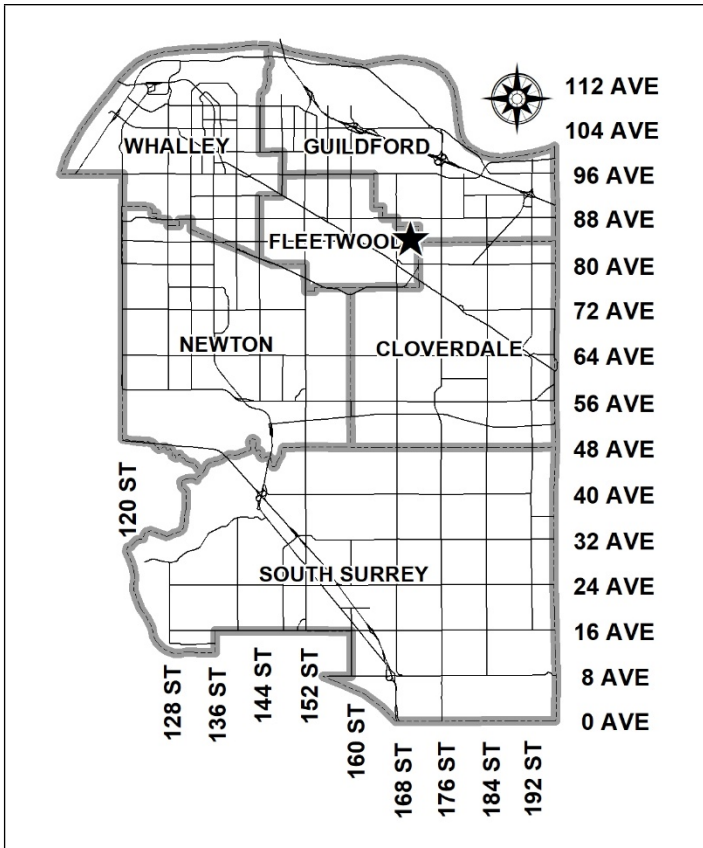


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0241-00

Planning Report Date: January 13, 2025



PROPOSAL:

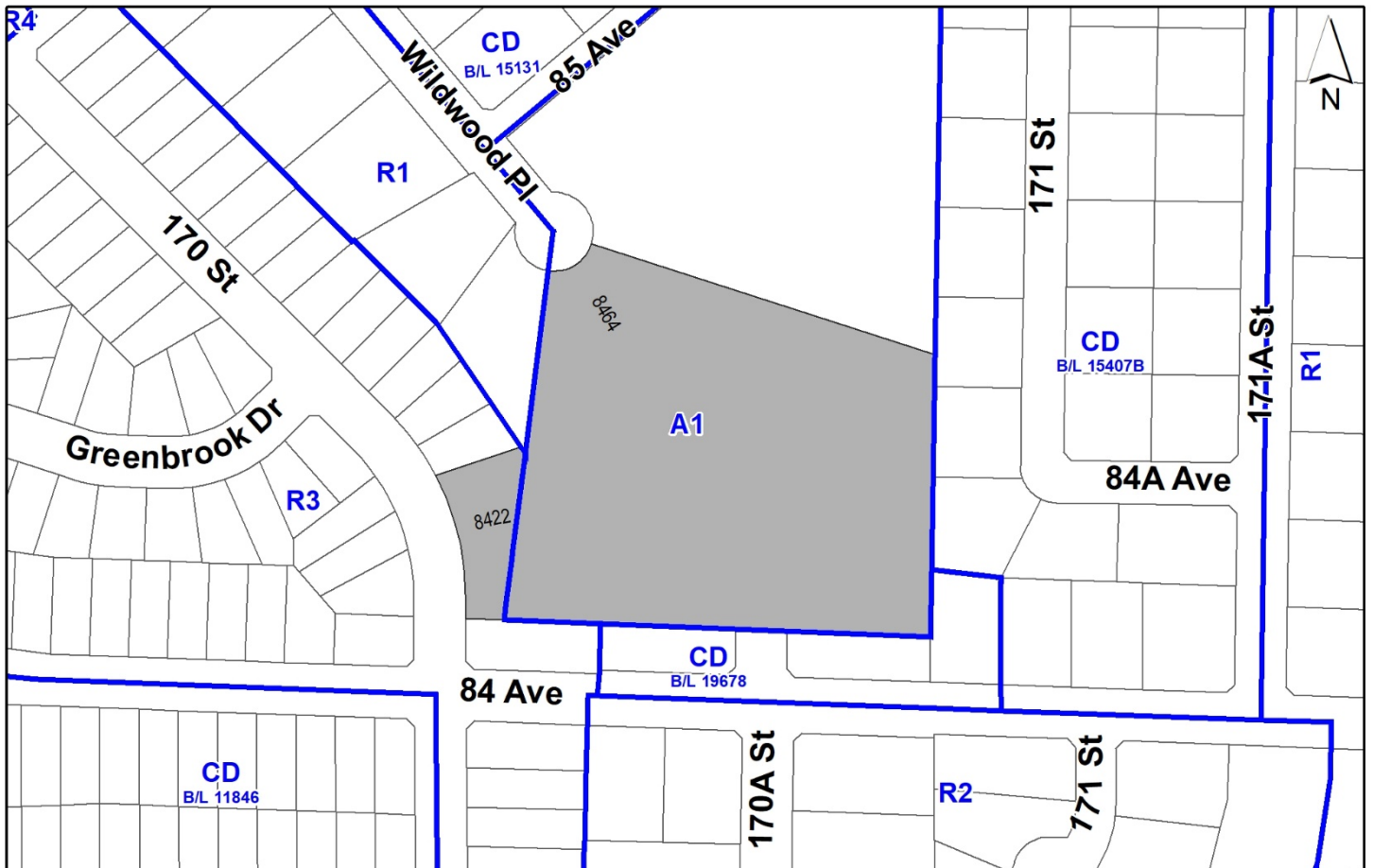
- **OCP Amendment** for a portion of the site from Suburban to Urban
- **Rezoning** for a portion of the site from A-1 to R3 to allow subdivision into four single family lots and one remnant lot with future subdivision potential.

