit Density:	14.8 uph	16 uph
Lot Size:		
Lot Area:	560 sq. m	1,110 sq. m*

*The proposed remnant lot will be further subdivided through Development Application No. 7923-0241-00.

Lot Grading and Building Scheme for Urban and Suburban Residential Development

- The applicant retained Ran Chahal of Apex Design Group Inc. 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 for the proposed urban and suburban residential development portion of the project (Appendix VI).
- Styles recommended for this site includes Neo-Traditional, Neo-Heritage, Rural-Heritage and West Coast Modern.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., was reviewed by staff as part of the proposed development application. 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.

Townhouse Development (Block B)

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 58-unit townhouse development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 15 Zone (RM-15)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-15 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-15 Zone (Part 21)	Proposed CD Zone
Unit Density:	37 uph	34.1 uph
Floor Area Ratio:	0.70 FAR	0.74 FAR
Lot Coverage:	45%	45%
Yards and Setbacks	7.5 m from all lot lines	Front (South): 6.0 m Rear (North): 7.5 m* Side (East): 8.3 m* Side (West): 7.5 m *reduced to 3.0 m for a side-of-unit condition
Principal Building Height:	11 m	13 m
Permitted Uses:	<ul style="list-style-type: none"> • Ground-oriented multiple unit residential buildings • Accessory Uses: Child Care centres 	<ul style="list-style-type: none"> • Ground-oriented multiple unit residential buildings
Amenity Space		
Indoor Amenity:	3.0 sq. m per dwelling units; 1.0 sq. m. per lock-off suite.	The proposed 90 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m per dwelling units; 1.0 sq. m. per lock-off suite.	The proposed 235 m ² meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential Ground-Oriented:	116 spaces	116 spaces
Residential Visitor:	12 spaces	12 spaces + 15 min. post office spot
Total:	128	129 spaces
Bicycle Spaces		
Residential Visitor:	6	6

- The permitted unit density has decreased from 37 uph to 34.1 uph to match the proposed density of development. The proposed density requires an amendment to the OCP designation from Suburban to Urban.
- The floor area ratio (FAR) has been increased from 0.7 FAR in the RM-15 Zone to 0.74 FAR in the CD Zone to match the proposed development.
- Child care centres have been eliminated as a proposed accessory use in the CD Zone as one is not proposed as part of this project.

- The building setbacks have changed from 7.5 m from all lot lines in the RM-15 zone to 6.0 m from the south front yard, 7.5 m from the rear north yard, 7.5 m from the east side yard, and 8.3 metres from the west side yard in the CD Zone. Additionally, the north and east setbacks are reduced to 3.0 m for a side-of-unit condition. This only occurs where the proposed townhouse development is adjacent to the proposed quarter-acre (RQ) single family lot, also proposed to be created through the subject application. The proposed setbacks are to address building interfaces with established single-family lots in the neighbourhood and to help achieve an interface that is both sensitive to and respectful of the established neighbourhood character.
- The proposed parking complies with the minimum requirement. One additional maximum 15-minute visitor parking space primarily for use by Canada Post is being provided on-site.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval and Building Permit Issuance. The current rate is \$4,455.70 per new unit.
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved OCP in order to satisfy the proposed OCP Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for Fleetwood is \$16,708.86 per unit for single family or townhouse.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy for the townhouse development.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were initially sent on August 16, 2023, and were resent on June 11, 2024, while the Development Proposal Sign was initially installed on August 23, 2023, and then updated on March 30, 2024, after the applicant revised the project proposal from a 59-unit to a 58-unit townhouse development. To date, staff have received 102 responses from residents, 8 requesting information, 9 expressing support, and 89 expressing opposition to the proposed development. A summary of the comments received are as follows (*staff comments in italics*):
 - Eight (8) residents contacted City staff asking for information and clarification on the proposed development.
 - Nine (9) residents expressed support for the proposed development. Comments included support for higher density development at this location and noted its proximity to a local elementary school (Coast Meridian), community amenities, and the future Surrey-Langley Skytrain. Comments also expressed a preference for a townhouse development regulated through a development permit over the new provincial legislation zoning regulations (Bill 44) that would allow up to four units on a single-family lot. Residents identified that more trees could be saved with a townhouse development, and that it would provide more affordable housing options to the community.
 - Sixty-three (63) residents expressed opposition to the proposed townhouse development locating within an established single-family suburban neighbourhood. Residents expressed concern with how the proposed development would impact their quality of life and neighbourhood character. Some residents noted that higher density development should be located closer to the proposed Surrey-Langley Skytrain Extension.

(The proposed density and building form are consistent with OCP principles and commitments made as part of the Surrey-Langley Skytrain (SLS) Supportive Policies Agreement (SPA) to facilitate compact and efficient land development to support significant transit investment in a way that is also sensitive to existing neighbourhood context and character. The applicant's proposal to develop the subject site as a 58-unit townhouse complex is an efficient use of land within the Fleetwood community that will provide not only additional housing units, but an influx of housing choice to this community. The applicant's team has thoroughly studied the surrounding neighbourhood context and has incorporated larger than typical building setbacks, reduced building height, and tree retention to respect the interface with existing single-family neighbours and neighbourhood character and local context.

The proposed development, which has been comprehensively designed to consider limited public frontage, an existing on-site City sanitary sewer line, existing single-family neighbours and significant tree canopy, will be regulated through a Development Permit for Form and Character. A Development Permit, which is required for any multi-family development within the city, allows for the application of design guidelines to ensure developments are of high quality and do not adversely impact the image or character of neighbourhoods.

The proposed amendments to the Zoning By-law to allow for small-scale multi-unit housing on existing single family and duplex zoned lots make it difficult to regulate the number of dwelling units per lot in single family neighbourhoods. In contrast, the proposed townhouse development is for a 58-unit layout, where density and layout will be regulated through the proposed CD Zone and Development Permit, respectively.

Transit Oriented Development Areas (TOAs) as prescribed in the OCP regulate minimum allowable densities and heights around Skytrain stations, including those associated with the Surrey Langley SkyTrain Extension. TOAs are divided into multiple tiers moving away from stations, with the final Tier 3 allowing up to 3.0 FAR and 8-storeys, up to 800 m away from stations. Density is anticipated to transition down as you move away from TOAs. The subject application is located 955 m from the future 166th Street Station and proposes a density of 0.74 FAR with building height ranging from two- to three-storeys.)

- Twenty-nine (29) residents expressed concern with how the proposed development will impact local traffic. Residents expressed concern regarding the impact to supply of on street parking in the neighbourhood and level of congestion that would result on local roads. Some residents noted that the site is not in close proximity to any transit services and such future residents will be vehicle dependant and forced to drive everywhere.

(Engineering requirements for the proposed development will include requesting pavement markings and painted splitter islands be added to the existing 84 Avenue and 170 Street traffic circle, as per the City of Surrey Engineering Department's Supplementary Design Drawings, to help alleviate some of the traffic concerns raised by residents.

The applicant is proposing to meet the residential parking requirements. Each townhouse unit is proposed to have a side-by-side double car garage.

The applicant is proposing to meet the visitor parking requirements for ground-oriented multi-unit residential buildings with 12 visitor parking spaces to be provided within the proposed townhouse development. The applicant is also proposing to provide an additional 15 minute maximum parking space primarily for use by Canada Post, but it will also be available for residents' visitors.

If the applicant were to instead proceed with a small-scale multi-unit housing development, staff would not have the same ability to regulate visitor parking spaces. Proposed parking regulations for small-scale multi-unit housing only set requirements for parking spaces per dwelling unit. There are no requirements associated with residential visitor parking.)

- 16 residents expressed concern with local school capacity to accommodate the potential influx of school-aged children that would result from the proposed development.

(Comments provided by the School District note that the local elementary school (Coast Meridian) is currently operating under capacity, and while the local high school (North Surrey Secondary) is operating above capacity, an addition is already being considered to accommodate students from the surrounding area.

School District comments also note that further assessments of student projections and school capacity will be completed through the larger neighbourhood planning process associated with the Stage 2 Fleetwood Plan project.

Forecasting school projects will be a greater challenge with small-scale multi-unit housing development given the range of unit numbers that can be proposed per individual lot (up to 3 to 6 units, depending on lot size and location). In contrast, the proposed development has a set unit number of 58, which will be regulated through the proposed CD Zone and Development Permit. This helps to provide greater certainty with forecasting school-aged children that will be generated by this development.)

- Eight (8) residents expressed concern with capacity for existing infrastructure (school, roads, police, hospitals, community services) to accommodate the proposed increase in density associated with the project.

(As part of the development application review process staff assess the capacity of existing infrastructure, including roads, services, parks and schools, to accommodate the proposed density and its associated impacts. Through the review and referral process staff will outline any requirements or conditions that the applicant will need to meet if they proceed with the project through to construction, such as servicing upgrades, road improvements, or fees and charges.

Development applications are typically subject to a number of fees and charges that help to fund infrastructure as well as community amenities. For example, community amenity contributions help offset the impacts of growth and help fund new community facilities and services, such as parks, libraries, fire and police facilities, public art and affordable housing. Development cost charges are levied on new development to help fund the costs of expanding and upgrading City roads, water, drainage and sewer services, and for parkland acquisition or improvement.)

- Five (5) residents expressed concern with the character and quality of construction of the proposed development.

