

INTER-OFFICE MEMO

**Regular Council - Land Use Meeting
B.2 7923-0223-00
Monday March 10, 2025**

TO: City Clerk, Legislative Services Division

FROM: General Manager, Planning & Development Department

DATE: March 10, 2025 **FILE: 7923-0223-00**

**RE: Agenda Item B.2, March 10, 2025 Regular Council – Land Use
Development Application No. 7923-0223-00
Replacement Pages for the Planning Report**

Development Application No. 7923-0223-00 is on the agenda for consideration by Council at March 10, 2025 Regular Council – Land Use Meeting under Item B.2.

After finalizing the Planning Report for the March 10, 2025 Regular Council – Land Use Agenda, it was noticed that 4 lots require a DVP for lot depth, and only 2 of them were listed on the report.

Pages 2, 4, 12 and Appendix VIII of the Planning Report have been updated to reflect this change.

The replacement page for the Planning Report detailing is attached to this memorandum.



Ron Gill
General Manager
Planning & Development Department

Attachment - 7923-0223-00- Replacement Pages 2, 4, 12 and Appendix VIII

c.c. - City Manager

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems and Farm Protection.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) for a portion of the site from Suburban to Urban.
- Proposing an amendment to the Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the Residential Transition designation to Detached Residential, with adjustments to the road network.
- Proposing to reduce the minimum lot depth requirements of the R4 Zone Type II Lots from 24 metres to 20.9 metres for proposed Lots 73, 74, ~~and 97~~ and 98.
- Proposing to reduce the riparian setbacks to a Class B yellow-coded stream from 15 metres to 10 metres as measured from top of bank.

RATIONALE OF RECOMMENDATION

- The proposal includes an OCP amendment for a portion of the site, from Suburban to Urban, to ensure that the entire site is designated Urban in the Official Community Plan (OCP) which will allow the proposed use on the site.
- The proposal includes an amendment to the Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the Residential Transition designation to Detached Residential, with adjustments to the road network. All existing Detached Residential, Park, Natural Areas and Buffers designations to remain.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form in conjunction with a significant landscaped buffer are appropriate for this part of Redwood Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for addresses 2226 180 St, 2225 184 St and 2246 180 St 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 subject site from "Intensive Agriculture Zone (A-2)", "Acreage Residential Zone (RA)" and "Child Care Zone (CCR)" to "Small Lot Residential Zone (R4)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0223-00 for Sensitive Ecosystems (Streamside Areas and/or Green Infrastructure Areas) and Farm Protection generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7923-0223-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the R4 Zone Type II from 24 metres to 20.9 metres for proposed Lots 73, ~~74~~ and 97 and 98; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from the top of bank.
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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed relocation of onsite watercourses;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

Lot Depth Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot depth of the R4 Zone Type II from 24 metres to 20.9 metres for proposed Lots 73, 74, ~~and 97~~ and 98.
- Proposed Lots 73, 74, ~~and 97~~ and 98 require a variance to the lot depth. This is to accommodate the new cul-de-sac bulb at the eastern end of 22B Avenue. The applicant has presented drawings showing both lots can achieve the desired dwelling size, without the need for setback variances, as they are significantly wider and larger than the minimum requirement. The two Lots are each 19.1 metres wide, and 426 square metres in area.
- Staff support the requested variance to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from top of bank.
- The proposed stream is part of compensation works and will provide enhanced ecological value. This is also to be within the GIN corridor, increasing the width of the corridor on the property from 20 metres to 21 metres.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus Muir of AJ Muir Design Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include Neo-Traditional and Neo-Heritage, West Coast, Craftsman, Contemporary, Modern Farmhouse, Modern Prairie, French Country and French Provincial. These styles are indicative of what has been popular over the last ten years to present. The homes may share many common elements of roof design and massing but identify separately as specific styles by the cladding, detailing and colours used.
- A preliminary lot grading plan, submitted by Aplin & Martin Consultants Ltd., and dated November 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0223-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-528-791
Lot 1 Section 17 Township 7 New Westminster District Plan 64957
2226 180 Street

Parcel Identifier: 006-469-809
Lot 6 Except: Part Subdivided By Plan 64957; Section 17 Township 7 New Westminster District
Plan 30171
2246 180 Street

Parcel Identifier: 003-667-669
Lot 3 Section 17 Township 7 New Westminster District Plan 65771
2277 184 Street

Parcel Identifier: 006-469-922
Lot 8 Except: Part Subdivided By Plan 65771; Section 17 Township 7 New Westminster District
Plan 30171
2293 184 Street

Parcel Identifier: 006-470-220
Lot 9 Section 17 Township 7 New Westminster District Plan 30171
2225 184 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection C2. Permitted Lot Size Reductions, of Part 16 Small Lot Residential Zone (R4), the minimum lot depth of Interior Lot Type II, is reduced from 24 metres to 20.9 metres for proposed Lots 73, 74, ~~and 97~~ and 98; and
- (b) In Subsection B1 Streamside Setback Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

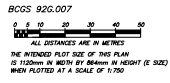
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

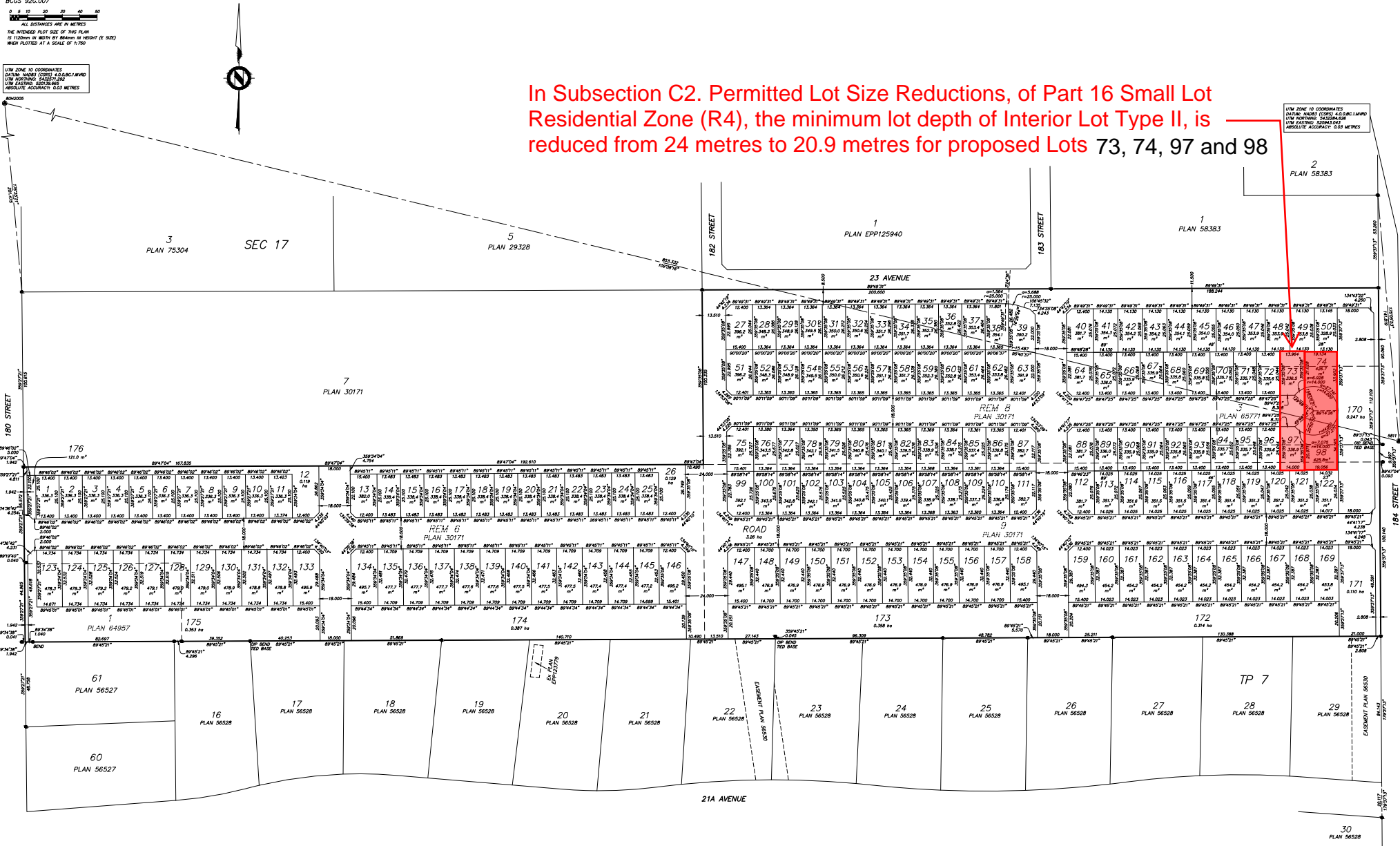
PRELIMINARY SUBDIVISION PLAN OF
LOT 1, PLAN 64957;
LOT 3, PLAN 65771;
LOT 6 EXCEPT PART SUBDIVIDED BY PLAN 64957,
LOT 8 EXCEPT PART SUBDIVIDED BY PLAN 65771
AND LOT 9, PLAN 30171; ALL SECTION 17 TOWNSHIP 7
NEW WESTMINSTER DISTRICT



UTM ZONE 18 COORDINATES
DATUM: NAD83 (CSRS) 4-LEVEL ADJUSTED
UTM EASTING: 542377.292
UTM NORTHING: 4801764.665
ABSOLUTE ACCURACY: 0.03 METRES

In Subsection C2, Permitted Lot Size Reductions, of Part 16 Small Lot Residential Zone (R4), the minimum lot depth of Interior Lot Type II, is reduced from 24 metres to 20.9 metres for proposed Lots 73, 74, 97 and 98

UTM ZONE 18 COORDINATES
DATUM: NAD83 (CSRS) 4-LEVEL ADJUSTED
UTM EASTING: 542377.292
UTM NORTHING: 4801764.665
ABSOLUTE ACCURACY: 0.03 METRES



THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, MADS (CSRS) 4-LEVEL ADJUSTED
THIS PLAN SHOWS HORIZONTAL CONTROL LEVEL DISTANCES
VALUES OF CORNER ELEVATIONS TO 100MM AND ABOVE
FACTORS OF CORRECTION FOR GRAVITATIONAL DEFLECTION HAS BEEN
DETERMINED FROM GEODETIC CONTROL MONUMENTS BOUNDS AND BEEL
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS
SOME LINES AND SYMBOLS MAY BE ENLARGED FOR CLARITY

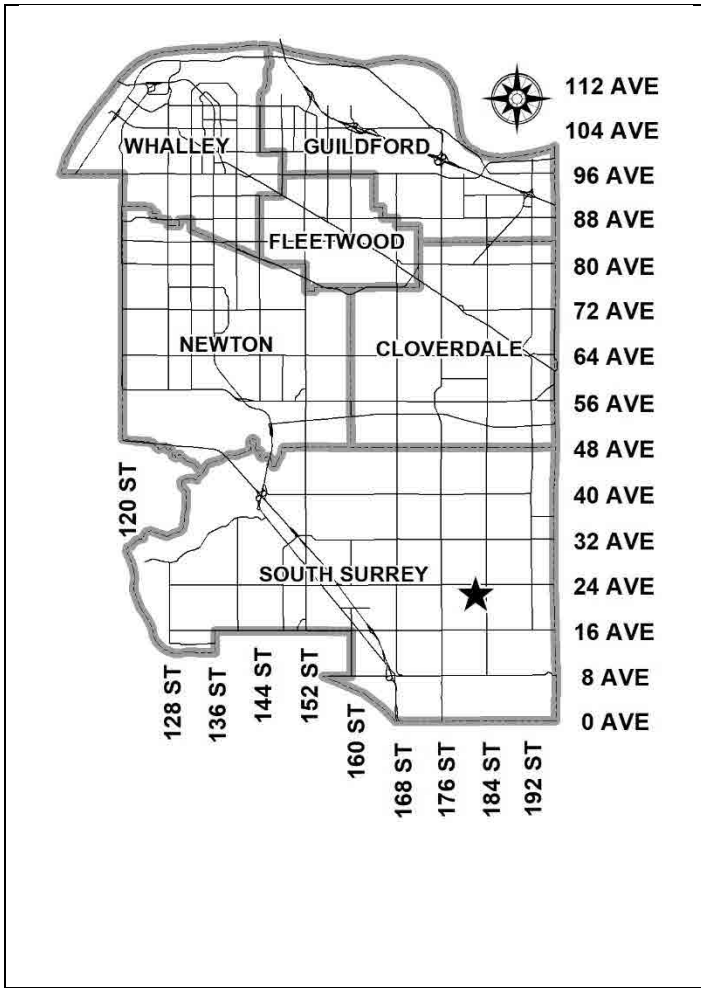
- LEGEND:
- NICKER'S CONTROL MONUMENT FOUND
 - NICKER'S STANDARD IRON POST FOUND
 - NICKER'S STANDARD CONCRETE POST FOUND
 - NICKER'S METRES
 - NICKER'S SQUARE METRES
 - NICKER'S SECTION
 - NICKER'S CORNER
 - NICKER'S REMAINDER
 - NEW NICKER'S EXISTING RIGHT OF WAY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(CITY OF SURREY)