LOCATION: 8464 - Wildwood Place

8422 - 170 Street

ZONING: A-1, R3

OCP DESIGNATION: Suburban, Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion of the site; and
 - Rezoning for a portion of the site.

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).
- A portion of the proposed urban residential (R3) subdivision does 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 8464 – Wildwood Place that is proposed to be rezoned to allow for subdivision with 8422 – 170 Street, which is already designated Urban in the OCP, to create four Urban residential (R3) lots along 170 street. The remnant portion of 8464 – Wildwood Place that is to remain zoned General Agriculture (A-1) will remain designated Suburban.
- The proposed density and building form are appropriate for this part of Fleetwood.
- 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;
 - 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 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 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 "Urban Residential Zone (R3)", and a date be set for Public Hearing.
4. 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 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; and
 - (f) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Acreage Residential/ Single Family Residential	Suburban/ Urban	A-1/ R3
North:	Acreage Residential/ Single Family Residential	Suburban/ Urban	A-1, R1/ R3

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single Family Residential	Suburban	CD (By-law No. 15407B)
South:	Single Family Residential	Suburban/Urban	CD (By-law No. 19678)/ R3
West (Across 170 Street):	Single Family Residential	Urban	R3

Context & Background

- The subject site consists of two properties, 8464 – Wildwood Place and 8422 – 170 Street.
- 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 property is designated Suburban in the Official Community Plan (OCP) and is zoned General Agriculture Zone (A-1).
- 8422 – 170 Street is approximately 0.14 hectares in size and is located on the east side of 170 Street, north of 84 Avenue. The property is designated Urban in the OCP and is zoned Urban Residential (R3).
- There are two existing single-family dwellings occupying the site, one at 8464 -Wildwood Place and one at 8422 – 170 Street. Both are proposed to be retained with this application.
- 8422 – 170 Street was created as part of Development Application No. 7996-0262-00 in December 1997, and a No-Build Restrictive Covenant was registered on the southern 907-square metre portion of the property until future consolidation with 8464 – Wildwood Place could occur.
- A previous application, 7921-0067-00, 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 was denied by council at the Regular Council – Public Hearing Meeting on November 18, 2024. This previous application included an OCP amendment and rezoning for a portion of 8464 – Wildwood Place to help facilitate the urban residential (R3) subdivision proposed under the subject application (No. 7923-0241-00).
- As Application No. 7921-0067-00 is no longer proceeding, the applicant has chosen to amend the scope of the subject application to include an OCP Amendment and rezoning for a portion of the site in order to facilitate the proposed subdivision of four (4) urban residential lots fronting 170 Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the subdivision into four (4) urban residential lots and one (1) remnant suburban lot, the applicant has proposed the following:
 - Official Community Plan (OCP) Amendment for a portion of the site from Suburban to Urban; and

- Rezoning for a portion of the site from General Agriculture Zone (A-1) to Urban Residential Zone (R3).

	Proposed
Lot Area	
Gross Site Area:	2.2 ha
Urban Residential:	0.25 ha
Remnant Suburban:	1.9 ha
Number of Lots:	5 lots
R3 Lot:	4 lots
Unit Density:	16 uph
Lot Size:	561 sq. m to 711 sq. m
Lot Width	14.8 m to 15.0 m
Lot Depth:	34.5 to 42.7 m
Remnant A-1 Lot:	1 lot
Lot Size:	1.9 ha

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

Two (2) Elementary students at Coast Meridian Elementary School
 Two (2) Secondary students at North Surrey Elementary 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.

Transportation Considerations

- Vehicle access for proposed Lots 1 to 4 is from 170 Street, along the west property line.

- 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.