(The proposed townhouse development will be regulated through a Development Permit for Form and Character. Development Permits help ensure attractive development that engages pedestrians and complements existing neighbourhood context through the use of design guidelines. Development Permits are intended to ensure that developments are of high quality and do not adversely impact the image or the character of the City. The plans for the proposed townhouse development have been prepared by a registered architect.)

- Six (6) residents expressed concern with environmental impacts, including on-site tree removal.

(The applicant is proposing to retain a large stand of trees within the centre of the proposed townhouse development, incorporated into the outdoor amenity. Additional tree retention is also proposed on the proposed quarter-acre (R2) residential lot.

The proposed tree retention complies with OCP guidelines advising that development should look to retain existing trees and preserve natural features where possible in order to preserve neighbourhood character.

In contrast, tree retention opportunities will be more challenging with small-scale multi-unit housing; smaller building setbacks and additional driveway and servicing connections.)

- Four (4) residents expressed concerns regarding safety impacts from the proposed development.

(The proposed townhouse development will have one pedestrian and driveway connection to local roads. The townhouse development includes a significant pedestrian pathway network with lighting and ground floor rooms, as such there will be lots of sight lines to the street and within the development itself.)

- Three (3) residents express concern about impacts to property values from a proposed townhouse development locating next to single family homes.

(City staff are not aware of any studies documenting the negative impact of property values for single family homes located adjacent to low density townhouse developments.)

- One (1) raised concern with noise impacts from the proposed development.

(Landscape buffers are proposed along all property lines with a variety of trees and shrubs to help buffer any noise impact from the proposed development on the surrounding neighbourhood. Outdoor amenity spaces are proposed within the centre of the site where townhouse buildings will help buffer any noise generated from the surrounding neighbourhood.)

- One (1) resident expressed concern with drainage impacts from the proposed development.

(The proposed development will be subject to engineering review and a servicing agreement, which will include reviewing how the applicant will address storm water retention and run-off within the proposed redevelopment.)

- One (1) resident stated that the proposed development should proceed in-line with small-scale, multi-unit housing zoning changes that the City has adopted instead of a townhouse development.

(The proposed development application was in-stream and under review with City staff prior to the announcement of Bill 44 by the Provincial government and adoption of recent amendments to the Zoning Bylaw. The applicant has worked with City staff to prepare a comprehensively designed development application that supports higher density while being respectful of the established single-family interfaces.)

- Staff have also received a petition in opposition to the proposed development signed by 484 residents expressing strong opposition to the proposed townhouse development.
 - The petition states that residents strongly oppose the (previously 59-unit) townhouse development as it does not fit into the character of their neighbourhood. They state that the townhome proposal is not appropriate to be located within this neighbourhood context, consisting of 12,000 to 22,000 square feet half-acre single family lots with luxury homes.
- In addition, the development application was reviewed by the Fleetwood Community Association (FCA) which provided the following comments (*staff comments in italics*):
 - The FCA supports the position of many residents within the neighbourhood who have come out in opposition to the proposed townhouse development.
 - The proposed OCP Amendment has not been fully consulted on at this time to permit the proposed changes.
 - The FCA expressed concerns regarding the quality of the public consultation conducted.
- The applicant has provided signatures from 26 residents (10 households) expressing support for the proposed development.

Public Information Meeting

- The applicant held two public information meetings (PIMs) for the proposed development. At the first meeting a 59-unit townhouse layout was presented to residents. The applicant took comments raised by residents at the first PIM and incorporated feedback into a revised 58-unit layout (current proposal) which was presented to residents at the second PIM.
- The first meeting was held on September 26, 2023, at 8233 – 166 Street to present the proposed development plans and gain feedback from the community. A total of 78 individuals recorded their attendance at the PIM and a total of 72 comment sheets were submitted. A staff representative from the Planning and Development Department was in attendance at the PIM. Below is a summary of the nature of the comments provided:
 - Six (6) residents expressed support for the proposal. Comments expressed in support included:
 - Good design/ colour scheme,
 - Good affordable housing, and
 - Higher density is good for the neighbourhood.
 - 66 residents expressed opposition to the proposal. Comments expressed in opposition included:
 - Concerns about density and building height,
 - Concerns about the removal of trees,
 - Concerns about traffic, and
 - Concerns about school capacity.
- The second meeting was held on January 16, 2024, at 8233 – 166 Street to present a revised proposal in response to comments raised by the public. The proposal changes included reducing the number of townhouse units from 59 to 58, incorporating additional tree retention, and increasing building setbacks adjacent to existing single family houses. A total of 94 individuals recorded their attendance at the PIM and a total of 25 comment sheets were submitted. A staff representative from the Planning and Development Department was in attendance at the PIM. Below is a summary of the nature of the comments provided:
 - One (1) resident expressed support for the proposal. Comments expressed in support included:
 - Good for growth of the area.
 - 24 residents expressed opposition to the proposal. Comments expressed in opposition included:
 - Concerns about density and building height,
 - Concerns about the removal of trees,
 - Concerns about traffic, and
 - Concerns about school capacity.
 - Despite the second PIM being well-attended, concerns were raised by members of the public and members of the Fleetwood Community Association who were in attendance regarding the quality of this PIM:
 - The Fleetwood Community Association was not directly invited to the second PIM despite being invited to the first PIM;
 - A smaller room was made available for the second PIM despite the high level of attendance at the first PIM;
 - Presentation boards were placed on tables and not easily visible to those walking around the room;

- The applicant team packed up the meeting early ahead of the end meeting time identified on invitations;
- The applicant team ran out of comment sheets; and
- The address of the subject site on the comment sheets was incorrect.
- In response to concerns raised the applicant advised they hired a consultant to organize and run this second PIM meeting. The room and boards were set up in a way to help facilitate circulation of the room to review the revised proposal with the applicant's available to answer questions. The mailout was sent to residents in order to engage with them directly regarding the proposed changes to the design of the project.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement – Townhouse Development

- The proposed development is subject to and generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- The proposed 58-unit townhouse development consists of 35 three-storey townhouse units and 23 two-storey townhouse units with in-ground basements. All proposed townhouse units are ground-oriented and provide a variety of housing choices for families.
- The three-storey units are proposed to have three bedrooms on the top floor, an open concept living and kitchen space on the middle floor, and garage with additional flex space on the ground floor. The three-storey units have a proposed floor area (including garages) of approximately 217 square metres.
- The two-storey units are proposed to have four bedrooms with an adaptable floor plan incorporating primary bedrooms onto the main floor. The unit layouts will include two bedrooms and a loft area on the top floor, a primary bedroom and open concept living and kitchen space on the main floor, and a fourth bedroom, lounge and office space located in the basement. The two-storey units along the east side of the site include basements with walk-outs, working with the natural grading of the site. The two-storey units have a proposed floor area (including garages and basements) of 286 square metres to 288 square metres.
- All units are proposed to have side-by-side double car garages. Residential visitor parking spaces have been distributed throughout the site for convenience.
- The applicant has proposed larger than standard building setbacks for townhouse developments to provide a respectful interface with established single family neighbours along the west, east and south property lines which can accommodate significant landscape buffering.
- The buildings are proposed with a coordinated colour scheme, light and dark. The buildings are proposed with a modern appearance, with large windows and gable roofs. Building materials include fibre cement panels and horizontal siding in shades of white and dark grey, with dark shingled roofs. Unit front doors are proposed with an alternating colour scheme of white, yellow, orange, and blue.

- The applicant has worked with staff to resolve the following issues:
 - Incorporate 2-storey units along the west property line where interfacing with existing single family home development;
 - Ensure safe corridors for pedestrian movement within the site, with clear access to unit entrances;
 - Increase building setbacks to provide respectful interface with established single family neighbours; and
 - Accommodate additional tree retention within the site.

Landscaping

- The proposed landscaping for the site includes a centrally located outdoor amenity space, incorporating a large stand of trees being retained with the development, an internal walkway network for pedestrian connectivity, and significant landscape buffers along all property lines to provide sensitive interfacing with existing and proposed single-family development.
- The individual townhouse units will have landscaped yards, utilizing a variety of trees and shrubs, and access to private patio spaces.
- Each individual unit will also have access to an extensive internal pedestrian network of pathways that provides connection to various buildings, indoor and outdoor amenity spaces, and access to the neighbourhood via the 170A Street site entrance.
- The townhouse development remains relatively private with limited public realm frontage along 170A Street. Decorative paving is proposed for the drive aisle at the development entrance from 170A Street.

Indoor Amenity

- The required indoor amenity space is 174 square metres, at a rate of 3.0 square metres per unit. The applicant is proposing to provide 90 square metres of indoor amenity space with a cash-in-lieu contribution of \$87,000 (based on \$3,000 per unit) in accordance with City policy. The applicant will be required to provide cash-in-lieu at the rate in effect at Final Adoption.
- The applicant is proposing to provide the indoor amenity space as a one-storey indoor amenity building located in the northeast quadrant of the site, adjacent to the outdoor amenity space.
- The indoor amenity building includes an open-concept activity space with kitchen facilities, and a washroom, with direct access to the outdoor amenity courtyard space. The building includes a roof overhang to provide some shading and cover for the outdoor amenity courtyard.