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0223-00

Planning Report Date: March 10, 2025



PROPOSAL:

- **OCP Amendment** on a portion of the site from Suburban to Urban
- **NCP Amendment** to redesignate the southern portion of the site from Residential Transitional to Detached Residential and for changes to the road network
- **Rezoning** from RA, A-2 and CCR to R4
- **Development Permit (Sensitive Ecosystem and Farming Protection)**
- **Development Variance Permit**

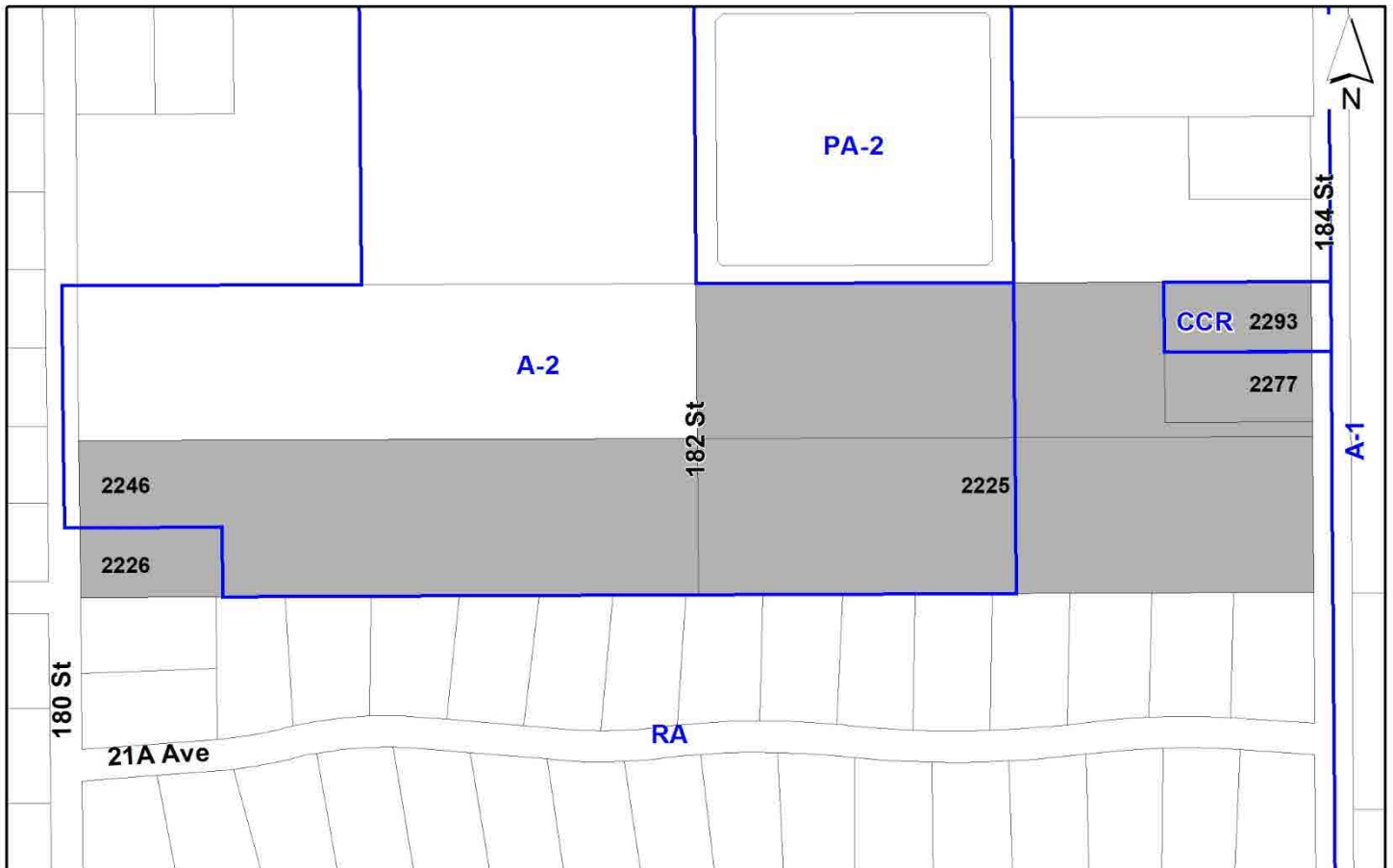
to allow subdivision into 169 single family lots.

LOCATION: 2226 and 2246 180 Street
2277, 2293 and 2225 - 184 Street

ZONING: A-2, RA and CCR

OCP DESIGNATION: Suburban and Urban

NCP DESIGNATION: Detached Residential, Residential Transition, and Park, Natural Areas, and Buffers



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
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DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) for a portion of the site from Suburban to Urban.
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- Proposing to reduce the minimum lot depth requirements of the R4 Zone Type II Lots from 24 metres to 20.9 metres for proposed Lots 73 and 97.
- Proposing to reduce the riparian setbacks to a Class B yellow-coded stream from 15 metres to 10 metres as measured from top of bank.

RATIONALE OF RECOMMENDATION

- The proposal includes an OCP amendment for a portion of the site, from Suburban to Urban, to ensure that the entire site is designated Urban in the Official Community Plan (OCP) which will allow the proposed use on the site.
- The proposal includes an amendment to the Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the Residential Transition designation to Detached Residential, with adjustments to the road network. All existing Detached Residential, Park, Natural Areas and Buffers designations to remain.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form in conjunction with a significant landscaped buffer are appropriate for this part of Redwood Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection.

- The applicant has consulted with the neighbourhood residents and has proposed changes to the development application to address some of the concerns that were raised.
- 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 for addresses 2226 180 St, 2225 184 St and 2246 180 St 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 subject site from "Intensive Agriculture Zone (A-2)", "Acreage Residential Zone (RA)" and "Child Care Zone (CCR)" to "Small Lot Residential Zone (R4)" and a date be set for Public Hearing.
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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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed relocation of onsite watercourses;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the General Manager, Planning & Development Department;
 - (g) the applicant satisfy the requirements for a P-15 agreement;
 - (h) voluntary conveyance of open space in the form riparian areas and Biodiversity Conservation Strategy areas to the City for preservation purposes;
 - (i) 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;
 - (j) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (l) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 12 and 26 for consolidation with 2276 180 Street for future development; and
 - (m) registration of a Section 219 Restrictive Covenant advising future building occupants of the potential farm operations of the adjacent agricultural lands.
7. Council pass a resolution to amend Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the Residential Transition designation to Detached Residential, with changes to the road network, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	5 Large lots with 4 single family dwellings	Detached Residential, Residential Transition, and Park, Natural Areas, and Buffers	A-2, RA and CCR
North:	Acreage lots and private school (Saint John Paul II)	Detached Residential, Residential Transition, Institutional, and Park, Natural Areas, and Buffers	A-2, RA and PA2
East (Across 184 Street):	Acreage lots and farms	OCP: Agricultural (ALR)	A-1
South:	Acreage lots	OCP: Rural	RA
West (Across 180 Street):	Acreage lots	OCP: Rural	RA

Context & Background

- The site is comprised of five properties, currently occupied by four single family dwellings. The site is zoned RA, A-2 and CCR, designated Suburban and Urban in the Official

Community Plan (OCP), and designated Detached Residential, Residential Transition, and Park, Natural Areas, and Buffers in the Redwood Heights Neighbourhood Concept Plan (NCP).

- The site has a total gross area of 11.7 hectares (28.9 acres). The site slopes down from west to east approximately 25 metres.
- There are a few Class C watercourses and wetlands throughout the site. The site borders the ALR to the east, rural areas (Redwoods Estates) to the south and west, and lands designated Urban to the north, within the Redwoods Heights NCP. There is a Green Infrastructure Corridor along the eastern portion of the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The application proposes subdivision, rezoning, a Development Permit (Sensitive Ecosystem and Farm Protection), a Development Variance Permit, OCP amendment and an NCP amendment.
- The applicant proposes subdivision into 169 residential lots and 2 riparian protection areas. The site is proposed to be rezoned to "Small Lot Residential Zone (R4)".
- The eastern riparian area is divided into 2 lots, and overlaps with the Green Infrastructure Network, and also acts as a farmland protection buffer. The southern riparian area is divided into 4 lots and acts as a buffer and transition to the Rural acreage lots to the south. There is also some open space along the western portion of the site that acts as a buffer to the Rural lots on the west side of 180 Street.
- Two of the proposed lots have an irregular shape at the cul-de-sac bulb, and require a variance for the lot depth (more information on the variance is provided in the DVP Section later in this report).

	Proposed
Lot Area	
Gross Site Area:	11.71 hectares (28.95 acres)
Road Dedication:	3.026 hectares (8.06 acres)
Open Space/GIN:	1.78 hectares (4.4 acres)
Net Site Area:	6.5 hectares (16.06 acres)
Number of Lots:	169 single family lots and GIN/open space
Unit Density:	26 units per hectare
Range of Lot Sizes	336 square metres – 496 square metres
Range of Lot Widths	13.4 metres – 15.4 metres
Range of Lot Depths	20.9 metres – 32.3 metres

Referrals

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

School District: **The School District has advised that there will be approximately 163 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

79 Elementary students at Pacific Heights Elementary School
57 Secondary students at Grandview Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between 2029 and 2031.

Parks, Recreation & Culture: Future active parkland is proposed within 50 metres walking distance of the development as part of the Redwood Heights Neighbourhood Concept Plan (NCP).

Parks will accept the developer's voluntary dedication of the open space along the south of the development to satisfy the buffering requirement of the NCP and as the developer's response to the neighbours' interface concerns, as well as the GIN corridor along the east of the property. In addition to resolving the buffering concerns, the open space also contains a riparian area and will not be used for public amenities or access. Therefore, this area will not be credited towards the developer's 5% parkland dedication requirement under the Local Government Act.

Parks supports the voluntary conveyance of the streamside setback protection areas and aquatic habitat compensation areas to the City as a lot, without compensation, for conservation purposes under the Maximum Safeguarding provision of the DP3 – Sensitive Ecosystem Development Permit Area and in support of the applicant's WSA application.

Water Sustainability Act (WSA): The applicant will be applying for WSA approval for the relocation of riparian habitat within the site and outside of the site. Approval from WSA is a condition of Final Approval.

Agricultural and Food Policy Committee (AFPC) As AFPC is currently not meeting, the proposal was not referred to the Committee.

Transportation Considerations

- The applicant is required to dedicate land for 22A Avenue, 22B Avenue, 23 Avenue, 182 Street and 183 Street. There is also some road dedication for the widening of 184 Street and 180 Street.
- 22 A Avenue and 22B Avenue are a result of this proposal. The Redwood Heights NCP had identified only one east-west road through the site, but as part of this proposal, and to accommodate the proposed lot configuration, a second east-east road has been added.
- The site is in proximity to a multi-use pathway on the north side of 24 Avenue. 24 Avenue has bike lanes west of Highway No. 15 (1.2 km from the site), and bike lanes on 192 Street to the east (1.8 km to the east). The closest transit route is on 24 Avenue (250 metres from the site), for route #531 White Rock Centre/Willowbrook.

Parkland and/or Natural Area Considerations

- The applicant proposes some opens spaces along the east, west and south portions of the site.
- The eastern open space is along the GIN corridor. This is proposed as a 21-metre wide corridor, and will include riparian compensation. The area will also function as the farmland protection area.
- The western open space is a 5-metre wide corridor, to function as a buffer to the rural sites west of 180 Street.
- The southern open space is a 20-metre wide corridor that will include existing riparian area, additional riparian compensation, and will function as a buffer to the rural lots to the south.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is split designated Suburban and Urban in the Official Community Plan (OCP). The proposal includes an OCP amendment on a portion of the site from Suburban to Urban, to have the entire site designated as Urban.

Amendment Rationale

- The proposed amendment allows the proposal to include smaller residential lots along the southern and western portions of the site. This is needed as the buffer that was envisioned in the NCP is not proposed as part of the lots (which would have increased the lot areas), and instead the buffer is being voluntarily conveyed to the City at no cost.
- 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 flat 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.
- 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

- A 4.1 Plan and develop new neighbourhoods with an emphasis on compact forms of development that: effectively utilize land, public infrastructure and City resources, enhance neighbourhood quality, and reduce development pressures on agricultural and environmentally sensitive lands.
- A 4.2 Encourage the full and efficient build-out of existing planned urban areas
- B 4.28 Support the easy, fluid, unobstructed movement of pedestrians throughout urban areas by planning local street networks using a finer-grained, modified grid pattern and by strongly discouraging walled and gated neighbourhoods.
- B 5.14 Protect and enhance the character of the agriculture/urban interface by retaining natural landscape features and planting appropriate landscape buffers between urban development and agricultural operations.
- C 2.18 Create short-block, well-connected street networks in new neighbourhoods and redevelopment areas using a grid or modified grid pattern that is convenient and interesting for pedestrians.