School Capacity Considerations

- The School District has advised that Coast Meridian Elementary is currently operating below the school's capacity. With the pending Fleetwood Plan and recent Provincial legislative changes yet to be formally incorporated into projections, the District will provide updated enrollment projects for this school as they are expected to increase significantly.
- As of September 2024, North Surrey Secondary is operating at 123% 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 proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- A portion of 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 four (4) lot urban residential development with a proposed net density of 16 units per hectare. The Urban designation allows for densities up to 48 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 remain zoned General Agriculture (A-1) does not require an OCP Amendment and will remain designated Suburban.

Amendment Rationale

- The proposed development is located in close proximity to the Stage 1 Fleetwood Plan Boundary, where land is designated 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.
- The proposed development will complete a previous subdivision along 170 Street, created in 1997. The proposed lot dimensions are in keeping with the existing Urban Residential (R3) neighbourhood.

- 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);
 - 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); and
 - Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (B6).

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from A-1 to R3.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the R3 Zone, and parking requirements.

R3 Zone (Part 15)	Permitted and/or Required	Proposed
Unit Density:	14.8 uph	16 uph
Lot Size		
Lot Size:	560 sq. m	561 sq m to 711 sq. m
Lot Width:	15 m	14.8 m* to 15.0 m
Lot Depth:	28 m	34.5 m to 42.7 m

*The proposed reduction in the lot width of proposed Lot 3 is supported in accordance with Section B.28 (g) of Part 4 General Provisions of Surrey Zoning By-law No. 12000, where the minimum lot width of a lot may be reduced by not more than 10% if the resultant lot area is substantially larger than the minimum area required by a Zone. Lot 3 is proposed to have a lot area of 613 sq. m, 53 sq. m above the minimum.

Lot Grading and Building Scheme

- 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 residential lots (Appendix VI).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage, Rural-Heritage and West Coast Modern.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated December 3, 2024, has been reviewed by staff and found to be generally acceptable. 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. 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. The current rate is \$4,272 per new unit.
- The proposed development will 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 Secondary Plan in order to satisfy the proposed Secondary Plan 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 a single family lot.

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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 20, 2024, and the Development Proposal Signs were installed on December 4, 2024. Staff received two (2) responses from neighbouring residents requesting further information about the proposal.

- The subject development application was reviewed by the Fleetwood Community Association (FCA). The FCA expressed no concerns with the proposed urban residential (R3) subdivision as it fits in with the lots currently fronting 170 Street.

TREES

- Adrian Szabunio, 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	6	5	1
Coniferous Trees	14	9	5
Onsite Tree Totals	20	14	6
Onsite Replacement Trees Proposed	15		
Total Onsite Retained and Replacement Trees	21		

- The Arborist Assessment states that there are a total of twenty (20) bylaw protected trees on the site. Additionally, there are four (4) bylaw protected offsite trees, and nine (9) bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain six (6) 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. Additionally, no offsite trees are proposed for removal and two (2) City trees are proposed for removal due to potential impacts with lot access or site services. This proposed removal will be further assessed as part of the Engineering Department's servicing design review process.
- 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 twenty-three (23) replacement trees on the site. Since the proposed twenty-three (23) replacement trees cannot be accommodated on the site, the proposed deficit of eight (8) replacement trees will require an estimated cash-in-lieu payment of \$4,400, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 170 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of fifteen (15) trees are proposed to be retained or replaced on the site with an estimated contribution of \$4,400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