Outdoor Amenity

- The required outdoor amenity space is 174 square metres, at a rate of 3.0 square metres per unit. The applicant is proposing to provide 235 square metres of programmable outdoor amenity space, exceeding the minimum requirement.
- The outdoor amenity space is centrally located around a significant stand of trees proposed to be retained as part of the development proposal.
- The outdoor amenity space is separated into three distinct areas:
 - an amenity courtyard, located adjacent to the indoor amenity building, which includes a variety of outdoor seating options and places for outdoor dining;
 - a children's play area with play structures and benches for seating; and
 - a community garden with garden plots for residents.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs.
- The applicant has agreed to resolve any outstanding comments prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in Appendix V.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood	28	25	3
Deciduous Trees	10	7	3
Coniferous Trees	72	39	33
Onsite Tree Totals	110	71	39
Onsite Replacement Trees Proposed	126		
Total Onsite Retained and Replacement Trees	165		

- The Arborist Assessment states that there is a total of 110 bylaw protected trees on the site. Additionally, there are nine (9) bylaw protected offsite trees within proximity of the proposed development. The applicant proposed to retain 39 onsite trees 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 117 replacement trees on the site. The applicant is proposing 126 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Douglas Fir, Autumn Gold Maidenhair Tree, and Green Vase Zelkova.
- In summary, a total of 165 trees are proposed to be retained or replaced on the site with no estimated required contribution to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Block Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	OCP Redesignation Map

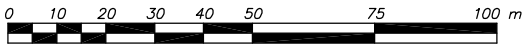
approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

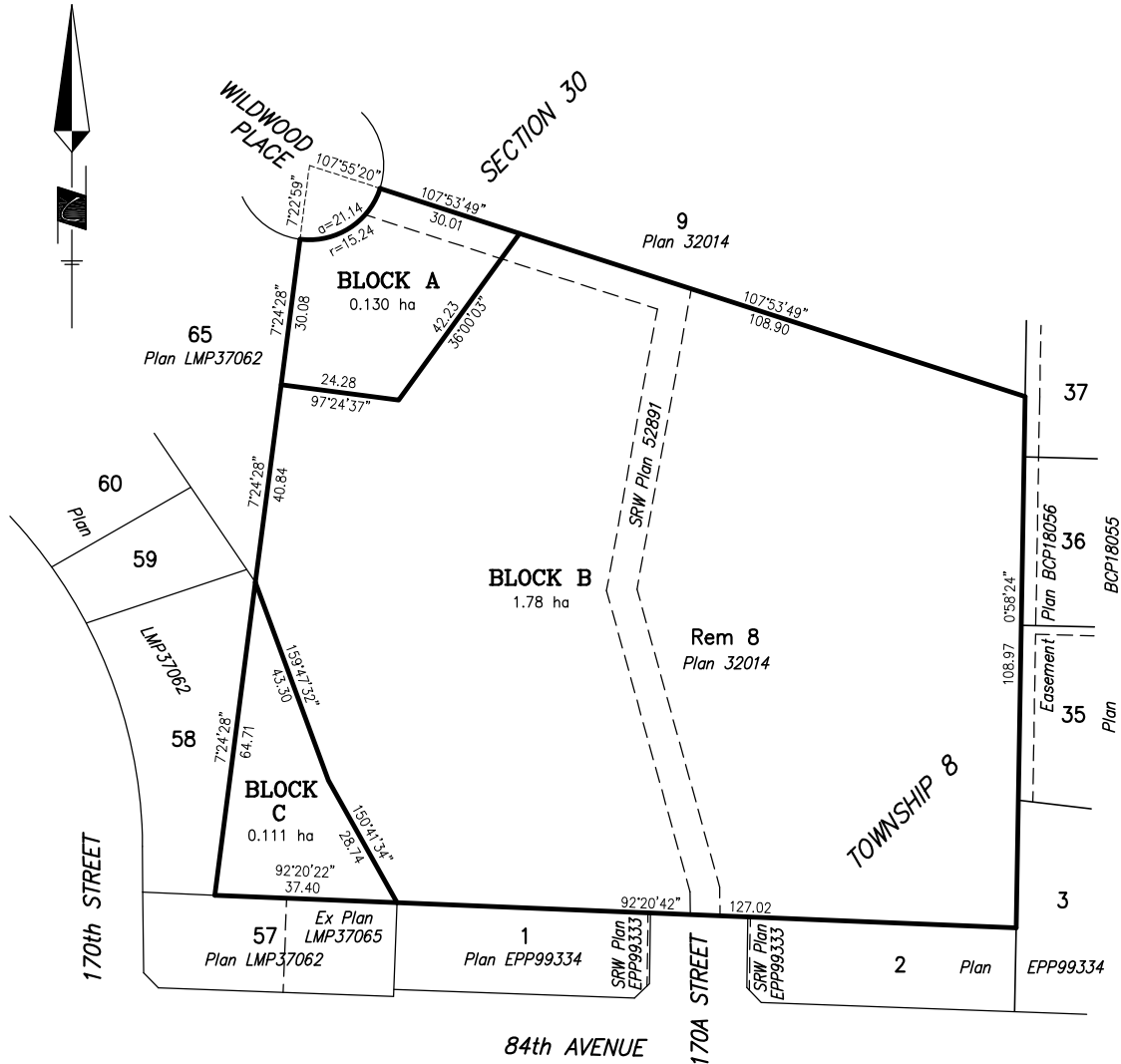
SR/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 8, SECTION 30, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 32014**

City of Surrey B.C.G.S. 92G.017



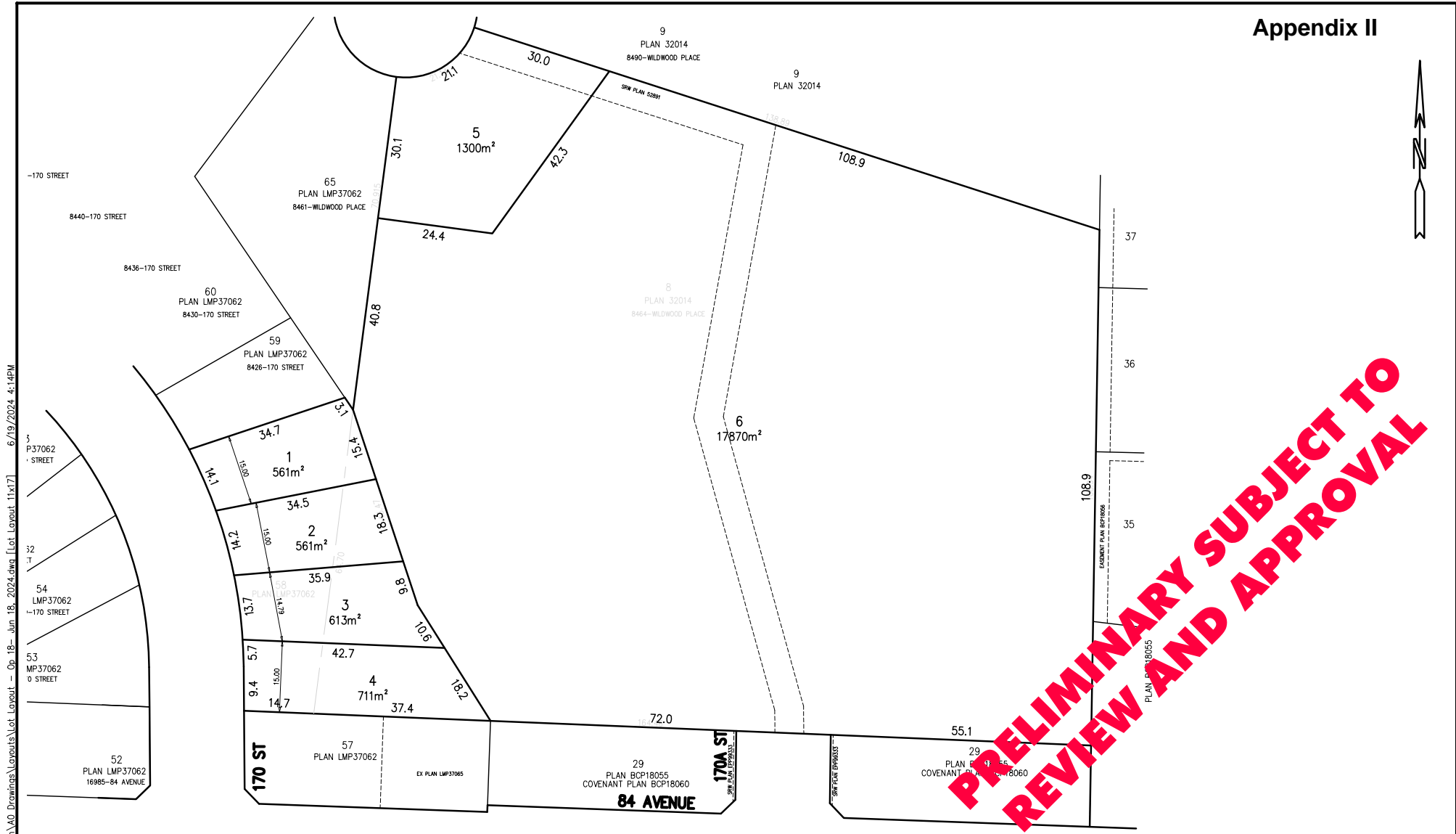
SCALE 1 : 1000
All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 - 18525-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 7892 ZONING

Certified correct to survey dated
this 19th day of June, 2024.
Sean Costello
GU732Z
B.C. Land Surveyors
B.C. Reg. No. 103255-0790
Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 8464 WILDWOOD PLACE, SURREY			
DRAWING TITLE: SUBDIVISION					
PROJECT No.	21015	DATE:	JUN 2024	LEGAL:	
			SCALE:	1:750	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
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