- D 1.9 Encourage ecological restoration of riparian and/or significant natural areas to improve stream health, to support biodiversity and to improve ecological health of the Green Infrastructure Network.
- E 3.23 Protect and enhance the interface between urban areas and the Agricultural Land Reserve (ALR) by using fencing, landscaping buffers and building separations between urban and agricultural lands.

Secondary Plans

Land Use Designation

- The site is designated Detached Residential, Residential Transition, and Park, Natural Areas, and Buffers in the Redwood Heights Neighbourhood Concept Plan (NCP). The proposal partially complies with the designations.

Amendment Rationale

- Proposing an amendment to the Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the Residential Transition designation to Detached Residential, with changes to the road network. All existing Detached Residential, Park, Natural Areas and Buffers designations to remain.
- The proposal includes one additional east-west road through the site than is shown in the NCP, to support the proposed lots depths, and some minor adjustments to the buffer areas, and redesignation of the Residential Transition areas to Detached Residential. As the buffer to the west and south is being proposed as a separate lot, the proposed residential lots are shallower and smaller than originally envisioned, so an amendment is required to address this aspect.
- The NCP recommends a planted landscape buffer of 15 to 20 metres wide along the southern portion of the site. The NCP notes that flexibility in the minimum residential lot size may be considered to encourage the retention of open space to provide a 20 m wide parkland corridor adjacent to Redwood Rural Estates.
- The applicant is proposing conveyance of a 20 metre-wide open space buffer along the southern portion of the site, and reducing the adjacent lot widths to between 14 metres and 15.4 metres. These lots are also proposed as larger than the other R4 lots on the subdivision, with areas between 454 square metres and 496 square metres.
- Detached Residential lots have a direction in the NCP to be 50% served by a lane. Given the concerns in the community with multiple units allowed, the applicant has proposed to eliminate the lane, and provide all lots as front-loaded lots.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

- 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.

Themes/Objectives

- Transition density along the edge of the rural residential and agricultural areas.
- A finer grid road network will provide multiple choices for getting around enhancing connectivity.
- Water courses will be protected with appropriate riparian setbacks and conveyed to the City for preservation and management.
- Transitions (landscaping, buffering) will be provided along the edge of the Agricultural Land Reserve in keeping with Surrey Development Permit Guidelines.
- The overall form of development will be compact to ensure land resources are used responsibly and efficiently.

Zoning By-law

- The applicant proposes to rezone the subject site from RA, A-2 and CCR to R₄.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the R₄, streamside setbacks and parking requirements.

R₄ Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	26 units per hectare (10.5 upa)
Yards and Setbacks		
Front Yard:	5.5 m	5.5 m
Side Yard:	1.2 m	1.2 m
Side Yard Flanking:	7.5 m	7.5 m
Rear:	2.4 m	2.4 m
Lot Size		
Lot Size:	336 sqm (interior); 380 sqm (corner)	336 sqm to 496 sqm
Lot Width:	Type I: 12 m (interior); 14 m (corner) Type II: 13.4 m (interior); 15.4 m (corner)	13.4 metres to 15.4 metres
Lot Depth:	Type I: 28 metres Type II: 24 metres	20.9 metres (DVP) to 32.5 metres
Streamside (Part 7A)		
Streamside Setbacks		
Class B (green-coded) Stream:	15 metres	10 metres (DVP)

Lot Depth Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot depth of the R4 Zone Type II from 24 metres to 20.9 metres for proposed Lots 73 and 97.
- Proposed Lots 73 and 97 require a variance to the lot depth. This is to accommodate the new cul-de-sac bulb at the eastern end of 22B Avenue. The applicant has presented drawings showing both lots can achieve the desired dwelling size, without the need for setback variances, as they are significantly wider and larger than the minimum requirement. The two Lots are each 19.1 metres wide, and 426 square metres in area.
- Staff support the requested variance to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from top of bank.
- The proposed stream is part of compensation works and will provide enhanced ecological value. This is also to be within the GIN corridor, increasing the width of the corridor on the property from 20 metres to 21 metres.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus Muir of AJ Muir Design Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include Neo-Traditional and Neo-Heritage, West Coast, Craftsman, Contemporary, Modern Farmhouse, Modern Prairie, French Country and French Provincial. These styles are indicative of what has been popular over the last ten years to present. The homes may share many common elements of roof design and massing but identify separately as specific styles by the cladding, detailing and colours used.
- A preliminary lot grading plan, submitted by Aplin & Martin Consultants Ltd., and dated November 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report

was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP/Secondary Plan 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 Grandview \$22,278.48 per unit for 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.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 10, 2024, and the Development Proposal Signs were installed on November 04, 2024. Staff received responses from 16 neighbouring residents. Staff also met with a group of residents on 3 separate occasions, and have exchanged over 130 emails with residents. Since the comments raised were similar to feedback collected at the Public Information Meeting, all comments are combined below (staff comments in italics).

Public Information Meeting (PIM)

- A Public Information Meeting was held on November 21, 2024 from 5 pm to 7 pm at the Emmanuel Covenant Church in South Surrey. Notices were sent to 266 addresses in the surrounding area, and approximately 100 households attended the meeting. In attendance were also 7 staff from the applicant's company, and 3 City staff (planning, parks and engineering). Comment themes are noted below.
 - Buffer along southern and western portion of the site, and size of lots

Applicant is proposing to convey a uniform 20 metres wide open space parcel along the southern portion of the site, and 5 meters along the western portion of the site as buffers. The Redwood Heights NCP identifies that consideration for smaller sizes of lots could be given if the buffer was public land. Most of the proposed lots along the southern portion of the site are 14.7 metres

wide, with corner lots at 15.4 metres wide, and the lots on the eastern block at 14 metres in width. These lots have a proposed depth of over 30 metres. The lots are wider and deeper than most other lots in the proposal, and the southernmost row of lots, with an average size of 476 square metres, provides a transition between the rural lots to the south and the other lots on the proposed subdivision, that have an average of 350 square metres.

- Ecological value of the lands

There were concerns raised about the wildlife in the area, and the ecological value of the lands. The applicant proposes to convey the lands to the City identified as GIN along the eastern portion of the site, as well as the buffer along the southern portion of the site. This is in part to address wildlife concerns. If the southern buffer was provided as private property landscaping on individual lots, there would have been several fences impeding wildlife connectivity.

- Road connections, traffic and access to 180 Street

The road alignment shown in the NCP would have resulted in the "transition" lots being even deeper than the rural lots to the south. The lot depths for the lots on the northeast portion of the site also would not have worked with the current Zoning regulations for single family lots. The applicant proposes to eliminate lanes and provide an additional east-west road through the site, to accommodate the typical 24-metre depth of the proposed R4 lots. Furthermore, straight interconnected roads with a finer grain is a key element in current neighbourhood planning, as it provides greater connectivity, accessibility for emergency vehicles and promotes walking, cycling and transit.

- Drainage and impact on septic system to the south

There were concerns raised with drainage planning and impacts the proposal could have on rural lots to the south and their septic system. The applicant has provided a lot grading plan, which shows all the lots along the south portion of the site drain towards the north and east. There is also a watercourse between the proposal and the lots to the south, which will further impede the proposed lots from impacts to the existing rural lots to the south.

- OCP and NCP amendments, and Recent Provincial legislation changes that allows for additional units on each lot

Some residents have concerns with the proposed OCP and NCP amendments, and would prefer if no amendments were proposed. The demand for housing has greatly increased in the past 5 years since the NCP was approved. With Provincial legislation changes, the applicant could have increased the density on the site with additional units. Instead, the applicant proposes an increase in the number of lots, and have committed to building only single family dwellings with a suite, and no additional units on each lot.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP. There are no watercourses on the site that would require a Streamside Area DP, but there are wetlands on the site protected by Riparian Areas Protection

Regulations (RAPR), and compensation is being proposed on site for the habitat relocation and compensation of those water features. These are subject to Water Sustainability Act (WSA) approval.

- The water feature proposed along the eastern portion of the site, within the GIN, would require 15 metres of setbacks as per Part 7A. The application proposes a reduction from 15 metres to 10 metres as measured from top of bank. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development. The new water feature along the GIN corridor would be classified as a Class B yellow-coded stream. This new watercourse is part of the proposed riparian compensation works on the site, and subject to WSA approval.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) stream requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Ian Whyte Consulting Ltd. and dated February 27, 2025 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the eastern portion of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Redwood BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low to Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- The development proposal enhances 3,500 square meters of the subject site through Riparian Conveyance. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS. The proposed corridor on the site is 21 metres wide, which will help achieve the total 50 metres wide corridor, with only a small portion on the ALR lands to the east.

- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Ian Whyte Consulting Ltd. and dated February 27, 2025 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban nuisance conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 37.5 metres if single family use is separated from ALR by a road;
- Provide a minimum of 4.5 metres of rear yard space between the landscaped buffer and the rear face of a single family dwelling; and
- The minimum vegetated buffer width is and undulating buffer width from a minimum of 7.5 metres to a maximum of 12 metres, with an overall net width of 10 metres if single family use is separated from ALR by a road.

The ALR is separated from the ALR by 184 Street. 184 Street is 24 metres wide, and with the proposed 21-metre wide GIN corridor, the building setbacks will be at least 45 metres, which exceeds the above three policies requirements.

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

The buffer includes a stream and is part of the GIN. Planting will be provided by a Qualified Environmental Professional (QEP).

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

This covenant will be provided.

TREES

- D. Glyn Romaine, ISA Certified Arborist of VDZ+A 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 IV):
- 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 (outside riparian area)	282	254	28
Deciduous Trees	232	187	45
Coniferous Trees	318	222	96
Onsite Tree Totals	832	663	169
Onsite Replacement Trees Proposed	321		
Total Onsite Retained and Replacement Trees	490		

- The Arborist Assessment states that there are a total of 832 bylaw protected trees on the site. Additionally, there are 100 bylaw protected offsite trees and 1 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 169 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, 1 offsite tree is proposed for removal and 1 City trees is proposed for removal.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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, including those Alder and Cottonwood trees that are within a streamside protection area. This will require a proposed total of 1072 replacement trees on the site. Since the proposed 321 replacement trees cannot be accommodated on the site, the proposed deficit of 751 replacement trees will require an estimated cash-in-lieu payment of \$413,050, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 490 trees are proposed to be retained or replaced on the site with an estimated contribution of \$413,050 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Summary of Design Guidelines
- Appendix VI. NCP Plan
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Development Variance Permit No. 7923-0223-00