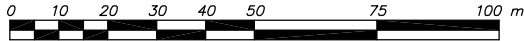
approved by Shawn Low

Ron Gill
General Manager
Planning and Development

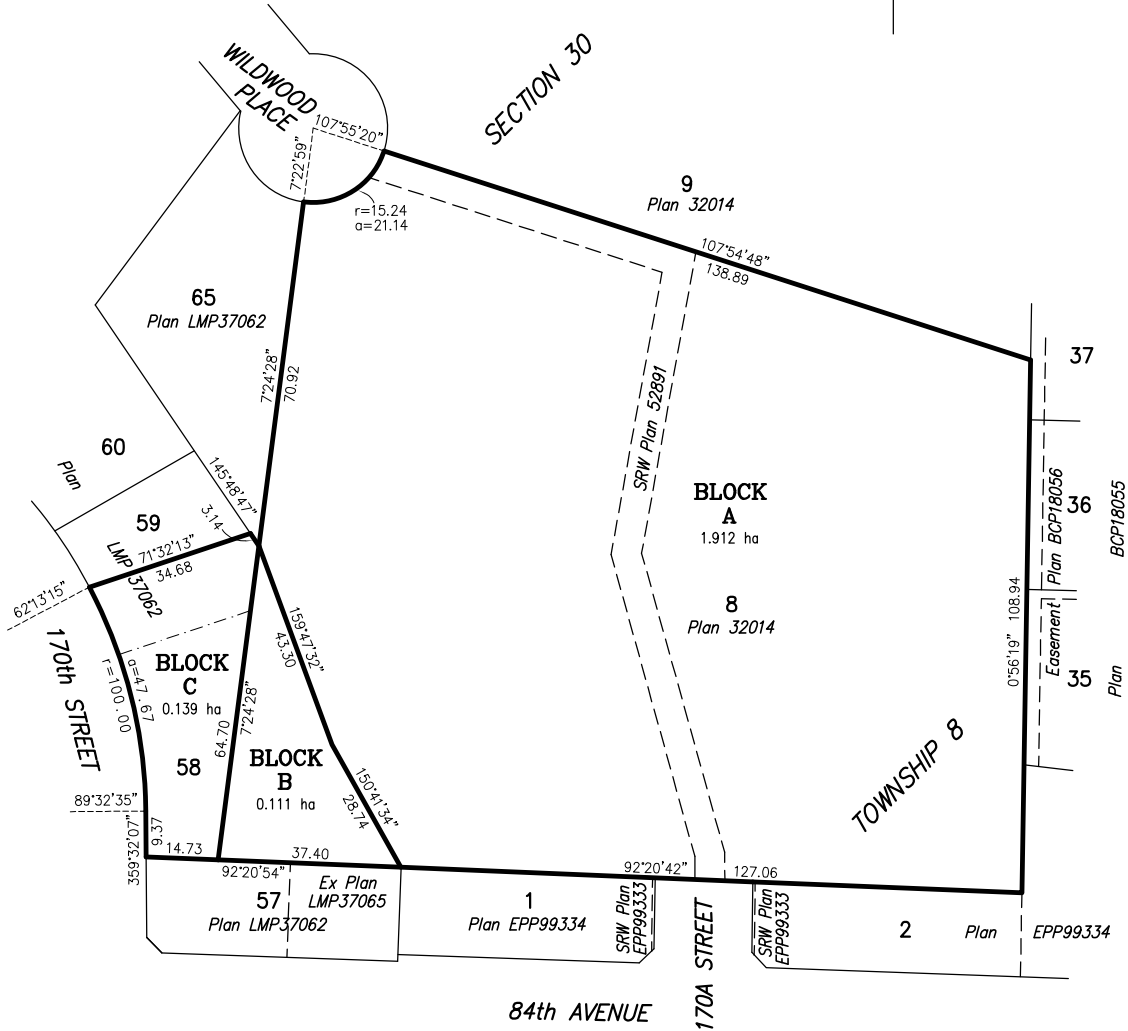
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF LOT 8, PLAN 32014 AND
 LOT 58, PLAN LMP37062; BOTH OF SECTION 30,
 TOWNSHIP 8, NEW WESTMINSTER DISTRICT**