G:\Projects\21015.com\AD Drawings\Layouts\Lot Layout - Op 18 - Jun 18, 2024.dwg [Lot Layout - 11x17] 6/19/2024 4:14PM



SITE ENTRANCE



AA THE WILDWOOD

Ankenman Associates Architects Inc.
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600
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8464 WILDWOOD PLACE, SURREY
 Development For ALLWOOD DEV LTD

2209 VIEWS

REV	DATE	DESCRIPTION	BY
13	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT	
7	MAR. 14, 2024	REV. PER DRG. COMMENTS	
6	FEB. 29, 2024	UPDATED TREE RETENTION PLAN	
5	OCT. 11, 2023	REV. SITE TRANSSYNOPSIS	
4	AUG. 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT	
3	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT	

SCALE:
 AUGUST 8, 2023

A0.1



2 PRELIM PHASING PLAN
A0.6 SCALE: 1" = 100'-0"

13	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT
10	APR. 21, 2024	PRELIMINARY PHASING PLAN
7	MAR. 16, 2024	REV. PER ENG. COMMENTS
6	FEB. 28, 2024	UPDATED TREE RETENTION PLAN
5	OCT. 11, 2023	REV. SITE PLANNING SYNOPSIS
REV	DATE	DESCRIPTION





SYNOPSIS

ZONING:
 EXISTING: A1
 PROPOSED: CD

LEGAL ADDRESS: LOT 8, SECTION 30, TOWNSHIP 8, NWD PLAN 32014

CIVIC ADDRESS: 8464 WILDWOOD PLACE SURREY

SITE AREA:
 GROSS SITE AREA: 20,223.3 m² (217,682 SF)
 SUBDIVISION AREA: 2,346.17 m² (25,254 SF)
 NET SITE AREA: 17,876.86 m² (192,425 SF)

SITE COVERAGE:
 6567.35 m² / 17,867.9 m² = <45%

PROPOSED SETBACKS

	TO DECK/COLUMN
NORTH/WEST	7.5m 4.5m
EAST	8.3m 5.3m
SOUTH	6.0m
SIDE	3.0m

DENSITY
 34.1 UPH (13.2 UPA)

FLOOR AREA
 GROSS AREA: 13,184.46 m² (141,916.3 SF)

PRIMARY ON MAIN: 23 UNITS = 5,587.71 m²
 3 STOREY TOWNS GARAGE: 35 UNITS = 7,596.75 m²

BUILDING HEIGHT
 13M

PARKING
 REQUIRED: 2 PER UNIT = 2 x 58 UNITS = 116 STALLS
 PROVIDED: 116 STALLS

VISITOR REQ: 0.2 PER UNIT = 0.2 x 58 UNITS = 12 STALLS
 PROVIDED: 12 STALLS WITH 3 (25%) SMALL CARS

VISITOR BICYCLE: 6 REQUIRED
 6 PROVIDED

OUTDOOR AMENITY
 REQUIRED: 58 UNITS x 3 m² = 174 m² (1873 SF)
 PROVIDED: = 235 m²

INDOOR AMENITY
 REQUIRED: 58 UNITS x 3 m² = 174 m² (1873 SF)
 PROVIDED: = 89.84 m² + CASH IN LIEU

UNIT COUNT

PRIMARY ON MAIN: 23 UNITS - 2 STOREY W/ INGROUND BASEMENT+DOUBLE GARAGE

3 STOREY TH: 35 UNITS - 3 STOREY - DOUBLE GARAGE

TOTAL: 58 UNITS



KEY PLAN
 SCALE: 1" = 100'0"

FLOOR AREA BREAK DOWN

PRIMARY ON MAIN:
 BLDG C/D/F LEVEL 2: 78.24 m²
 LEVEL 1: 124.64 m² (INCL GARAGE)
 NET: 202.88 m² x 12 UNITS = 2,434.56 m²
 BASEMT: 85.11 m² (EXCLD BASEMENT)

BLDG G/H/I LEVEL 2: 78.24 m²
 LEVEL 1: 124.64 m² (INCL GARAGE)
 BASEMT: 83.77 m² (WALK-OUT BASEMENT)
 TOTAL: 5,587.71 m²

3 STOREY TOWNS DOUBLE GARAGE:
 LEVEL 3: 73.04 m²
 LEVEL 2: 66.71 m²
 LEVEL 1: 77.30 m² (INCL GARAGE)
 217.05 m² x 35 UNITS = 7,596.75 m²

1 SITE PLAN
 SCALE: 1" = 30'0"

THE WILDWOOD

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8464 WILDWOOD PLACE, SURREY SITE PLAN / SYNOPSIS

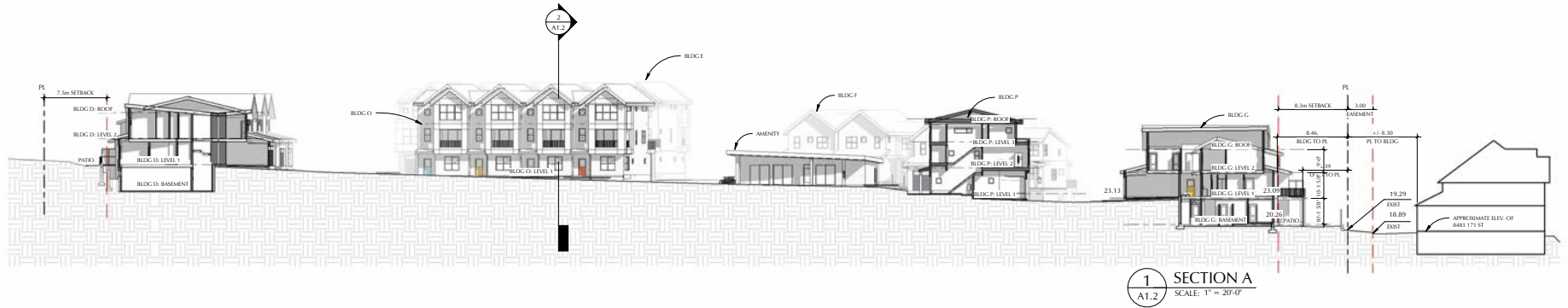
Development For ALLWOOD DEV LTD

2209

SCALE: As indicated
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A1.1



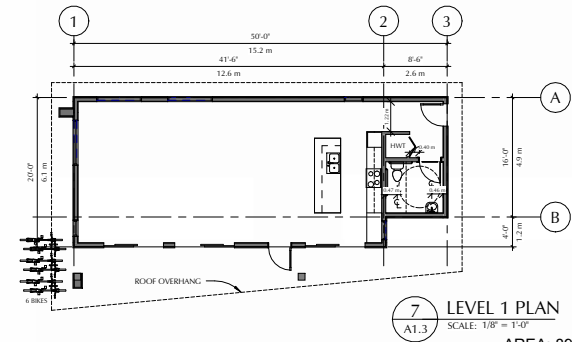
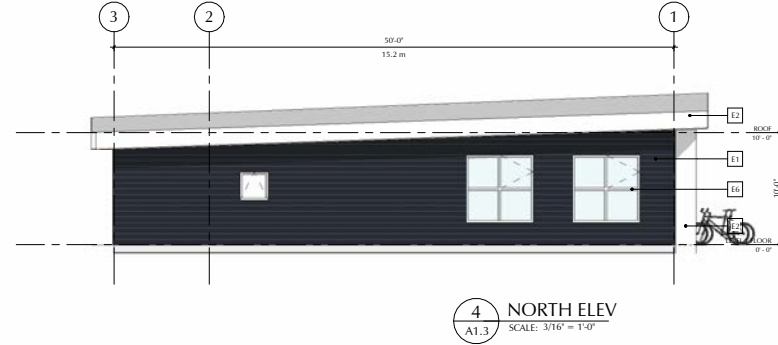
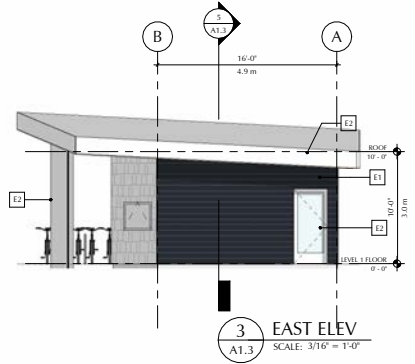
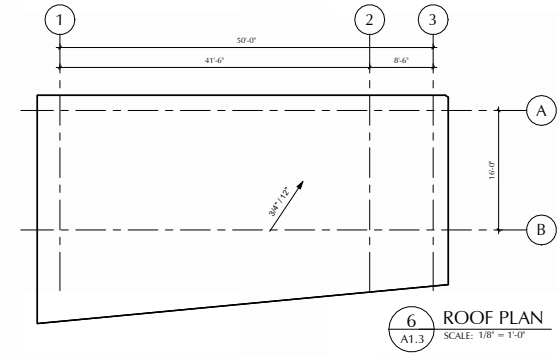
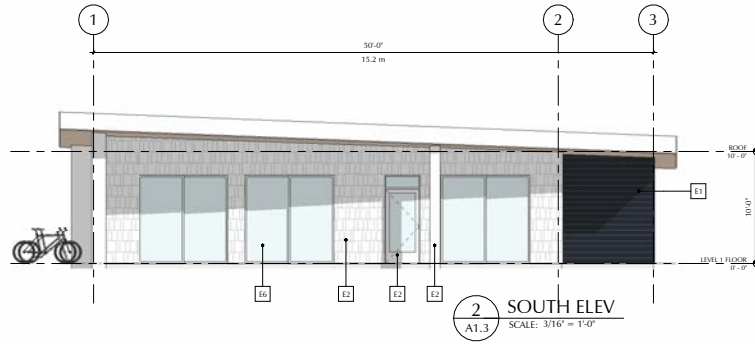
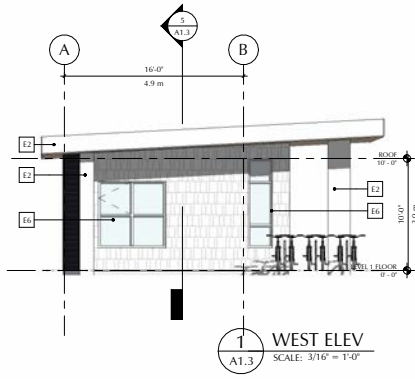
1 SECTION A
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2 SECTION B
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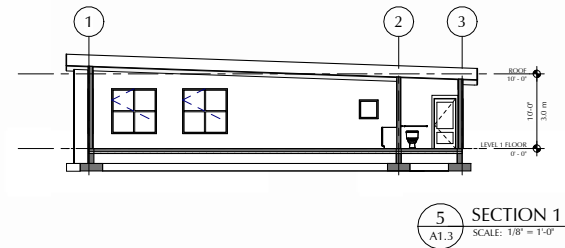