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

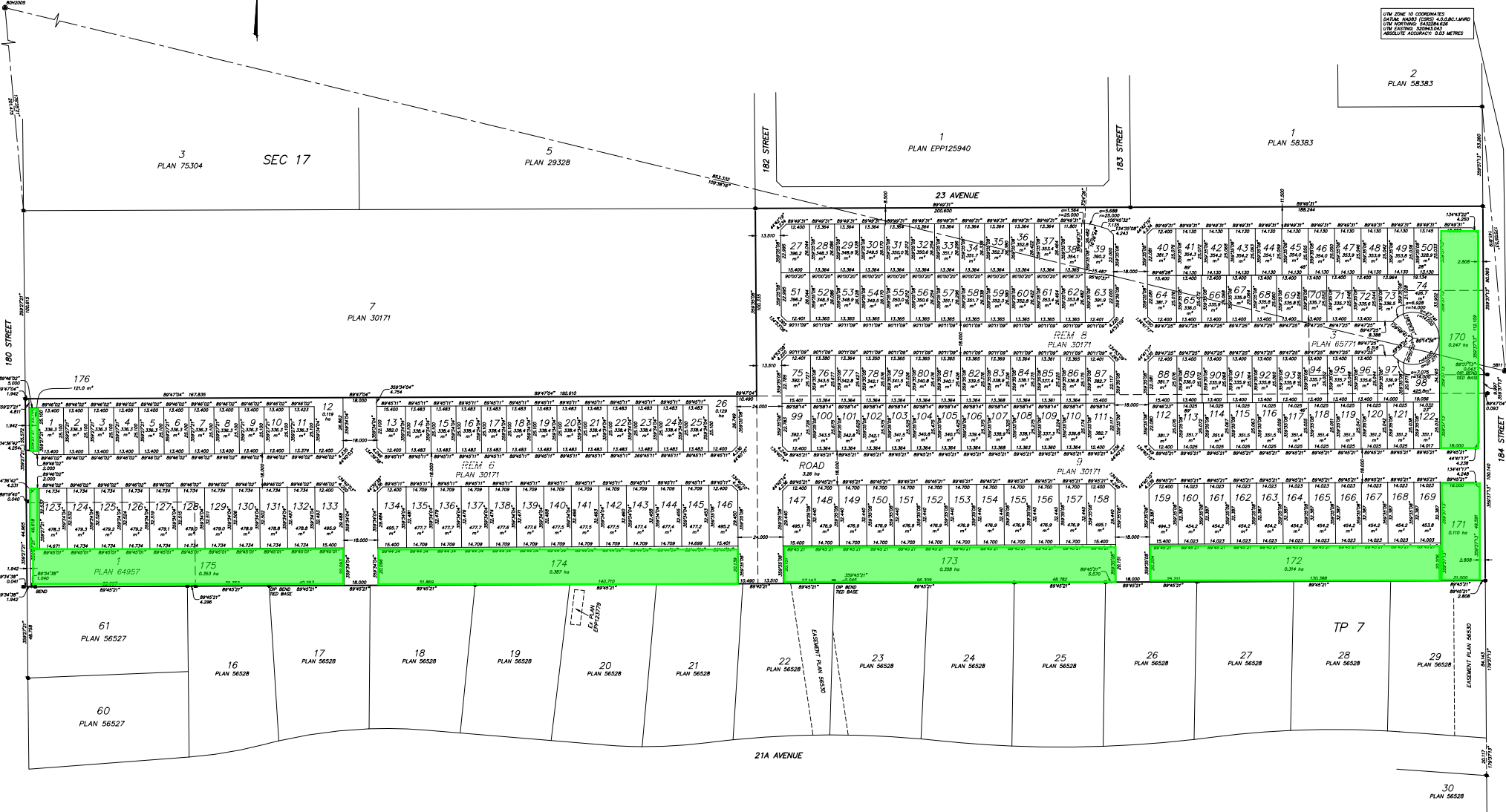
LFM/cb

PRELIMINARY SUBDIVISION PLAN OF
 LOT 1, PLAN 64957;
 LOT 3, PLAN 65771;
 LOT 6 EXCEPT PART SUBDIVIDED BY PLAN 64957,
 LOT 8 EXCEPT PART SUBDIVIDED BY PLAN 65771
 AND LOT 9, PLAN 30171; ALL SECTION 17 TOWNSHIP 7
 NEW WESTMINSTER DISTRICT



UTM ZONE 18 COORDINATES
 DATUM: NAD83 (CSRS) 4-DIGIT LIAISON
 UTM EASTING: 542257.292
 UTM NORTHING: 5201514.65
 MAGNETIC ACCURACY: 0.53 METRES

UTM ZONE 18 COORDINATES
 DATUM: NAD83 (CSRS) 4-DIGIT LIAISON
 UTM EASTING: 542257.292
 UTM NORTHING: 5201514.65
 MAGNETIC ACCURACY: 0.53 METRES



THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 1
 CITY OF SURREY, MARCH (CSRS) 4-DIGIT LIAISON
 THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
 UNLESS OTHERWISE SPECIFIED. ALL DISTANCES ARE IN METRES.
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
 ARE DERIVED FROM THE MOST RECENT PUBLISHED COORDINATES AND
 STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS BOUNDS AND SECT.
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS)
 SOME LINES AND SYMBOLS MAY BE ENLARGED FOR CLARITY.

- LEGEND:**
- INDEXED CONTROL MONUMENT FOUND
 - INDEXED STANDARD IRON POST FOUND
 - INDEXED STANDARD CONCRETE POST FOUND
 - INDEXED METRES
 - INDEXED SQUARE METRES
 - INDEXED SECTION
 - INDEXED TOWNSHIP
 - INDEXED REMAINDER
 - INDEXED STRAY RIGHT OF WAY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
 (CITY OF SURREY)

PRELIMINARY
 THIS PLAN LIES WITHIN JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF SURREY.
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON THE XX DAY OF XXXXXXX, 2025
 SANDRA A. WARD, B.C.S. 634
 P.E. 22-588-24-528

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

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

DATE: **February 18, 2025**

PROJECT FILE: **7823-0223-00**

RE: **Engineering Requirements**

Location: 2226 180 Street

OCP AMENDMENT/NCP AMENDMENT/

There is no engineering requirements associated with to the OCP Amendment, NCP Amendment, and Development Permit except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.492 m on 180 Street.
- Dedicate gazette road the westerly 10.058 m of 184 Street.
- Dedicate 2.808 m on 184 Street.
- Dedicate 13.36m to 24.0 m for 182 Street.
- Dedicate 18.0 m for 181 Street, 183 Street, 22A Avenue.
- Dedicate 18.0 m for 22B Avenue, including 14.0 m radius cul-de-sac.
- Dedicate 8.5 m to 11.5 m for 23 Avenue.
- Dedicate 3.0 m x 3.0 m corner cuts at all road intersections.
- Register 0.5 m wide on-site SRW along all frontage roads.

Works and Services

- Confirm downstream sanitary, water, and drainage infrastructure works have been constructed prior to Final approval.
- Construct east side of 180 Street.
- Construct 181 Street, 182 Street, 183 Street and 184 Street.
- Construct 22A Avenue, 22B Avenue and 23 Avenue.
- Provide SWCP to delineate ultimate drainage catchment boundaries and reflect ultimate land use conditions and runoff coefficients as per the NCP servicing strategy.
- Construct frontage and downstream utilities to service the proposed lots.
- Provide on-lot and road Low Impact Developments (LIDs) measures to meet the stormwater management requirements outlined in the Redwood Heights NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Director, Land Development
IK1

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **March 3, 2025**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0223**

The proposed development of **169** 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	163
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Projected Number of Students From This Development In:	
Elementary School =	79
Secondary School =	57
Total Students =	136

Current Enrolment and Capacities:	
Pacific Heights Elementary	
Enrolment	503
Operating Capacity	588
# of Portables	0
Grandview Heights Secondary	
Enrolment	1792
Operating Capacity	1500
# of Portables	8

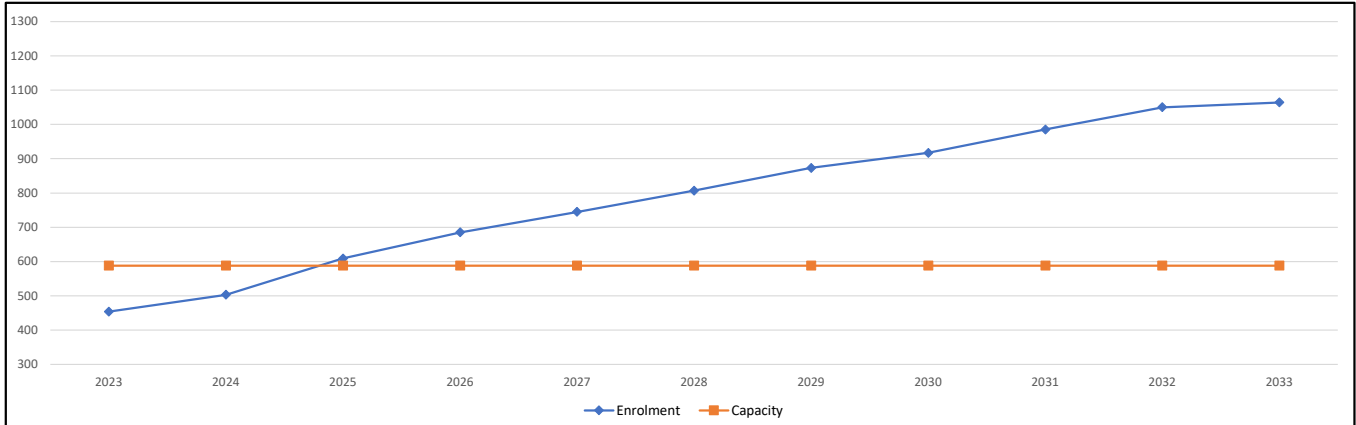
Summary of Impact and Commentary

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, Pacific Heights is at 86% capacity. Growth in this area is expected to continue at a rapid pace with the school projected to be over capacity in the very near future. Future schools are planned for the Grandview Heights area to accommodate this growth and revised catchments will be required to manage enrolment pressures.

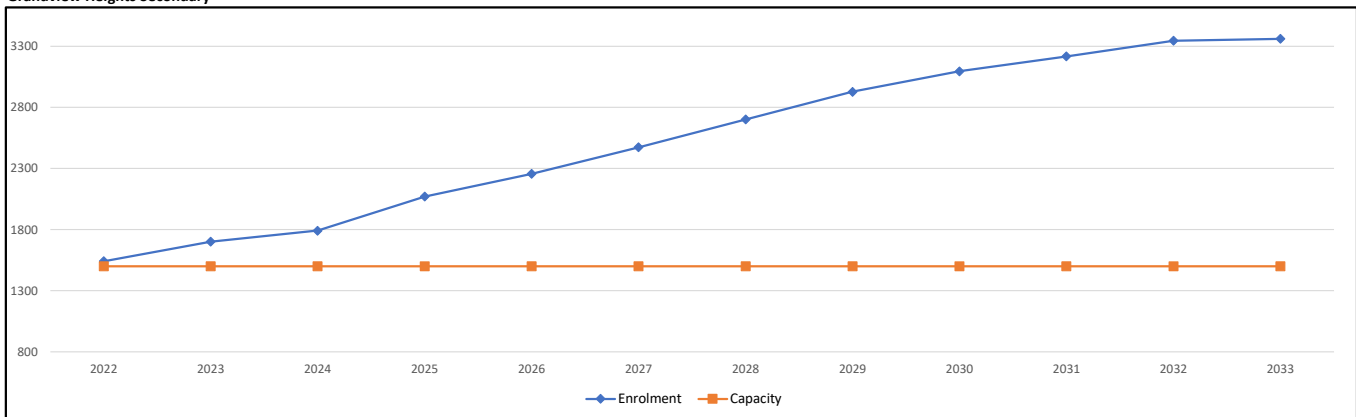
As of September 2024, Grandview Heights is operating at 119% capacity and enrolment is projected to grow rapidly in the next 10 years. The District was successful in securing support for a 500 seat addition to the school, with formal approval still pending. The expansion is targeted to open in 2029. The District was also successful in securing funding for land acquisition in the area, for a new secondary school.

Pacific Heights 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.

Grandview Heights 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 BY LOCATION

Surrey File Number:

PR 23-0223

Address:

2226, 2246, 180 St, 2225, 2277, 2293
184 St

Arborist:

D. Glyn Romaine

Date of Report/Revision:

Friday, February 28, 2025

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

Alder & Cottonwood Trees			
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	282	254	28
Alder/Cottonwood (within riparian area)	0	0	0
Total	282	254	28
Deciduous Trees (excluding Alder & Cottonwood Trees)			
Tree Species	Existing	Remove	Retain
American hornbeam	2	2	0
Apple	15	11	4
Bigleaf maple	40	26	14
Bitter cherry	19	12	7
Black locust	3	3	0
Cascara	3	2	1
Crabapple	1	1	0
Cherry plum	1	0	1
English oak	2	2	0
European birch	1	0	1
Flowering cherry	6	6	0
Hawthorn	1	1	0
Hedge maple	1	1	0
Horse chestnut	32	25	7
Magnolia	1	1	0
Mountain ash	2	1	1
Norway maple	6	5	1
Oak	1	1	0
Pacific crabapple	1	1	0
Pacific Dogwood	2	2	0
Paper birch	56	51	5
Paperbark maple	1	1	0
Sweet cherry	8	6	2
Vine maple	20	20	0
Willow	7	6	1
Deciduous Subtotal	232	187	45
Coniferous Trees			
Tree Species	Existing	Remove	Retain
<i>Austrian pine</i>	3	3	0
<i>Colorado blue spruce</i>	1	1	0
<i>Deodar cedar</i>	1	1	0
<i>Douglas fir</i>	93	57	36
<i>Eastern redcedar</i>	23	23	0



ONSITE

<i>Monterey cypress</i>	1	1	0
<i>Norway spruce</i>	2	1	1
<i>Pine</i>	1	1	0
<i>Sawara cypress</i>	1	1	0
<i>Scots pine</i>	1	0	1
<i>Western redcedar</i>	191	133	58
Coniferous Subtotal	318	222	96
Deciduous & Coniferous Total	550	409	141
Onsite Tree Totals	832	663	169
Onsite Replacement Trees Proposed *insert "0" if TBD or unknown		321	
Total Onsite Retained and Replacement Trees		490	