City of Surrey B.C.G.S. 926.017



SCALE 1 : 1000
 All distances are in metres

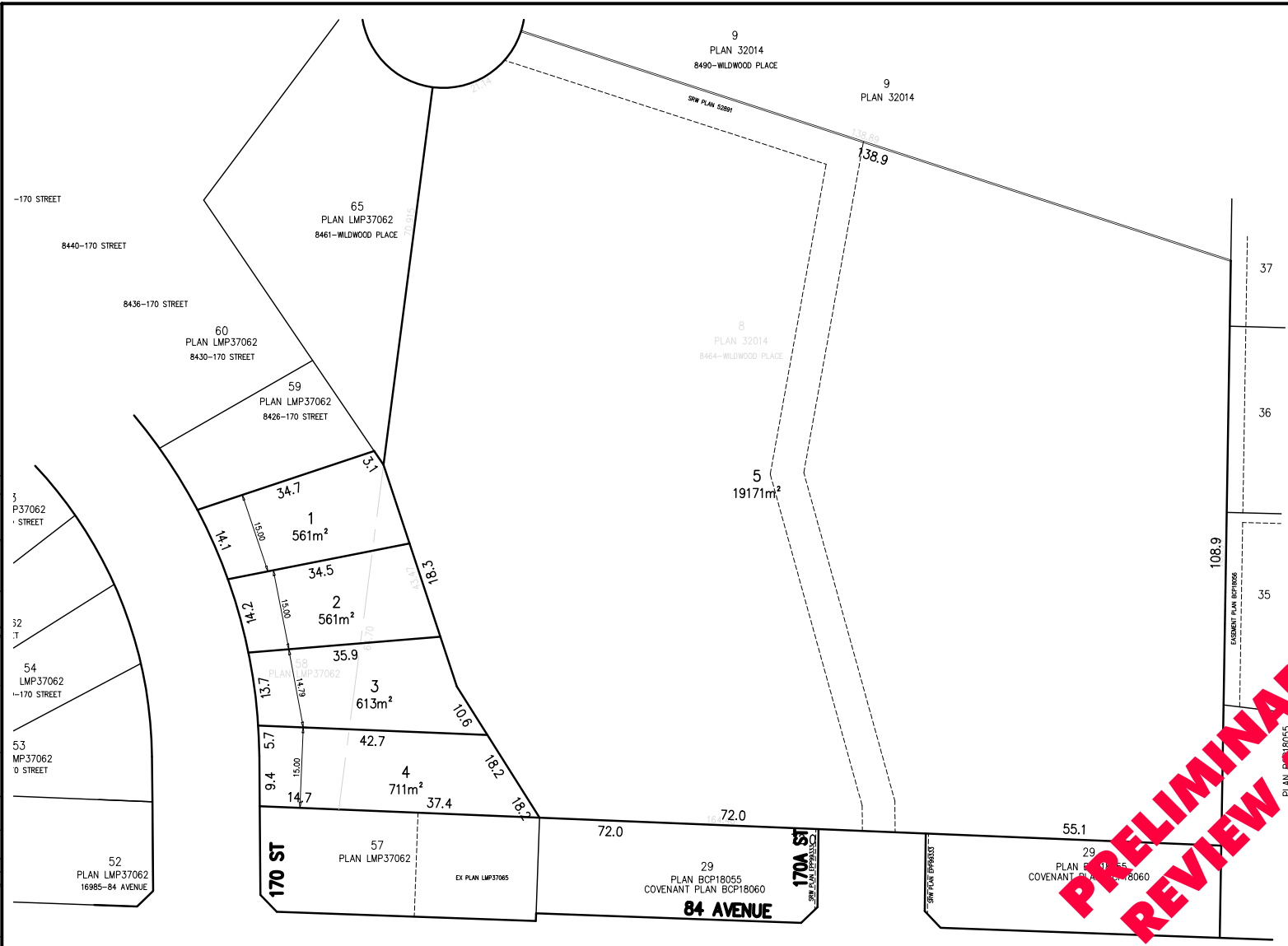


Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 - 18525-53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777
 File: 7892 ZONING3

Certified correct to survey dated
 this 3rd day of January, 2025.

Digitally signed by Sean Costello
 Sean Costello GU732Z
 DN: cn=Sean Costello, o=City of Surrey, ou=City of Surrey, email=sean.costello@cityofsurrey.ca

Sean Costello, B.C.L.S.



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

G:\Projects\21015.com\AD Drawings\Layouts\Lot Layout - Op 18 - Jun 18, 2024.dwg [Lot Layout - 11x17] 12/03/2024 3:42PM

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

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

FROM: **Director, Land Development, Engineering Department**

DATE: **January 07, 2025**

PROJECT FILE: **7823-0241-00**

RE: **Engineering Requirements**
Location: 8422 170 St

REZONE/SUBDIVISION

Works and Services

- Provide 6.0m wide concrete driveway to each lot.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Provide downstream catchment analyses for drainage to confirm capacity, and address any constraints as required.
- Register RC for on-site sustainable drainage features.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AMENDMENT

There are no engineering requirements relative to the proposed OCP Amendment.



Jeff Pang, P.Eng.
Land Development Director

DYC

Department: **Planning and Demographics**
Date: **December 6, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0241 00**

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

School-aged children population projection	5
---	----------

Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	2
Total Students =	4

Current Enrolment and Capacities:	
Coast Meridian Elementary	
Enrolment	281
Operating Capacity	309
# of Portables	0
North Surrey Secondary	
Enrolment	1451
Operating Capacity	1175
# of Portables	9

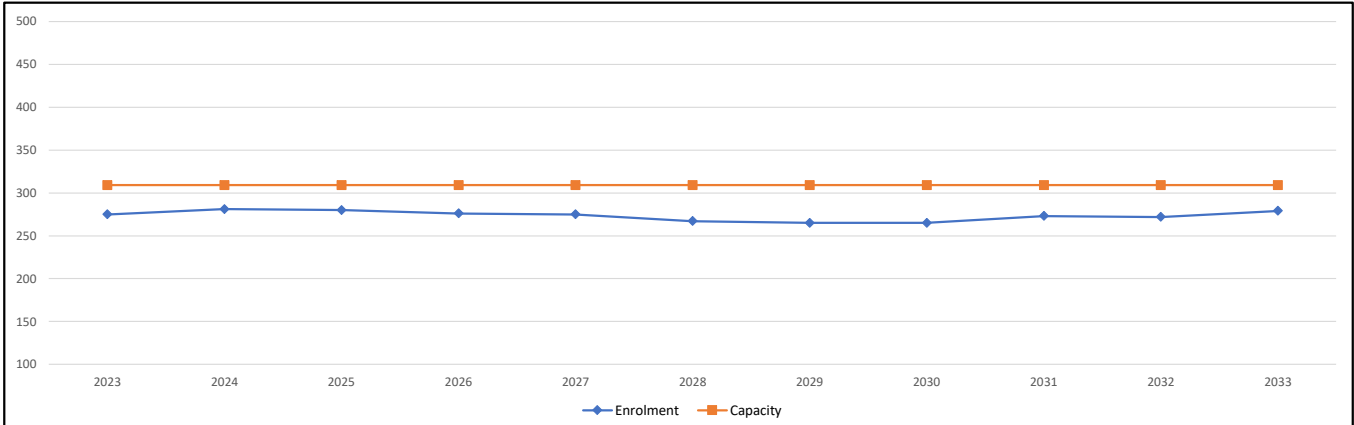
Summary of Impact and Commentary

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.

As of September 2024, Coast Meridian is operating at 91% capacity. With the pending Fleetwood Plan and recent Provincial legislative changes yet to be formally incorporated into projections, the District will provide updated enrolment projections for this school as they are expected to increase significantly.