REV	DATE	DESCRIPTION	BY
13	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT	
7	MAR 14, 2024	REV. PER DRG COMMENTS	
5	OCT 11, 2023	REV. SITE PLAN SYNOPOSIS	
4	AUG 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT	
3	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT	
2			
1			



AREA: 89.84 m²

MATERIAL LEGEND	
E1	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING, OVERHEAD DOOR COLOUR: BENJAMIN MOORE 2129-20 SOKIT
E2	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING + SHAKE PROFILE, SOFFIT, FASCIA, HORIZONTAL TRIM, OVERHEAD DOOR, ENTRY DOOR, COLUMN COLOUR: BENJAMIN MOORE OC-16 WHITE DIAMOND
E6	MATERIAL: VINYL WINDOW FRAMES COLOUR: STOCK WHITE



AA WILDWOOD PLACE

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8464 WILDWOOD PLACE, SURREY

Development For ALLWOOD DEV LTD

INDOOR AMENITY

2209

REV	DATE	DESCRIPTION	BY
3	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT	
2	MAY 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT	
1	JULY 11, 2023	REV. PER CITY COMMENTS	
	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT	

SCALE: As indicated
JUNE 02, 2023

A1.3



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COLOUR: BENJAMIN MOORE 2129-20 SOOT

E2 MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING, + SHAKE PROFILE, SOFFIT, FASCIA, HORIZONTAL TRIM, OVERHEAD DOOR, ENTRY DOOR, COLUMN
COLOUR: BENJAMIN MOORE OC -61 WHITE DIAMOND

E3 MATERIAL: ENTRY DOOR
COLOUR: BENJAMIN MOORE 2014-20 RUMBA ORANGE

E4 MATERIAL: ENTRY DOOR
COLOUR: BENJAMIN MOORE 2056-50 AZUL BEBE

E5 MATERIAL: ENTRY DOOR
COLOUR: BENJAMIN MOORE 2020-40 YELLOW RAIN COAT

E6 MATERIAL: VINYL WINDOW FRAMES
COLOUR: STOCK WHITE

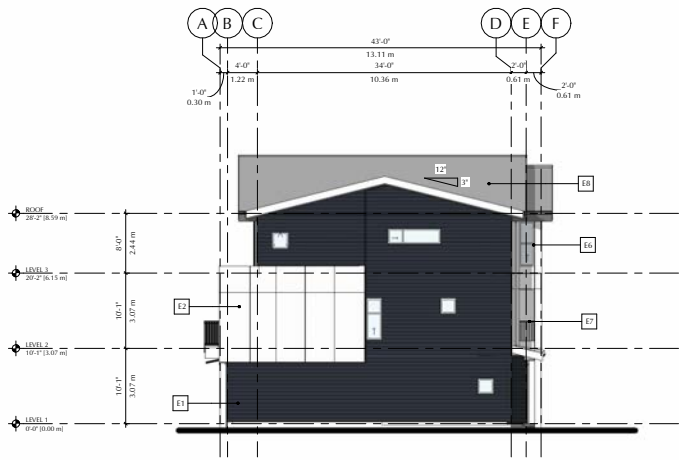
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COLOUR: STOCK BLACK

E8 MATERIAL: ASPHALT ROOF SHINGLES
COLOUR: IKO CAMBRIDGE COOL COLOURS HARVARD SLATE



13	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT
4	AUG. 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT
	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT
REV	DATE	DESCRIPTION

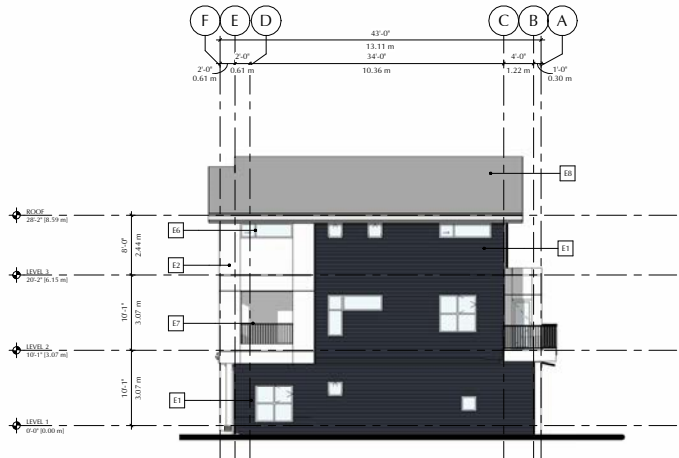
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 AUGUST 8, 2023



1 SIDE 1 ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 SIDE 2 ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



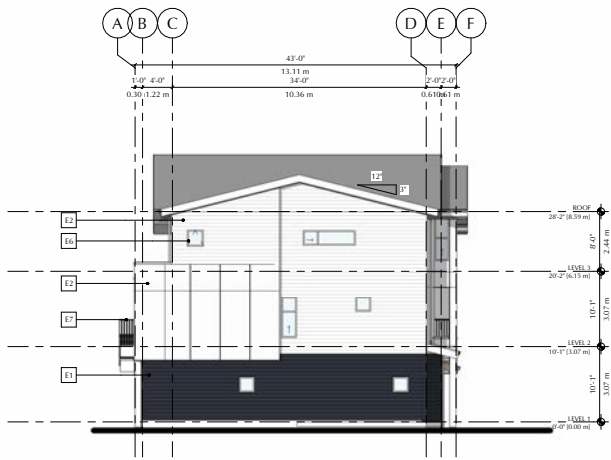
4 FRONT ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

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E2	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING + SHAKE PROFILE, SOFFIT, FASCIA, HORIZONTAL TRIM, OVERHEAD DOOR, ENTRY DOOR, COLUMN COLOUR: BENJAMIN MOORE CC-16 WHITE DIAMOND
E3	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2014-20 RUMBA ORANGE
E4	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2056-50 AZUL BEBE
E5	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2020-40 YELLOW RAIN COAT
E6	MATERIAL: VINYL WINDOW FRAMES COLOUR: STOCK WHITE
E7	MATERIAL: METAL GLAZEDRAILS, METAL + GLASS PRIVACY SCREEN COLOUR: STOCK BLACK
E8	MATERIAL: ASPHALT ROOF SHINGLES COLOUR: RED CAMBRIDGE COOL COLOURS HARVARD SLATE

4	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT	
3	MAR 07, 2024	ADD WINDOWS PER DRG COMMENTS	
2	OCT 06, 2023	REV. ROOFLINE + BEG FIT	
1	AUG 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT	
	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT	
REV	DATE	DESCRIPTION	BY

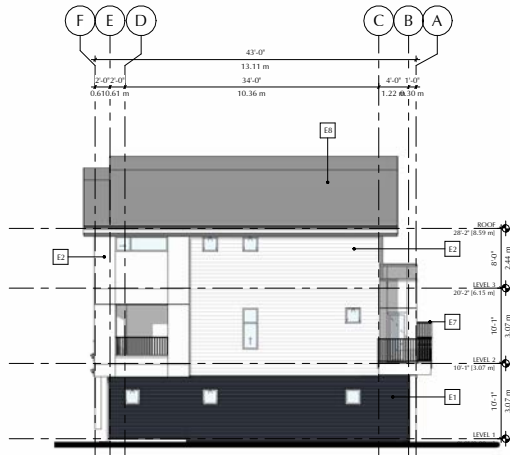




1 SIDE 1 ELEVATION
B3.1 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
B3.1 SCALE: 1/8" = 1'-0"



2 SIDE 2 ELEVATION
B3.1 SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION
B3.1 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
E1	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING, OVERHEAD DOOR COLOUR: BENJAMIN MOORE 2129-20 SKOT
E2	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING + SHAKE PROFILE, SOFFIT, FASCIA, HORIZONTAL TRIM, OVERHEAD DOOR, ENTRY DOOR, COLUMN COLOUR: BENJAMIN MOORE OC-16 WHITE DIAMOND
E3	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2014-20 RUMBA ORANGE
E4	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2056-50 AZUL BEBE
E5	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2020-40 YELLOW RAIN COAT
E6	MATERIAL: VINYL WINDOW FRAMES COLOUR: STOCK WHITE
E7	MATERIAL: METAL GUARDRAILS, METAL + GLASS PRIVACY SCREEN COLOUR: STOCK BLACK
E8	MATERIAL: ASPHALT ROOF SHINGLES COLOUR: RO CAMBRIDGE COOL COLOURS HARVARD SLATE