Alder & Cottonwood Trees			
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	59	1	58
Alder/Cottonwood (within riparian area)	0	0	0
Total	59	1	58
Deciduous & Coniferous (excluding Alder & Cottonwood Trees)			
Tree Species	Existing	Remove	Retain
<i>Bigleaf maple</i>	5	0	5
<i>Bitter cherry</i>	2	0	2
<i>Paper birch</i>	1	0	1
<i>Plum</i>	1	0	1
<i>Sweet cherry</i>	4	0	4
<i>Willow</i>	3	0	3
<i>Douglas fir</i>	3	0	3
<i>Grand fir</i>	2	0	2
<i>Western redcedar</i>	20	0	20
Deciduous & Coniferous Total	41	0	41
Offsite Tree Totals	100	1	99
Total Offsite Retained Trees		99	

CITY		Existing	Remove	Retain
	Park/City Lot Trees	1	1	0
	Boulevard Trees			
	Total	1	1	0

TREE PRESERVATION SUMMARY

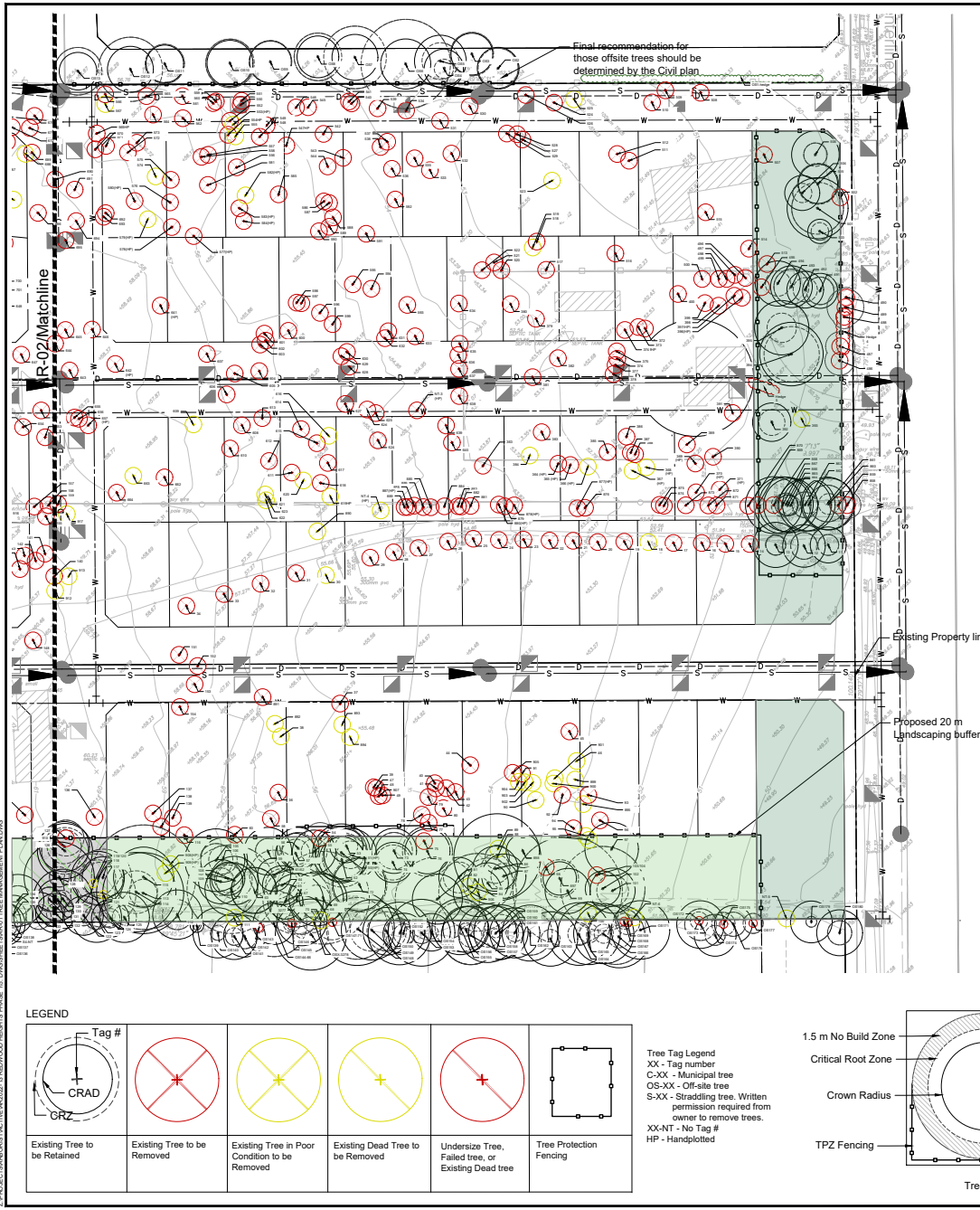
Surrey File Number: PR 23-0223
 Address: 2226, 2246, 180 St, 2225, 2277, 2293 184 St
 Arborist: D. Glyn Romaine
 Date of Report/Revision: Friday, February 28, 2025
 Arborist Signature:  

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

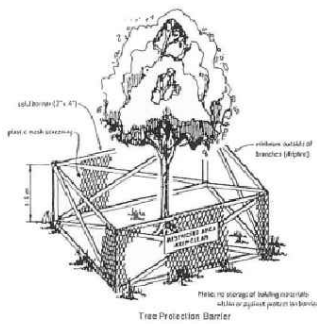
<u>ONSITE TREES</u>			# of Trees
Existing Bylaw Trees			<u>832</u>
Proposed Removed Bylaw Trees			<u>663</u>
Proposed Retained Bylaw Trees			<u>169</u>
Total Replacement Trees Required			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			-
	Removed	Subtotal	-
	254	x 1 254	-
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			-
	Removed	Subtotal	-
	0	x 2 0	-
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			-
	Removed	Subtotal	-
	409	x 2 818	-
Required Replacement Trees			<u>1072</u>
Proposed Replacement Trees			<u>321</u>
Deficit of Replacement Trees			<u>751</u>
Total Onsite Retained and Replacement Trees			<u>490</u>

<u>OFFSITE TREES</u>			# of Trees
Existing Bylaw Trees			<u>100</u>
Proposed Removed Bylaw Trees			<u>1</u>
Proposed Retained Bylaw Trees			<u>99</u>
Total Replacement Trees Required			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			-
	Removed	Subtotal	-
	1	x 1 1	-
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			-
	Removed	Subtotal	-
	0	x 2 0	-
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			-
	Removed	Subtotal	-
	0	x 2 0	-
Required Replacement Trees			<u>1</u>
*To be taken as cash-in-lieu			
Total Offsite Retained Trees			<u>99</u>

<u>CITY TREES</u>	<u>Existing</u>	<u>Removed</u>	<u>Retained</u>
Park/City Lot Trees	1	1	0
Boulevard Trees	0	0	0
Total	1	1	0



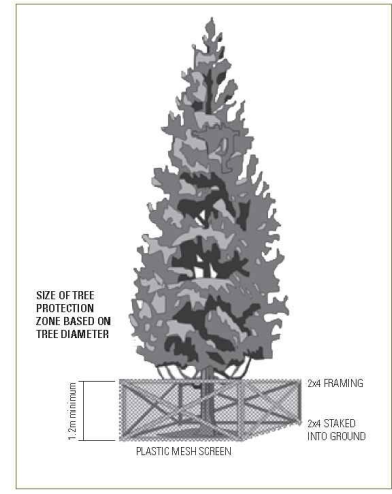
- Note:
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 2. Read this plan together with the arborist report prepared by VDZ+A.
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 5. It is the responsibility of the owner or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.



Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Radius (distance from trunk in meters)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0

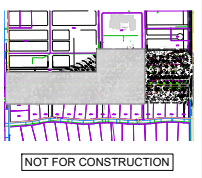
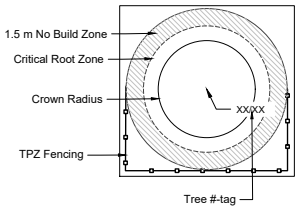
Tree Protection Barrier (mm)



LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in Poor Condition to be Removed	Existing Dead Tree to be Removed	Undersize Tree, Failed tree, or Existing Dead tree	Tree Protection Fencing

Tree Tag Legend
 XX - Tag number
 C-XX - Municipal tree
 OS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
 HP - Handplotted



REVISIONS TABLE FOR DRAWINGS

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5	GVL	Issued for Update	2024-02-21
4	YY	Issued for Update	2023-11-27
3	YY	Issued for Update	2023-07-05
2	YY	Issued for Review	2023-04-28
1	YY	Issued for Review	2023-04-06

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:
Redwood Phase 1

Location:
2226 & 2246 180 Street, 2293, 2225 & 2277 184 Street, Surrey, BC.

Drawn: AL, YY

Checked: DGR

Approved: [Signature]

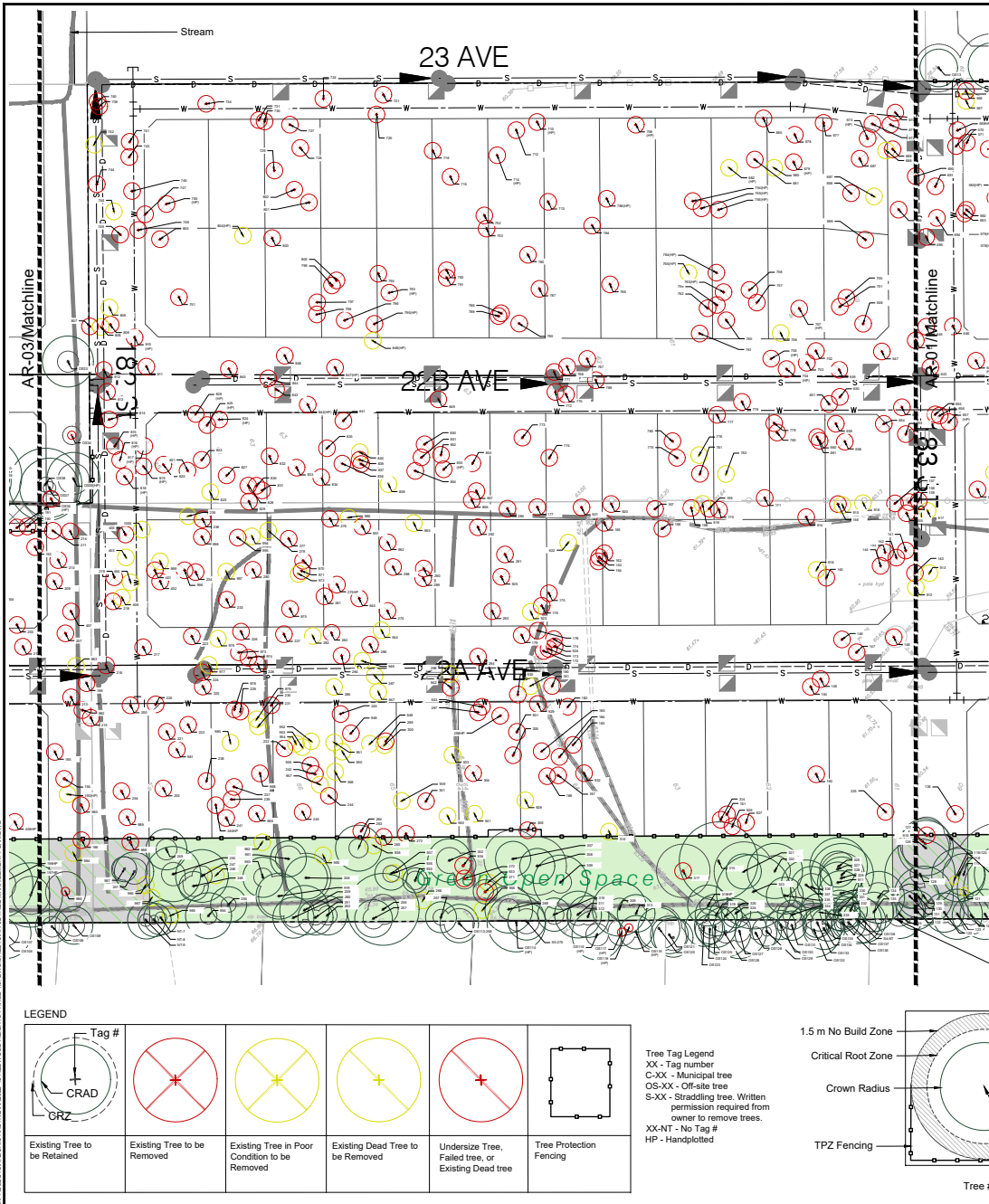
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Original Sheet Size: 24"x36"

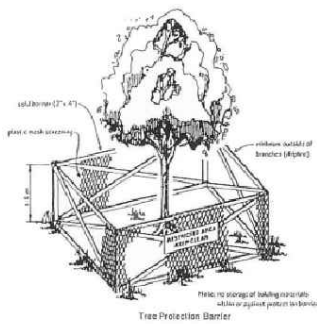
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Z:\PROJECTS\ACTIVE\AR2022-13 REDWOOD PHASE 1\1. DVG\DRAWINGS\TREE MANAGEMENT PLAN\VDZ01