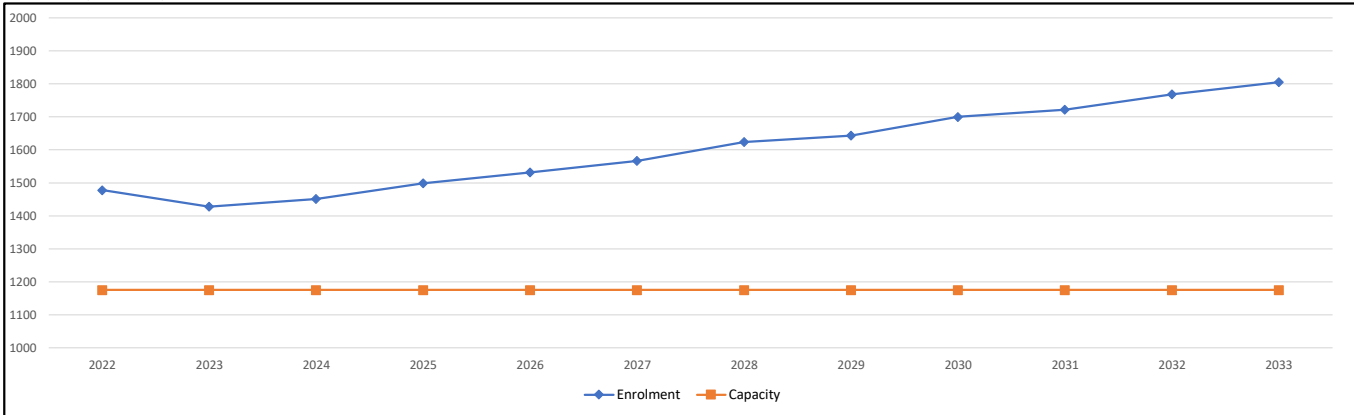
As of September 2024, North Surrey Secondary is operating at 123% and projected to grow to 1500+ students by the middle of this decade. As part of the 2025/2026 Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved 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 File Number:

Address: 8422 170 St & 8464 Wildwood pl, Surrey

Arborist: Adrian Szabunio

Date of Report/Revision: Dec 5, 2024

Arborist Signature



*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<u>ONSITE TREES</u>	# of Trees
Existing Bylaw Trees	<u>20</u>
Proposed Removed Bylaw Trees	<u>14</u>
Proposed Retained Bylaw Trees	<u>6</u>
Total Replacement Trees Required	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
5	5
x 1	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0	0
x 2	

Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		
	Removed	Subtotal
	9	x2 18
Required Replacement Trees		<u>23</u>
Proposed Replacement Trees		<u>15</u>
Deficit of Replacement Trees		<u>8</u>
Total Onsite Retained and Replacement Trees		<u>21</u>

OFFSITE TREES		# of Trees
Existing Bylaw Trees		<u>4</u>
Proposed Removed Bylaw Trees		<u>0</u>
Proposed Retained Bylaw Trees		<u>4</u>
Total Replacement Trees Required		
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio		
	Removed	
	0	x1 0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		
	Removed	
	0	x2 0

Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio	
Removed	
0 x2 0	
Required Replacement Trees *To be taken as cash-in-lieu	=
Total Offsite Retained Trees	=

<u>CITY TREES</u>	<u>Existing</u>	<u>Removed</u>	<u>Retained</u>
Park/City Lot Trees	0	0	0
Boulevard Trees	9	2	7
Total	9	2	7