AW WILDWOOD PLACE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600
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BLDG B
8464 WILDWOOD PLACE, SURREY
Development For ALLWOOD DEV LTD

ELEVATIONS

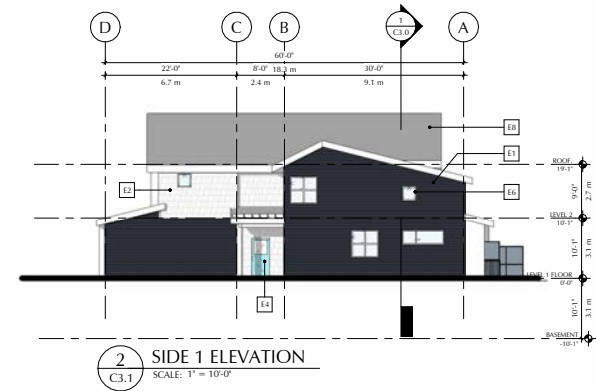
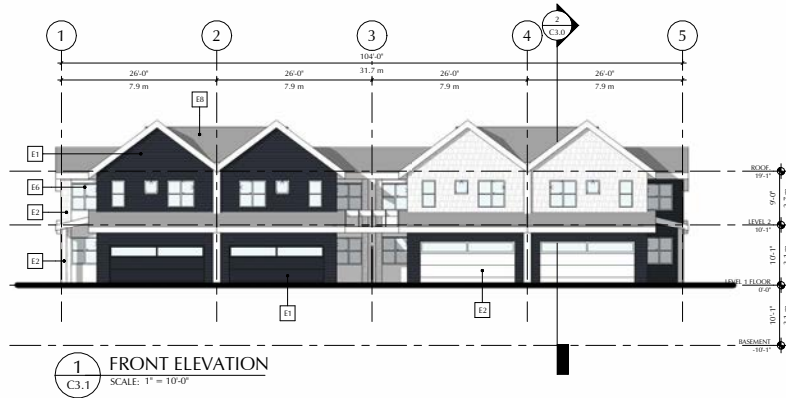
2209

REV	DATE	DESCRIPTION	BY
2	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT	
1	AUG. 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT	
	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT	

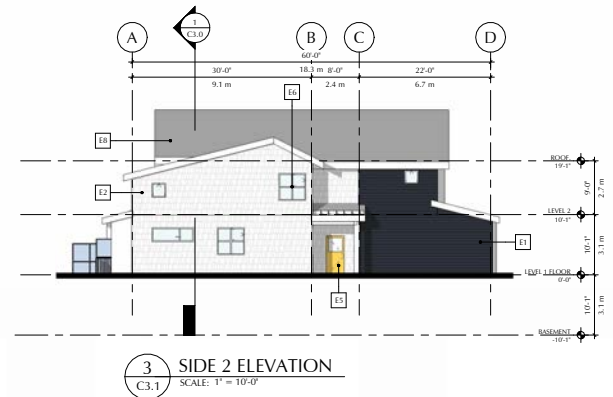
SCALE: 1/8" = 1'-0"
JUNE 02, 2023



B3.1



MATERIAL LEGEND	
E1	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING, OVERHEAD DOOR COLOUR: BENJAMIN MOORE 2129-20 SOOT
E2	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING + SHAKE PROFILE, SOFFIT, FASCIA, HORIZONTAL TRIM, OVERHEAD DOOR, ENTRY DOOR, COLUMN COLOUR: BENJAMIN MOORE OC-16 WHITE DIAMOND
E4	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2056-50 AZUL BEBE
E5	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2020-40 YELLOW RAIN COAT
E6	MATERIAL: VINYL WINDOW FRAMES COLOUR: STOCK WHITE
E8	MATERIAL: ASPHALT ROOF SHINGLES COLOUR: RD CAMBRIDGE COOL, COLOURS HARVARD SLATE



AW THE WILDWOOD

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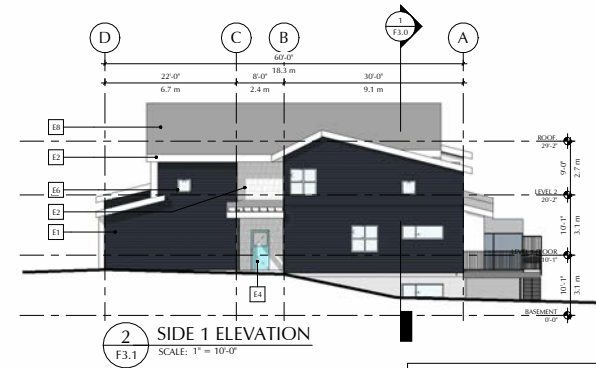
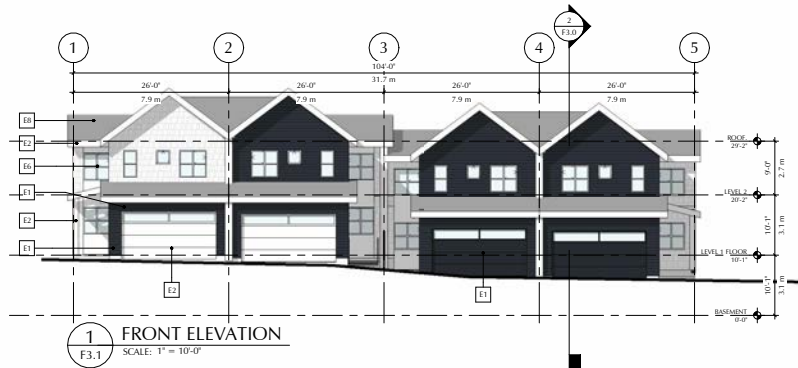
BLDG C/D - ADAPTABLE
8464 WILDWOOD PLACE, SURREY
Development For ALLWOOD DEV LTD

ELEVATIONS

3	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT
1	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT
REV	DATE	DESCRIPTION

2209
SCALE: 1" = 10'-0"
JUNE 02, 2023

C3.1



MATERIAL LEGEND	
E1	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING, OVERHEAD DOOR COLOUR: BENJAMIN MOORE 2129-20 SOOT
E2	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING = SHAKE PROFILE SOFFIT, FASCIA, HORIZONTAL TRIM, OVERHEAD DOOR, ENTRY COLUMN COLOUR: BENJAMIN MOORE OC-16 WHITE DIAMOND
E3	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2014-20 RUMBA ORANGE
E4	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2056-50 AZUL BEBE
E5	MATERIAL: VINYL WINDOW FRAMES COLOUR: STOCK WHITE
E6	MATERIAL: METAL CLAMORALS, METAL + GLASS PRIVACY SCREEN COLOUR: STOCK BLACK
E7	MATERIAL: ASPHALT ROOF SHINGLES COLOUR: IKO CAMBRIDGE COOL COLOURS HARVARD SLATE

~~AA~~ WILDWOOD PLACE

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BLDG F - ADAPTABLE
8464 WILDWOOD PLACE, SURREY

Development For ALLWOOD DEV LTD

ELEVATIONS

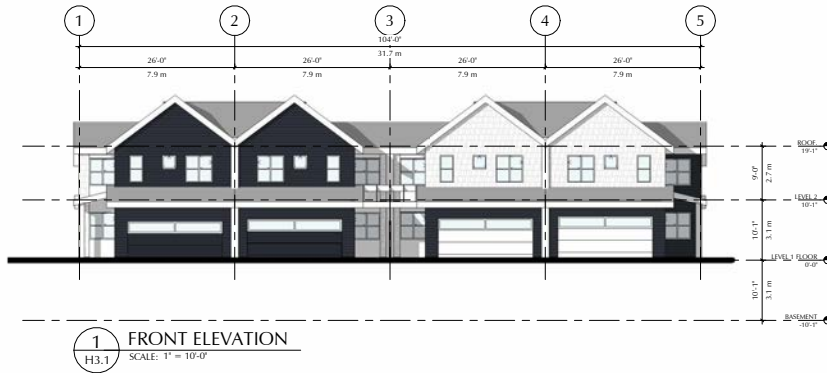
2209

REV	DATE	DESCRIPTION	BY
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1	AUG. 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT	
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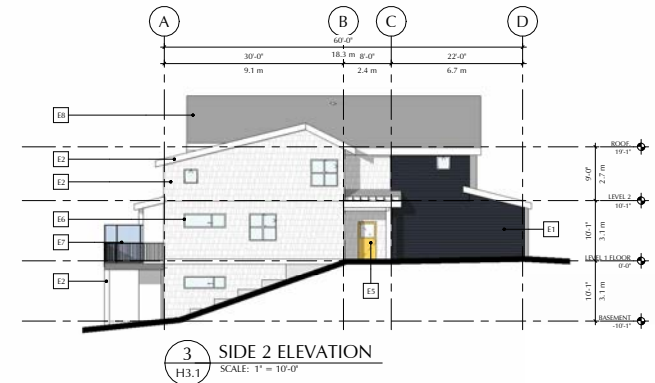
SCALE: 1" = 10'-0"
JUNE 02, 2023