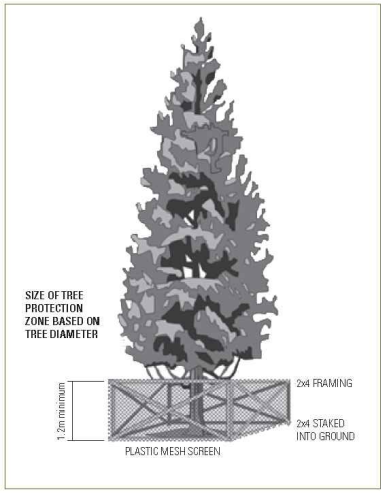


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Tree Protection Distance Table

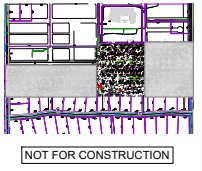
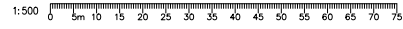
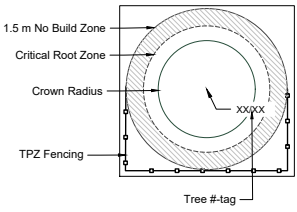
Trunk Diameter (cm)	Minimum Protection Edge Around Tree (distance from trunk in meters)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0



LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in Poor Condition to be Removed	Existing Dead Tree to be Removed	Undersize Tree, Failed tree, or Existing Dead tree	Tree Protection Fencing

Tree Tag Legend
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3	YY	Issued for Update	2023-07-05
2	YY	Issued for Review	2023-04-28
1	YY	Issued for Review	2023-04-06

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

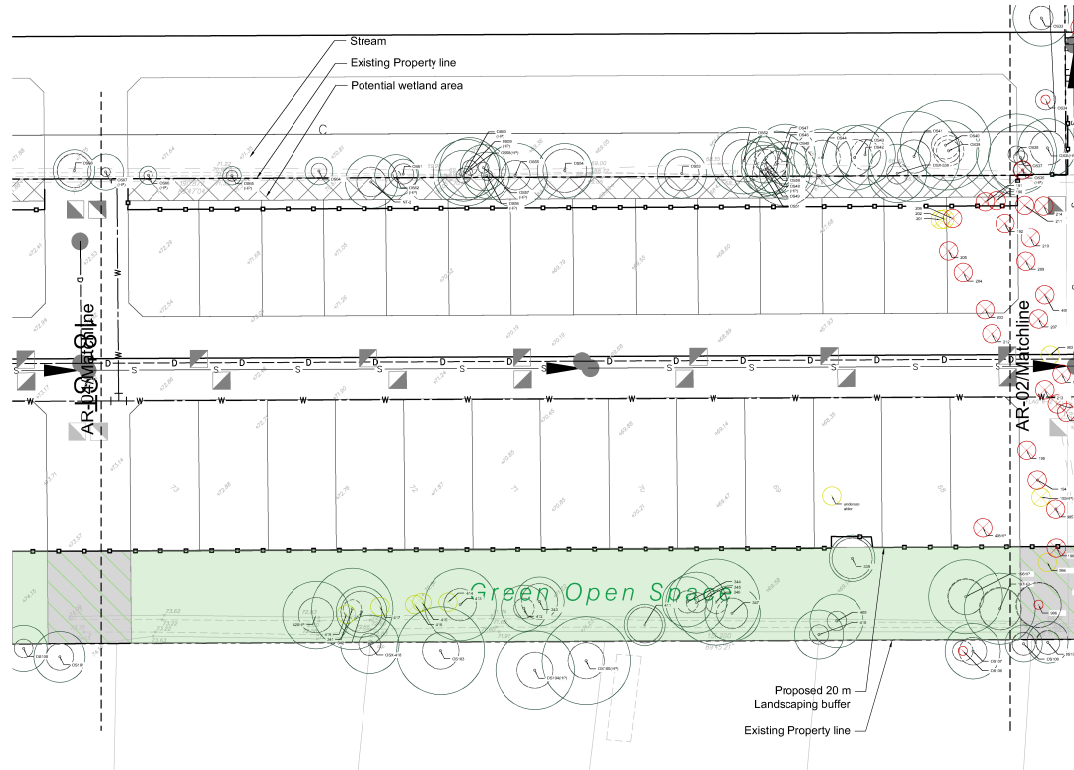
Project:
Redwood Phase 1

Location:
2226 & 2246 180 Street, 2293, 2225 &
2277 184 Street,
Surrey, BC.

Drawn: AL YY	Stamp:
Checked: DGR	
Approved:	
Scale: 1:500	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT AND INSPECTIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL RESPONSIBILITIES FOR CONSTRUCTION (PERMITS, LABELS, ISSUED FOR TRADE CONSTRUCTION)

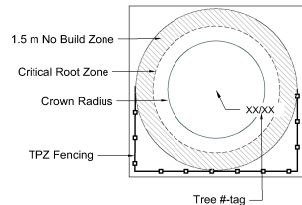
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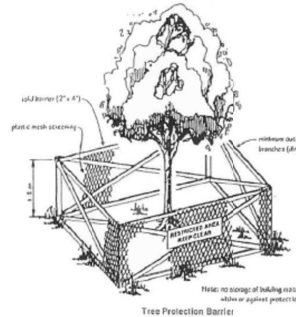
LEGEND

Tag #					
Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in Poor Condition to be Removed	Existing Dead Tree to be Removed	Undersize Tree, Failed tree, or Existing Dead tree	Tree Protection Fencing

Tree Tag Legend
 XX - Tag number
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 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
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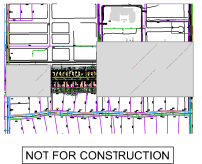
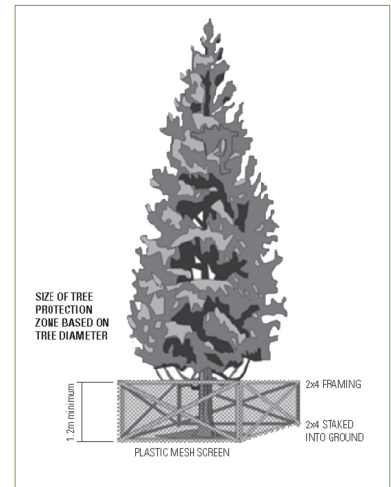


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Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Ring Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0



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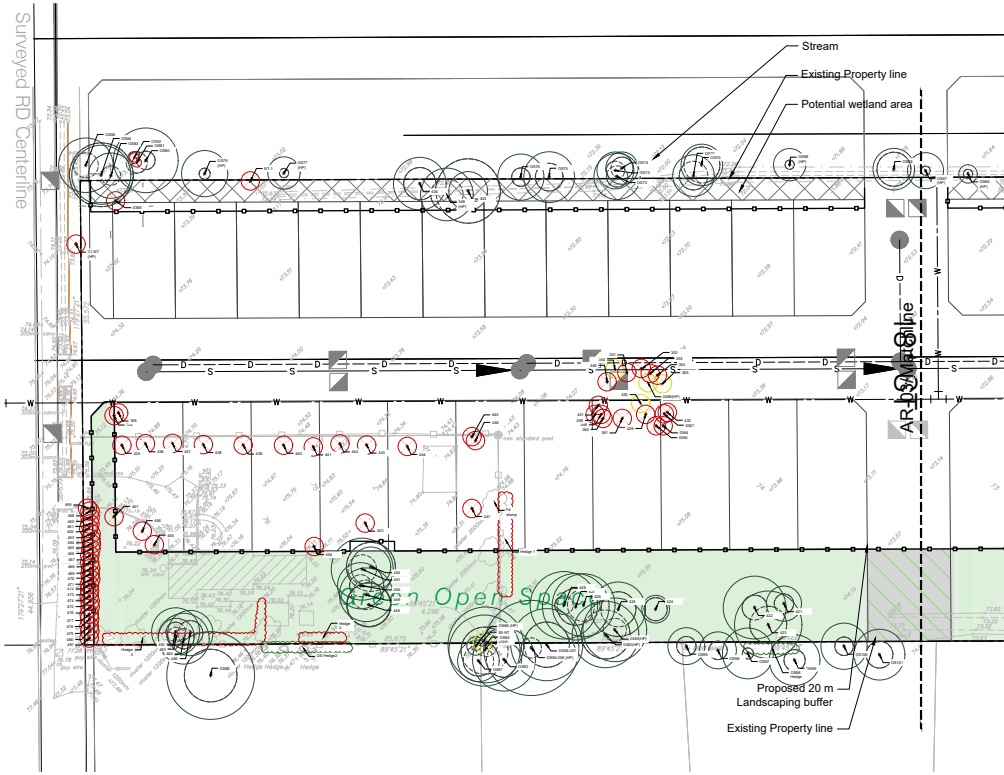
REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date

Project:
Redwood Phase 1

Location:
2226 & 2246 180 Street, 2293, 2225 & 2277 184 Street, Surrey, BC.

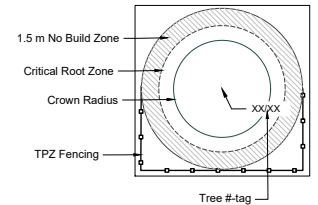
Drawn: AL YY	Stamp:
Checked: DGR	
Approved: -	Original Sheet Size: 24"x36"
Scale: 1:500	CONTRACTOR WILL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND MATERIALS SHALL BE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHALL BE RETURNED TO THE CONSULTANT IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK.



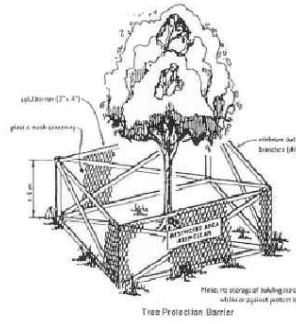
LEGEND

Tag #	Diagram	Description
CRAD		Existing Tree to be Retained
XX		Existing Tree to be Removed
XX		Existing Tree in Poor Condition to be Removed
XX		Existing Dead Tree to be Removed
XX		Undersize Tree, Failed tree, or Existing Dead tree
HP		Tree Protection Fencing

Tree Tag Legend
 XX - Tag number
 C-XX - Municipal tree
 QS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NI - No Tag #
 HP - Handplotted

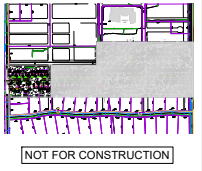
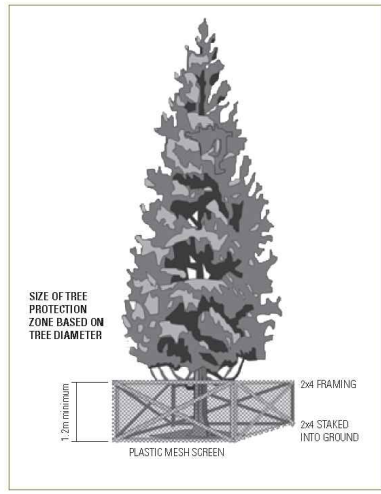


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Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Height Above Tree (Distance from Trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0



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6	AL	Issued for City Update	2024-08-07
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2	YY	Issued for Review	2023-04-28
1	YY	Issued for Review	2023-04-06

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REVISIONS TABLE FOR SHEET

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Project:
Redwood Phase 1

Location:
2226 & 2246 180 Street, 2293, 2225 & 2277 184 Street, Surrey, BC.