8436-170 STREET

60
PLAN LMP37062
8430-170 STREET

59
PLAN LMP37062
8426-170 STREET

3
P37062
STREET

32
T

54
LMP37062
-170 STREET

53
MP37062
O STREET

52
PLAN LMP37062
16985-84 AVENUE

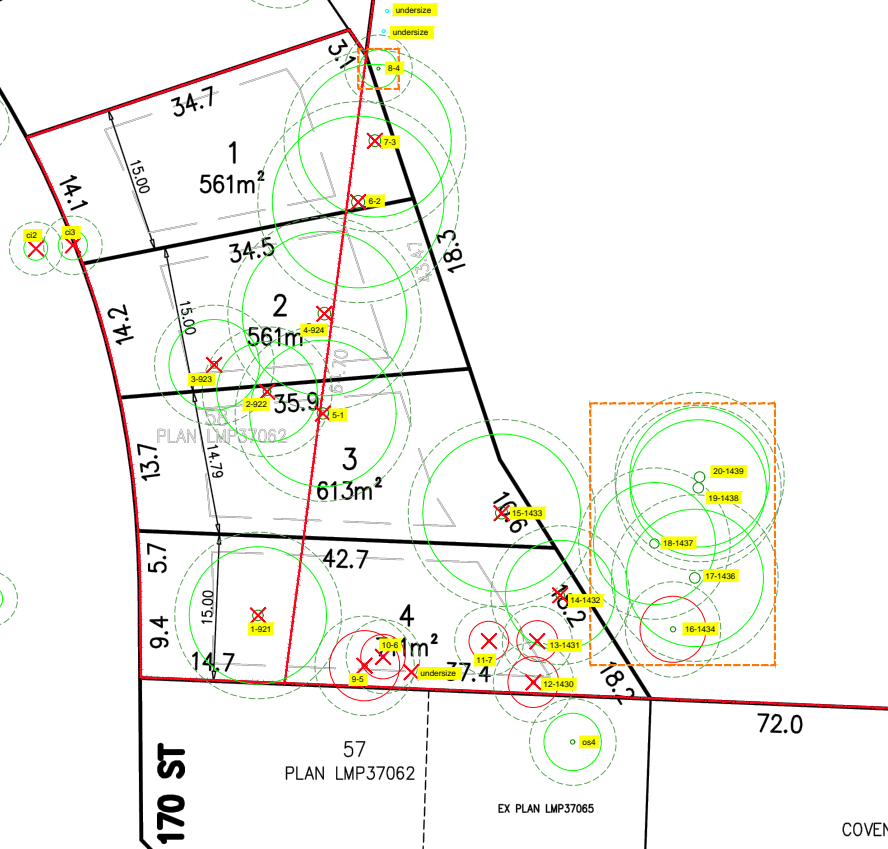
57
PLAN LMP37062

EX PLAN LMP37065

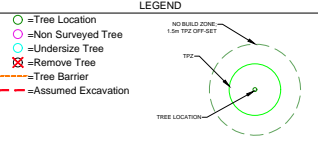
COVER

170 ST

72.0



TREE INVENTORY				
TREE #	ID #	SPECIES	DBH (cm)	TPZ (m)
-	ci1	SWEET GUM	27	1.62
-	ci2	DECIDUOUS	3	1.20
-	ci3	HONEY LOCUST	23	1.38
-	ci4	SWEET GUM	20	1.20
-	ci5	DEODAR CEDAR	51	3.06
-	ci6	HONEY LOCUST	12	1.20
-	ci7	NORWAY MAPLE	39	2.34
-	ci8	SWEET GUM	17	1.20
-	ci9	SWEET GUM	18	1.20
1	921	WESTERN RED CEDAR	108	6.48
2	922	WESTERN RED CEDAR	79	4.74
3	923	WESTERN RED CEDAR	71	4.26
4	924	WESTERN RED CEDAR	129	7.74
5	1	WESTERN RED CEDAR	115	6.90
6	2	WESTERN RED CEDAR	135	8.10
7	3	WESTERN RED CEDAR	120	7.20
8	4	SITKA SPRUCE	30	1.80
9	5	BLACK COTTONWOOD	55	3.30
10	6	RED ALDER	35	2.10
11	7	RED ALDER	31	1.86
12	1430	RED ALDER	40	2.40
13	1431	RED ALDER	32	1.92
14	1432	WESTERN RED CEDAR	86	5.16
15	1433	WESTERN RED CEDAR	124	7.44
16	1434	RED ALDER	52	3.12
17	1436	WESTERN RED CEDAR	108	6.48
18	1437	WESTERN RED CEDAR	96	5.76
19	1438	WESTERN RED CEDAR	107	6.42
20	1439	WESTERN RED CEDAR	110	6.60
-	os1	WESTERN RED CEDAR	65	3.90
-	os2	BEECH	36	2.16
-	os3	NORWAY SPRUCE	34	2.04
-	os4	WESTERN RED CEDAR	45	2.70