F3.1



MATERIAL LEGEND	
E1	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING, OVERHEAD DOOR COLOUR: BENJAMIN MOORE 2129-20 SCOOT
E2	MATERIAL: FIBRE CEMENT PANEL, HORIZONTAL SIDING + SHAKE PROFILE, FASCIA, HORIZONTAL TRIM, OVERHEAD DOOR, ENTRY DOOR, COLUMNS COLOUR: BENJAMIN MOORE OC-16 WHITE DIAMOND
E4	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2056-50 AZUL BEBE
E5	MATERIAL: ENTRY DOORS COLOUR: BENJAMIN MOORE 2020-40 YELLOW RAIN COAT
E6	MATERIAL: VINYL WINDOW FRAMES COLOUR: STOCK WHITE
E7	MATERIAL: METAL COLUMNS/BOLTS, METAL + GLASS PRIVACY SCREEN COLOUR: STOCK BLACK
E8	MATERIAL: ASPHALT ROOF SHINGLES COLOUR: NO CAMBRIDGE COOL COLOURS HARVARD SLATE



REV	DATE	DESCRIPTION	BY
3	JUNE 10, 2024	RE-ISSUED FOR DEVELOPMENT PERMIT	
1	AUG. 08, 2023	RE-ISSUED FOR DEVELOPMENT PERMIT	
	JUNE 02, 2023	ISSUED FOR DEVELOPMENT PERMIT	



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

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

DATE: **June 18, 2024**

PROJECT FILE: **7821-0067-00**

RE: **Engineering Requirements**
Location: 8464 Wildwood Pl

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m SRW along 170A St and Wildwood Pl.
- Register 10.0 m SRW for the existing 1050 mm sanitary main.

Works and Services

- Construct driveways, water, sanitary, and drainage service connections to each lot.
- Provide stormwater control plan and resolve downstream capacity constraints.
- Implement on-lot storm mitigation features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Daniel Sohn, P.Eng.
Development Process Manager

JNC



Department: **Planning and Demographics**
 Date: **June 11, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **21-0067**

The proposed development of **5** Single Family units and **58** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	56
---	----

Projected Number of Students From This Development In:	
Elementary School =	30
Secondary School =	17
Total Students =	47

Current Enrolment and Capacities:	
Coast Meridian Elementary	
Enrolment	275
Operating Capacity	309
# of Portables	0
North Surrey Secondary	
Enrolment	1428
Operating Capacity	1175
# of Portables	9

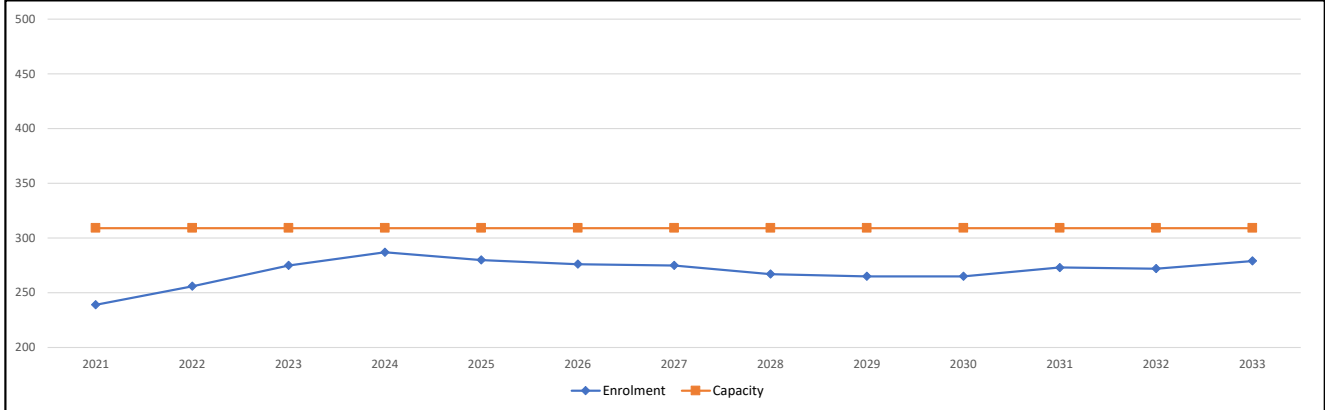
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Coast Meridian Elementary is operating below the school's capacity now but is expected to be operating over capacity in next five years. New higher housing counts anticipated to come to support the Skytrain have not been included in these projections. When Stage 2 of the Fleetwood Plan is endorsed by City Council, the District will provide updated enrolment projections for this school. It is expected that the proposed higher housing densities will be significant enough to counter act the flat trend with a modest growth trend over the decade.

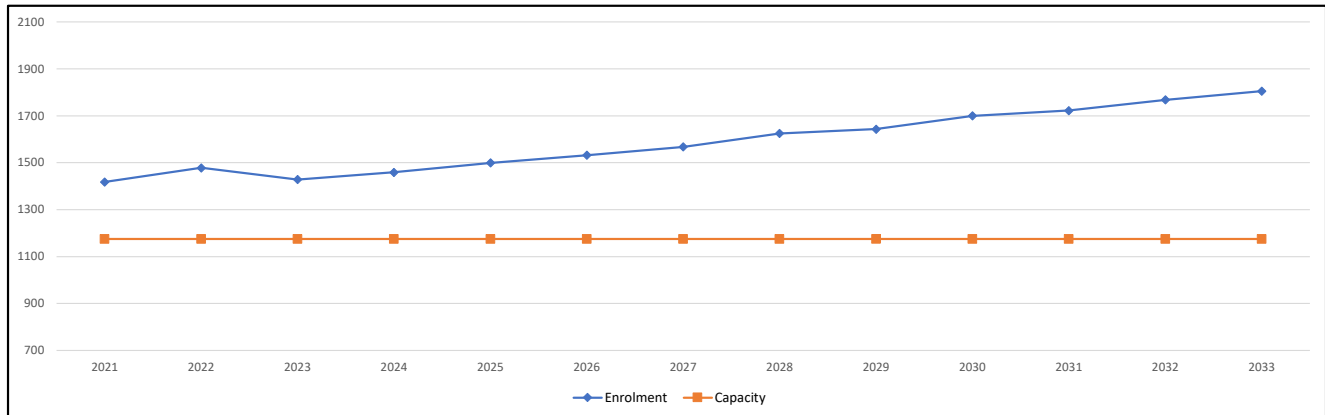
As of September 2023, North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. As part of the 2025/2026 Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

Coast Meridian Elementary



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

North Surrey Secondary



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

Population : The projected population of children aged 0-17 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Tree Preservation Summary

Surrey Project No:

Address: 8464 Wildwood Place

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale PN 6766A

On-Site Trees	Number of Trees	Off-Site Trees	
Protected Trees Identified *	111	Protected Trees Identified	9
Protected Trees to be Removed	72	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	40	Protected Trees to be Retained	8
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 25 X one (1) = 25	117	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 46 X two (2) = 92		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	126	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	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)

June 18, 2024

Date



ADJACENT
**Tree Plan for Development at
 8464 Wildwood Place
 Surrey, BC**

Updated June 18, 2024

Legend

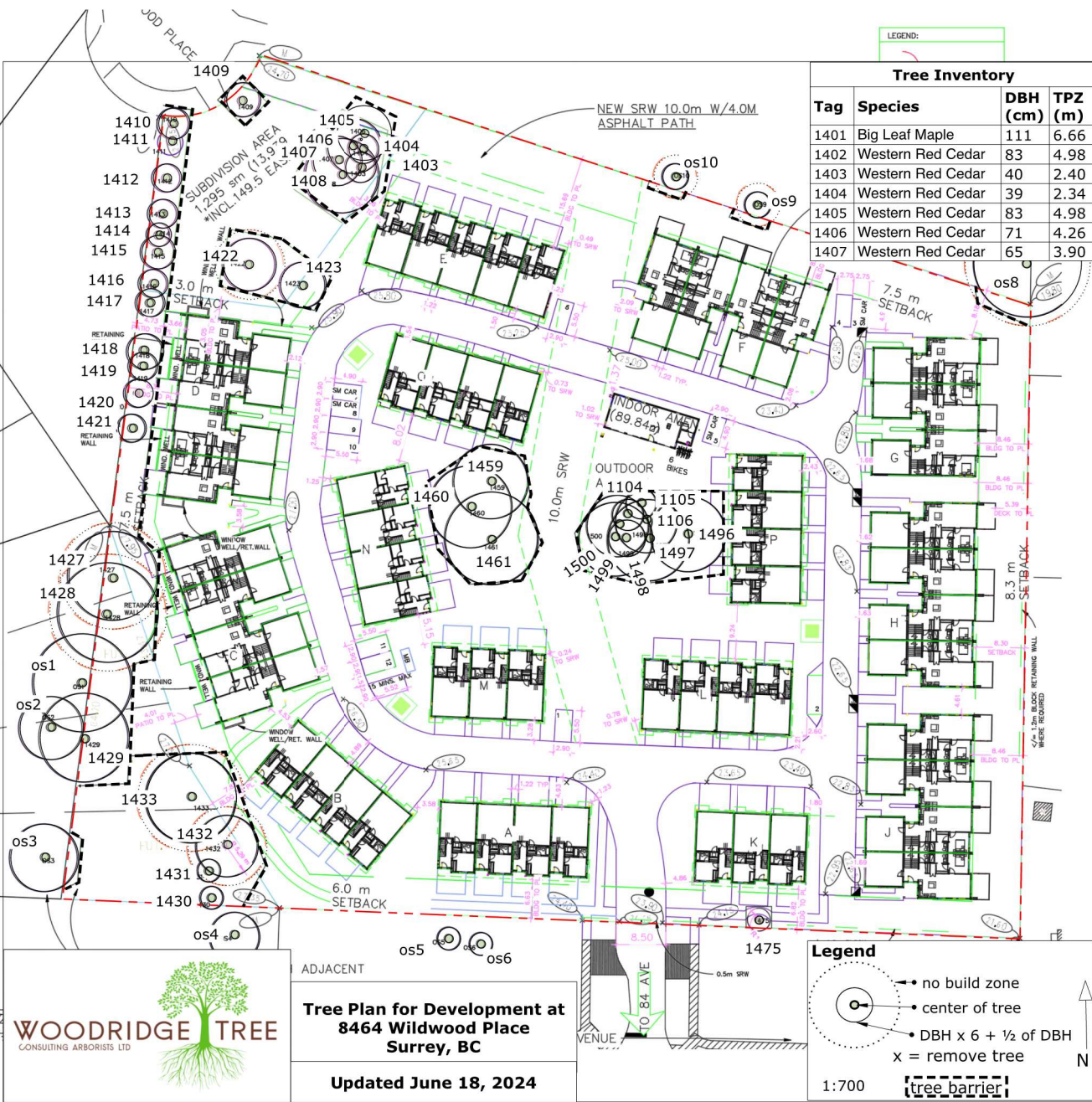
- no build zone
- center of tree
- x DBH x 6 + 1/2 of DBH
- x remove tree