Drawn:
AL
YY

Checked:
DGR

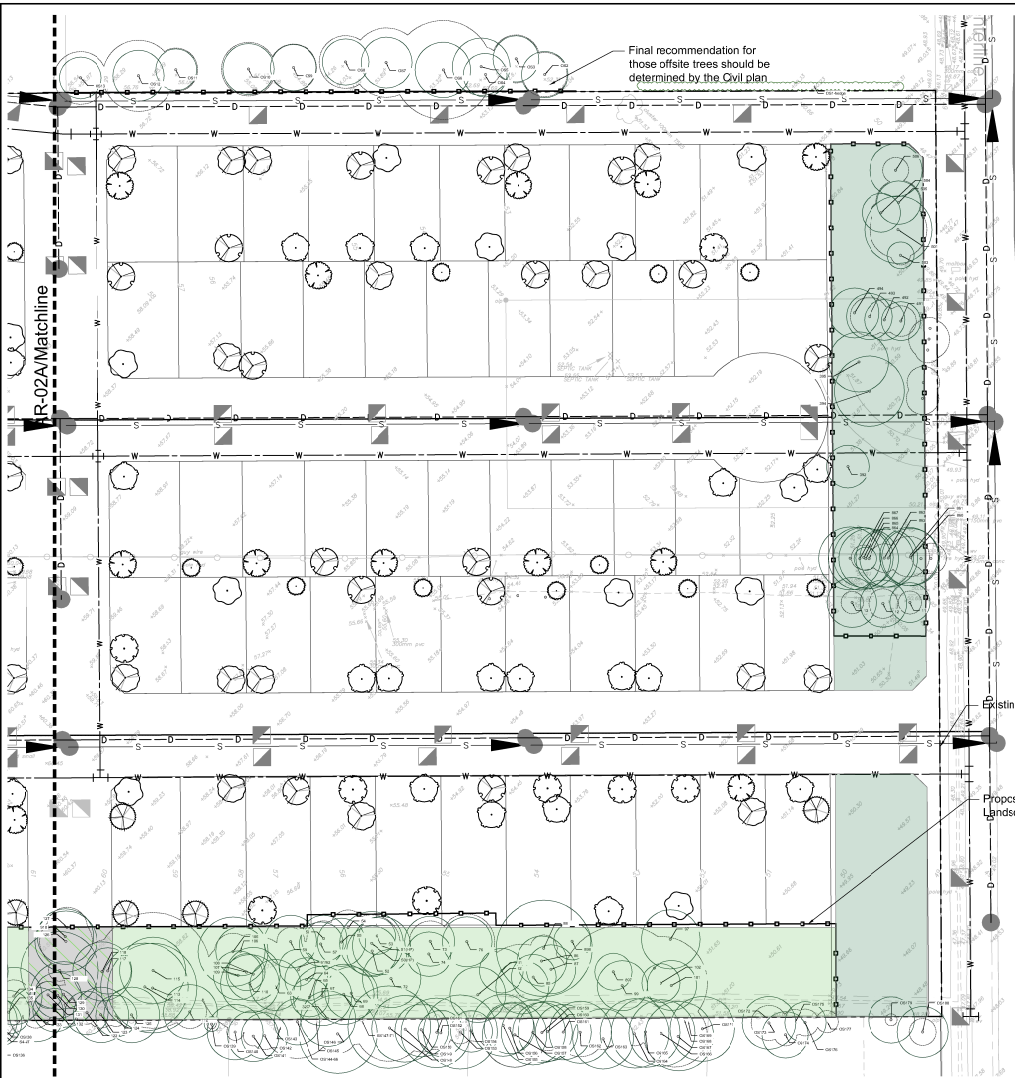
Approved:
-

Scale:
1:500

Stamp:
Original Sheet Size: 24"x36"

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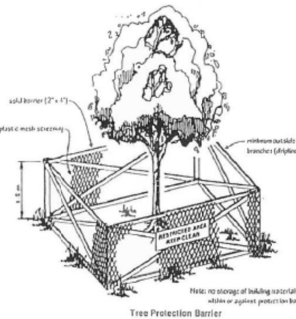
2-PROJECT/ARBORIST/ACTIVITY/AR2022-13 REDWOOD HEIGHTS PHASE 16 - DWG/HEIGHTS/AR2022-13 TREE RETENTION PLAN.DWG



- Note:**
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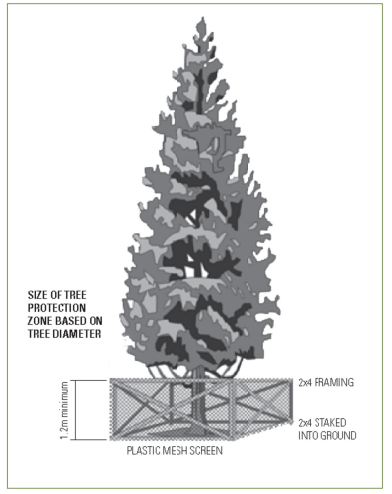
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Abies koreana / Korean Fir	B&B	6cm	34
	Acer griseum / Paperbark Maple	B&B	6cm	57
	Cercidiphyllum japonicum / Katsura Tree	B&B	6cm	45
	Cercis canadensis/ Eastern Redbud	B&B	5cm	43
	Chamaecyparis obtusa / Hinoki False Cypress		3.0m ht.	17
	Liquidambar styraciflua / Sweet Gum	B&B	5cm	32
	Magnolia sieboldii/ Oyama Magnolia	B&B	6cm	47
	Parrotia persica / Persian Parrotia	B&B	5cm	48



Tree Protection Distance Table

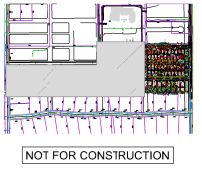
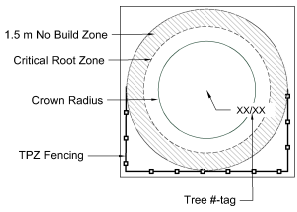
Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5.4
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LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in Poor Condition to be Removed	Existing Dead Tree to be Removed	Undersize Tree, Failed tree, or Existing Dead tree	Tree Protection Fencing

Tree Tag Legend
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REVISIONS TABLE FOR SHEET

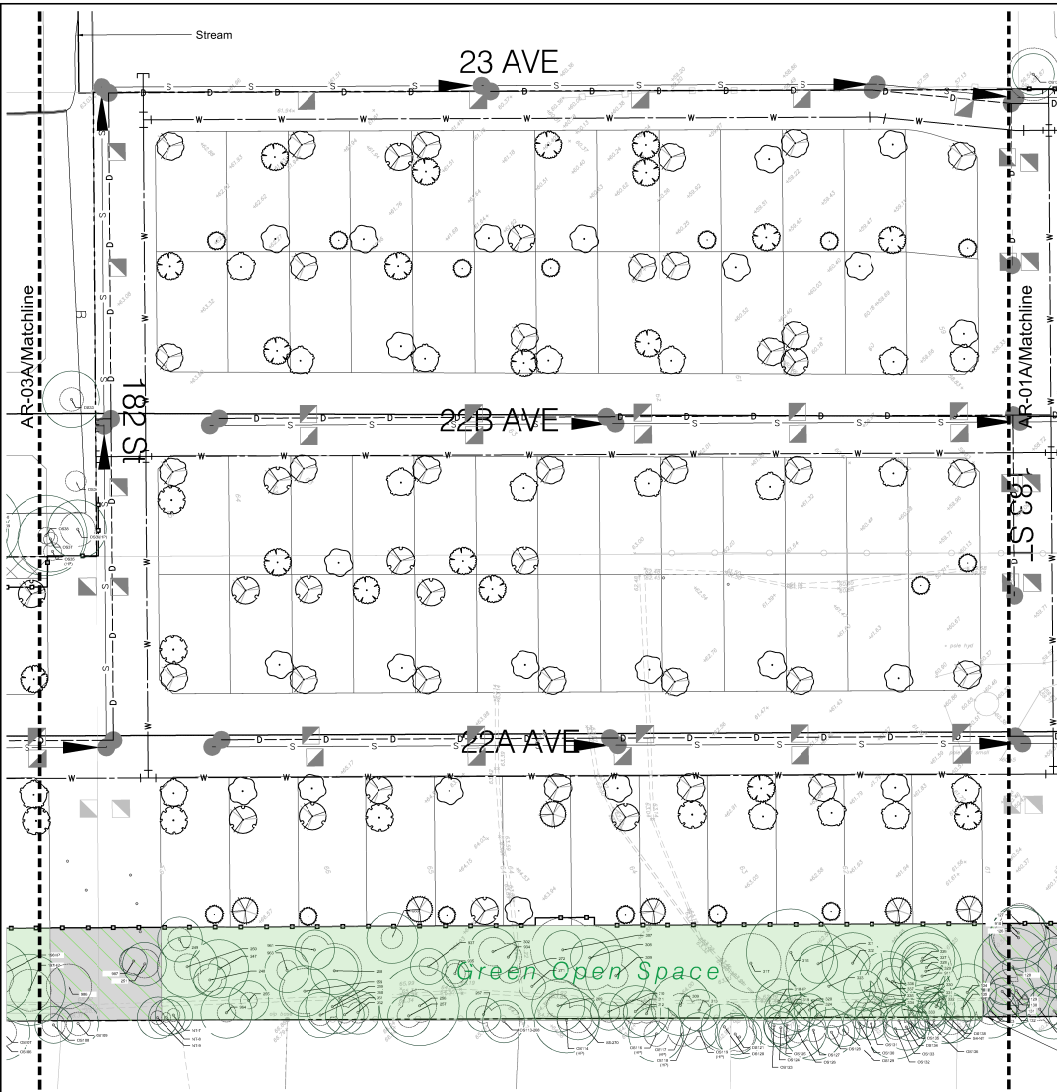
No.	By:	Description	Date

Project:
Redwood Phase 1

Location:
2226 & 2246 180 Street, 2293, 2225 & 2277 184 Street, Surrey, BC.

Drawn: AL YY	Stamp:
Checked: DGR	Original Sheet Size: 24"x36"
Scale: 1:500	CONTRACTOR WILL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND MATERIAL CALL OUTS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REQUIREMENTS MUST BE MET BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED FOR THE CONTRACTOR.

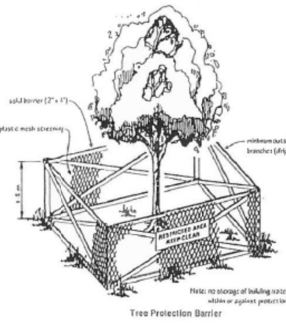




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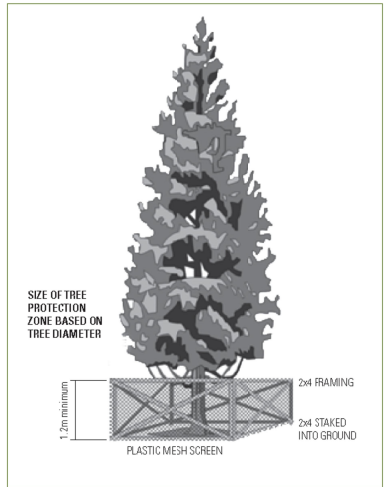
PLANT SCHEDULE

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	Acer griseum / Paperbark Maple	B&B	6cm	57
	Cercidiphyllum japonicum / Katsura Tree	B&B	6cm	45
	Cercis canadensis / Eastern Redbud	B&B	5cm	43
	Chamaecyparis obtusa / Hinoki False Cypress		3.0m ht.	17
	Liquidambar styraciflua / Sweet Gum	B&B	5cm	32
	Magnolia sieboldii / Oyama Magnolia	B&B	6cm	47
	Parrotia persica / Persian Parrotia	B&B	5cm	48



Tree Protection Distance Table

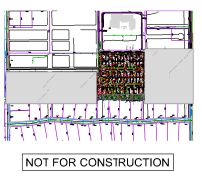
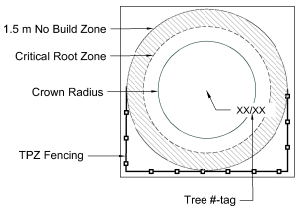
Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
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30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
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LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in Poor Condition to be Removed	Existing Dead Tree to be Removed	Underside Tree, Failed tree, or Existing Dead tree	Tree Protection Fencing

Tree Tag Legend
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3	YY	Issued for Update	2023-07-05
2	YY	Issued for Review	2023-04-28
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REVISIONS TABLE FOR SHEET

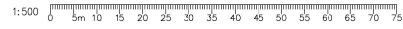
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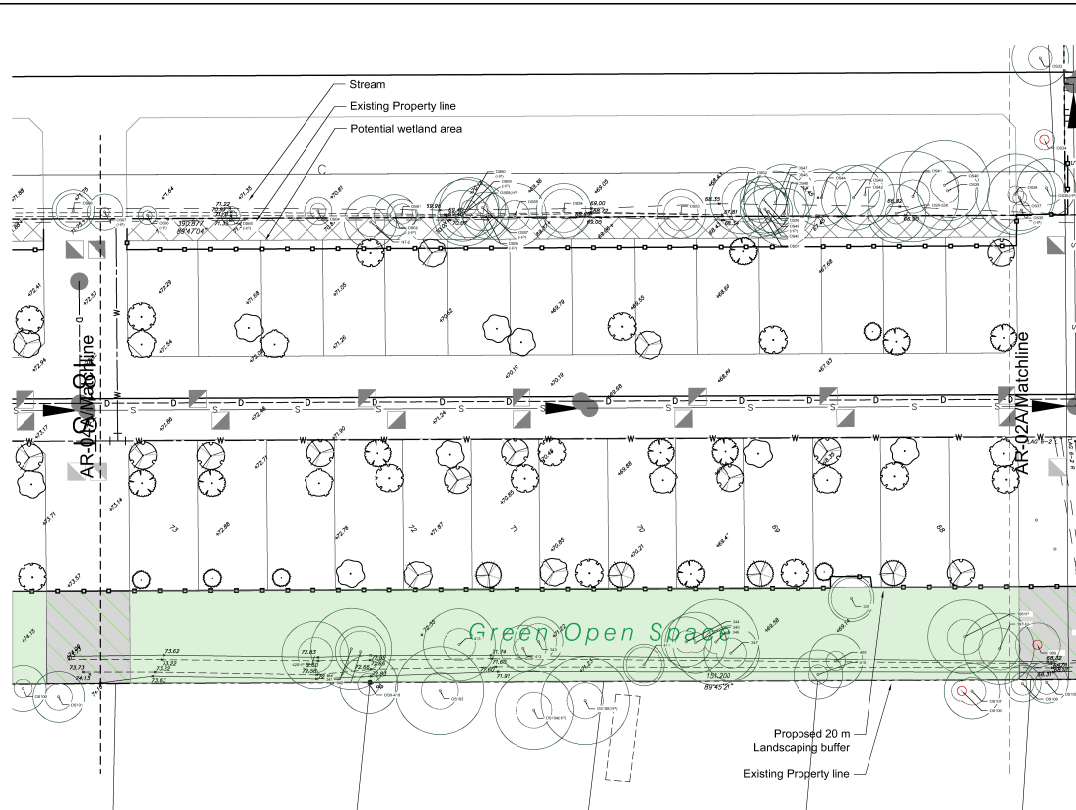
Project:
Redwood Phase 1

Location:
 2226 & 2246 180 Street, 2293, 2225 & 2277 184 Street, Surrey, BC.