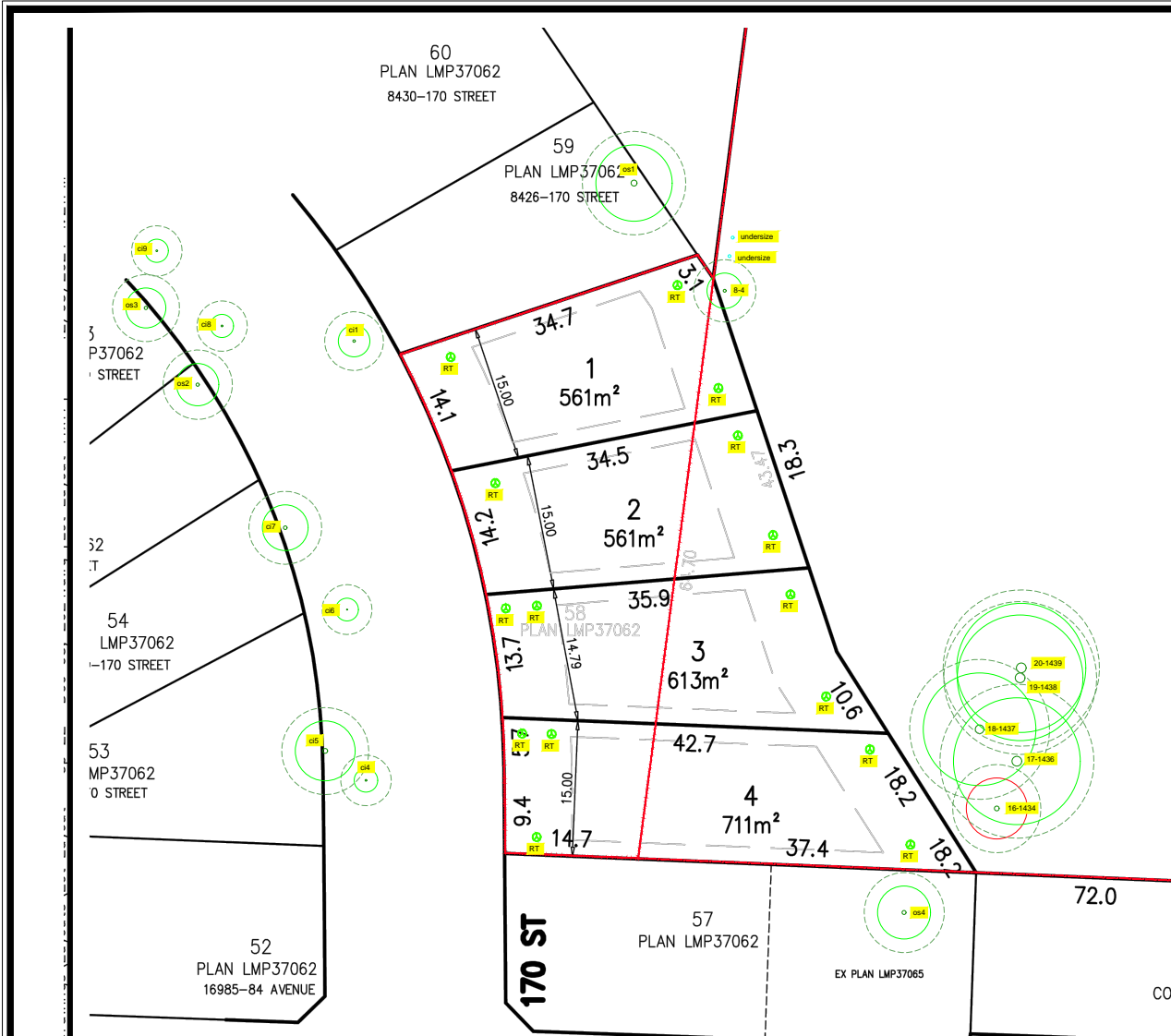


NOTES:

- UNDERSIZE TREES ARE LESS THAN 30cm DBH
- RED TPZ INDICATES POOR RETENTION SUITABILITY. ALL OTHERS ARE GOOD OR MODERATE
- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE. LOCATIONS CAN ONLY BE CONFIRMED BY A REGISTERED BC LAND SURVEYOR.

TREE PLAN FOR CONSTRUCTION
AT
8422 170ST & 8464 WILDWOOD PLACE, SURREY
SCALE: 1:500
DATE: DECEMBER 5, 2024





TREE INVENTORY				
TREE #	ID #	SPECIES	DBH (cm)	TPZ (m)
-	ci1	SWEET GUM	27	1.62
-	ci4	SWEET GUM	20	1.20
-	ci5	DEODAR CEDAR	51	3.06
-	ci6	HONEY LOCUST	12	1.20
-	ci7	NORWAY MAPLE	39	2.34
-	ci8	SWEET GUM	17	1.20
-	ci9	SWEET GUM	18	1.20
8	4	SITKA SPRUCE	30	1.80
16	1434	RED ALDER	52	3.12
17	1436	WESTERN RED CEDAR	108	6.48
18	1437	WESTERN RED CEDAR	96	5.76
19	1438	WESTERN RED CEDAR	107	6.42
20	1439	WESTERN RED CEDAR	110	6.60
-	os1	WESTERN RED CEDAR	65	3.90
-	os2	BEECH	36	2.16
-	os3	NORWAY SPRUCE	34	2.04
-	os4	WESTERN RED CEDAR	45	2.70

LEGEND

- = Tree Location
- = Non-Surveyed Tree
- = Undersize Tree
- = Remove Tree
- = Tree Barrier
- = Assumed Excavation
- = Replacement tree

NO BUILD ZONE
1.5m TYP OFF-SET

TPZ
TREE LOCATION

NOTES:

- REPLACEMENT TREE LOCATIONS ARE SUGGESTIONS ONLY
- REPLACEMENT TREE SPECIES ARE RECOMMENDED TO BE SELECTED FROM THE CITY OF SURREY REPLACEMENT TREE LIST
- REPLACEMENT TREES TO BE 3cm TO 5cm CAL OR GREATER IF DECIDUOUS, OR A MINIMUM HEIGHT OF 1.75m IF CONIFEROUS.
- REPLACEMENT TREES TO CONFORM TO CSLA/CNLA LANDSCAPE STANDARDS
- REPLACEMENT TREES ARE RECOMMENDED TO BE PLATED ACCORDING TO ISA BEST MANAGEMENT PRACTICES

TREE RETENTION AND REPLACEMENT PLAN FOR CONSTRUCTION AT 8422 170ST & 8464 WILDWOOD PLACE, SURREY

SCALE: 1:500
DATE: DECEMBER 5, 2024



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.
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 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:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

June 25, 2024

Date