1:700

LEGEND:

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
1401	Big Leaf Maple	111	6.66
1402	Western Red Cedar	83	4.98
1403	Western Red Cedar	40	2.40
1404	Western Red Cedar	39	2.34
1405	Western Red Cedar	83	4.98
1406	Western Red Cedar	71	4.26
1407	Western Red Cedar	65	3.90

Tag	Species	DBH (cm)	TPZ (m)	Tag	Species	DBH (cm)	TPZ (m)
1408	Western Red Cedar	98	5.88	1464	Big Leaf Maple	89	5.34
1409	Spruce	45	2.70	1465	Western Red Cedar	107	6.42
1410	Spruce	41	2.46	1466	Alder	33	1.98
1411	Spruce	36	2.16	1467	Big Leaf Maple	81	4.86
1412	Spruce	37	2.22	1468	Western Red Cedar	97	5.82
1413	Spruce	38	2.28	1469	Western Red Cedar	93	5.58
1414	Spruce	31	1.86	1470	Alder	32	1.92
1415	Spruce	44	2.64	1471	Cottonwood	36	2.16
1416	Spruce	37	2.22	1472	Cottonwood	45	2.70
1417	Spruce	37	2.22	1473	Alder	46	2.76
1418	Spruce	47	2.82	1474	Alder	37	2.22
1419	Spruce	37	2.22	1475	Cottonwood	30	1.80
1420	Spruce	37	2.22	1476	Cottonwood	138	8.28
1421	Spruce	37	2.22	1477	Cottonwood	68	4.08
1422	Deodar Cedar	69	4.14	1478	Big Leaf Maple	98	5.88
1423	Deodar Cedar	60	3.60	1479	Alder	36	2.16
1424	Spruce	44	2.64	1480	Cottonwood	40	2.40
1425	Western Red Cedar	117	7.02	1481	Alder	37	2.22
1426	Western Red Cedar	97	5.82	1482	Alder	34	2.04
1427	Western Red Cedar	117	7.02	1483	Cottonwood	75	4.50
1428	Western Red Cedar	131	7.86	1484	Alder	84	5.04
1429	Western Red Cedar	117	7.02	1485	Alder	32	1.92
1430	Alder	31	1.86	1486	Cottonwood	74	4.44
1431	Alder	30	1.80	1487	Alder	58	3.48
1432	Western Red Cedar	81	4.86	1488	Cottonwood	84	5.04
1433	Western Red Cedar	118	7.08	1489	Cottonwood	72	4.32
1434	Alder	37	2.22	1490	Big Leaf Maple	48	2.88
1435	Cottonwood	94	5.64	1491	Cottonwood	40	2.40
1436	Western Red Cedar	107	6.42	1492	Cottonwood	40	2.40
1437	Western Red Cedar	94	5.64	1493	Cottonwood	130	7.80
1438	Western Red Cedar	100	6.00	1494	Western Red Cedar	110	6.60
1439	Western Red Cedar	104	6.24	1495	Western Red Cedar	120	7.20
1440	Western Red Cedar	99	5.95	1496	Big Leaf Maple	99	5.94
1441	Western Red Cedar	95	5.70	1497	Western Red Cedar	107	6.42
1442	Western Red Cedar	88	5.28	1498	Western Red Cedar	51	3.06
1443	Western Red Cedar	93	5.58	1499	Cottonwood	97	5.82
1444	Western Red Cedar	87	5.22	1500	Big Leaf Maple	81	4.86
1445	Western Red Cedar	168	10.1	1101	Western Red Cedar	81	4.86
1446	Western Red Cedar	92	5.52	1102	Western Red Cedar	81	4.86
1447	Western Red Cedar	97	5.82	1103	Western Red Cedar	188	11.3
1448	Western Red Cedar	103	6.18	1104	Western Red Cedar	41	2.46
1449	Western Red Cedar	98	5.88	1105	Western Red Cedar	40	2.40
1450	Western Red Cedar	102	6.12	1106	Western Red Cedar	81	4.86
1451	Western Red Cedar	83	4.98	1107	Western Red Cedar	119	7.14
1452	Western Red Cedar	177	10.6	1108	Western Red Cedar	79	4.74
1453	Western Red Cedar	100	6.00	1109	Western Red Cedar	122	7.32
1454	Western Red Cedar	99	5.94	1110	Big Leaf Maple	108	6.48
1455	Western Red Cedar	86	5.16	os1	Western Red Cedar	129	7.74
1456	Western Red Cedar	100	6.00	os2	Western Red Cedar	83	4.98
1457	Western Red Cedar	118	7.08	os3	Western Red Cedar	89	5.34
1458	Western Red Cedar	132	7.92	os4	Western Red Cedar	65	3.90
1459	Western Red Cedar	98	5.88	os5	Alder	30	1.80
1460	Western Red Cedar	108	6.48	os6	Alder	30	1.80
1461	Big Leaf Maple	122	7.32				
1462	Big Leaf Maple	94	5.64	os8	Big Leaf Maple	141	8.46
1463	Western Red Cedar	156	9.36	os9	Spruce	34	2.04
				os10	Spruce	34	2.04



ADJACENT
**Tree Plan for Development at
 8464 Wildwood Place
 Surrey, BC**

Updated June 18, 2024

Legend

- no build zone
- center of tree
- DBH x 6 + 1/2 of DBH
x = remove tree

1:700

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1463	Western Red Cedar	156	9.36	os9	Spruce	34	2.04
				os10	Spruce	34	2.04

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 23-0241 (Allwood Development)
Property Location: 8422-170 St., 8464 Wildwood Place, Surrey, B.C.

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #202- 8484 -128 Street, Surrey, BC V3W 4G3
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form 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 site is an urban area built out in the Pre-1970's - 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf. and over.

Most of the existing homes have mid scale massing characteristics with 62.00% of the homes have one and one half storey front entry and 38% having one storey front entry.

Roof pitch varies from economical low pitch of 6/12 to 9/12 and over common truss roofs with simple gables and common hips with Concrete Roof Tiles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Vinyl, Cedar and Hardi. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 92.00% of the homes having Exposed Aggregate driveways.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

Most of the homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. The result is that several of these existing homes do reflect characteristics we would be in favor of today. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards

will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Type:	“Two-Storey”	92.00%
	“Basement /Cathedral Entry”	0.00%
	“Rancher (Bungalow)”	8.00%
	“Split Levels”	0.00%
Dwelling Size: (Floor Area/Volume)	Size range:	0.00% under 1500 sq.ft excl. garage
		0.00% 1500 - 2000 sq.ft excl. garage
		100% over 2000 sq.ft excl. garage
Exterior Treatment /Materials:	Stucco:	38.00%
	Vinyl:	38.00%
	Cedar/Hardi:	24.00%
	Brick or stone accent on 76.00% of all homes	
Roof Pitch/Materials:	Asphalt Shingles:	8.00%
	Cedar Shingles:	30.00%
	Concrete Tiles:	62.00%
	Clay Tiles:	0.00%
	62.00% of homes have a roof pitch of 6:12 and	
	38.00% have a roof pitch of 9:12 and greater.	
Window/Door Details:	92.00% of all homes have rectangular windows	
Streetscape:	A variety of simple “Two Story”, 20-50 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Concrete Roof Tiles is on most of the homes. Most homes are clad in Stucco, Vinyl and Cedar/Hardi.	
Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas.	

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

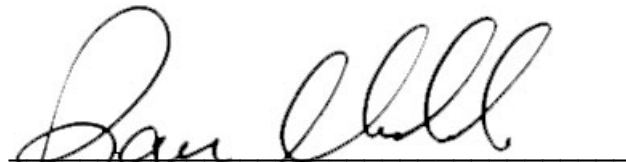
2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).		
Dwelling Sizes:	Two-Storey or Split Levels	-	2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry	-	2000 sq.ft. minimum
	Rancher or Bungalow	-	1400 sq.ft. minimum

(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 3:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 20 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



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Date