Drawn: AL YY	Stamp:
Checked: DGR	Original Sheet Size: 24"x36"
Approved:	Scale: 1:500

CONTRACTOR WILL CHECK ALL DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND VERIFY CALL OUTS WITH THE RESPECTIVE PROPERTY OF THE OWNER AND/OR BE RETURNED AT THE CONSULTANT'S EXPENSE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. CONTRACTOR UNLESS LABELED USED FOR THESE CONSTRUCTION.

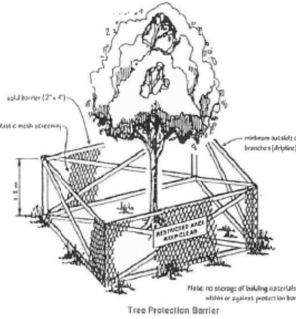




Note:
 1. Contact VDZ+A Project Arborist (Glyn Romaine - glyn@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 2. Read this plan together with the arborist report prepared by VDZ+A.
 3. An additional 1m setback is shown for all hand-planted trees to be retained.
 4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps or be removed under Arborist supervision.
 5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 *Locating TPZ Fencing
 *Locating Work Zone and Machine access corridors where required
 *Reviewing the Report with the project foreman or site supervisor.

PLANT SCHEDULE

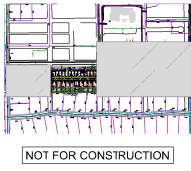
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	Abies koreana / Korean Fir	B&B	6cm	34
	Acer griseum / Paperbark Maple	B&B	6cm	57
	Cercidiphyllum japonicum / Katsura Tree	B&B	6cm	45
	Cercis canadensis / Eastern Redbud	B&B	5cm	43
	Chamaecyparis obtusa / Hinoki False Cypress		3.0m ht.	17
	Liquidambar styraciflua / Sweet Gum	B&B	5cm	32
	Magnolia sieboldii / Oyama Magnolia	B&B	6cm	47
	Parrotia persica / Farsiian Parrotia	B&B	5cm	46



Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Req'd (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0

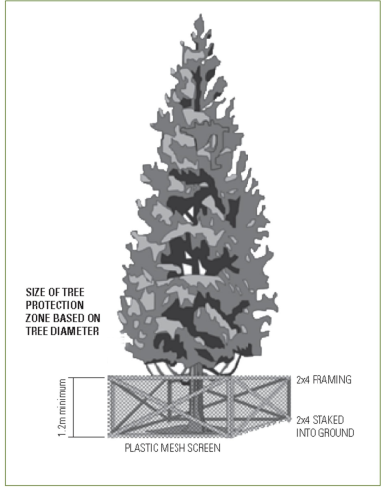
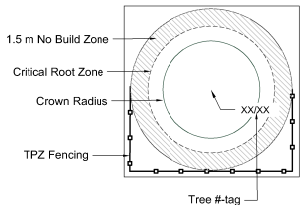
Tree Protection Barrier Detail



LEGEND

Tag #	Symbol	Description
CRAD		Existing Tree to be Retained
XX		Existing Tree to be Removed
XX		Existing Tree in Poor Condition to be Removed
XX		Existing Dead Tree to be Removed
XX		Undersize Tree, Failed tree, or Existing Dead tree
HP		Tree Protection Fencing

Tree Tag Legend
 XX - Tag number
 C-XX - Municipal tree
 OS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
 HP - Handplotted



REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
8	AL	Issued for Update	2025-01-28
7	AL	Issued for Update	2024-08-06
6	AL	Issued for City Update	2024-06-07
5	GYL	Issued for Update	2024-02-21
4	YY	Issued for Update	2023-11-27
3	YY	Issued for Update	2023-07-05
2	YY	Issued for Review	2023-04-28
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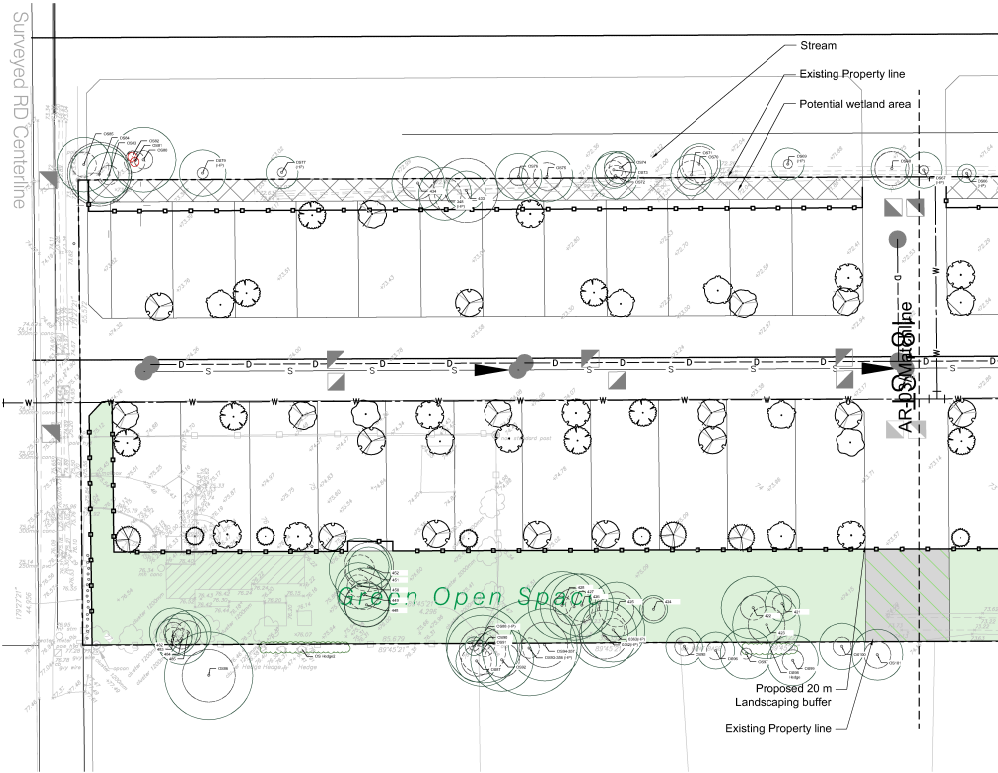
REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

Project: Redwood Phase 1
 Location:
 2226 & 2246 180 Street, 2293, 2225 & 2277 184 Street, Surrey, BC.

Drawn: AL, YY
 Checked: DGR
 Approved: -
 Scale: 1:500
 Original Sheet Size: 24"x36"

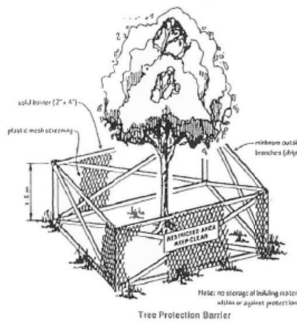
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Note:
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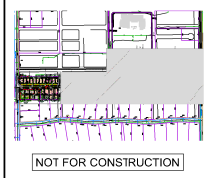
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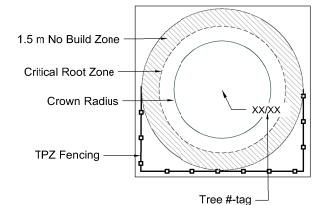
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LEGEND

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BUILDING GUIDELINES SUMMARY & RECOMMENDATIONS

Surrey Project no: 22-0223-00
Project Location: 2246, 2226 180 St & 2225, 2293, 2277 184 St, Surrey BC
Design Consultant: Angus J. Muir – AJ Muir Design Ltd.
Date: January 31, 2025

The draft Design Guidelines proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study which highlights the important features and form the basis of the draft Design Guidelines.

1. Context Neighbourhood and Context Homes

1.1 Establishing the Context Neighbourhood:

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes and properties visible from the Subject Site and along the main access routes. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

The Context Neighborhood is bounded by 184 Street to the east of the Subject Site, 180 Street to the west of the Subject Site, 24 Avenue to the north of the Subject Site, and 21A Avenue to the south of the Subject Site. The Context Neighborhood generally includes a significant number of RA zoned properties of mixed size, along with a small number of A-2 zoned properties and a large PA-2 zoned lot which will have a school in the near future..

The greater area beyond the Context Neighborhood is primarily residential acreage lots to the north, south and west of the Context Neighborhood, and agricultural land to the east of the Context Neighborhood. The Context Neighborhood that was selected fairly represents this broader area, and this study would not have different findings if this broader area was included within the Context Neighborhood for the sake of this study.

1.2 Establishing Context Homes within the Context Neighbourhood:

In the Residential Character Study for this development existing homes in the Context Neighbourhood have been reviewed to determine if they are Context Homes and have features that are considered when developing the recommendations for the Design Guidelines. The Context Neighbourhood is comprised of 33 properties not including the Subject Site. None of the existing homes within the Context Neighbourhood have been determined to be Context Homes and none of the existing homes will be considered when developing restrictions for the Design Guidelines. The Character Study for this development elaborates on the review process and determination.

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighbourhood:

The parent parcels for the proposed subdivision at the Subject Site include 5 properties and are located between 184 Street to the east of the Subject Site, 180 Street to the west of the Subject Site, 24 Avenue to the north of the Subject Site, and 21A Avenue to the south of the Subject Site. The proposed development includes 157 single family lots which are a mix of RQ and RF-13 zoned properties. It also includes a Green Infrastructure Network area along the east side of the proposed development.

The Context Neighborhood includes a mix of residential and agricultural properties. The residential lots to the south and west of the Subject Site are well organized and will remain as a well-established one acre residential neighborhood. The properties to the north of the Subject Site will be redeveloped into higher density residential lots, which will rejuvenate the area and establish it as an emerging residential neighborhood rather than the current hodgepodge of older hobby farms and residential acreages.

The proposed development at the Subject Site represents an interface between the future residential neighborhoods to the north and the well-established one acre residential neighborhoods to the south and west. The proposed land use in the Redwood Heights Neighborhood Concept Plan reflects this interface area. There will also be additional setbacks and landscaping requirements for the lots along the transition from the existing RA zoned lots to the south of the Subject Site.

Considering the character of the existing Context Neighborhood and broader area, compared to what is proposed for development at the Subject Site, and for the broader development area in the Redwood Heights Neighborhood Concept Plan, the Residential Character of the area could only be called emerging.

2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Recommendations:

As outlined and established in Section 1, the existing Residential Character, and specifically the character and features of existing homes in the Context Neighborhood, cannot effectively be considered for new homes to be in keeping with the Redwood Heights Neighborhood Concept Plan. Due to the significant redevelopment of the entire area planned for the near future, the Design Guidelines for new homes should support current levels of quality in design along with industry standard materials and detailing which will ensure the new Residential Character of the area is of consistent high quality.

In this section various components of home and landscaping are considered and recommendations are made for developing the restrictions in the Design Guidelines to be registered on all of the new Single Family lots in the proposed development at the Subject Site.

House Styles

- Current popular and appropriate home styles include Neo-Traditional and Neo-Heritage, West Coast, Craftsman, Contemporary, Modern Farmhouse, Modern Prairie, French Country and French Provincial. These styles are indicative of what has been popular over the last ten years to present. The homes may share many common elements of roof design and massing but identify separately as specific styles by the cladding, detailing and colours used.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage these popular styles while acknowledging shifting trends towards more modern styles, but not to the degree that radically modern styles would be permitted. Some hybrid styles such as Modern Prairie, Modern Farmhouse, Contemporary-Traditional or Contemporary-French Provincial may suit the area. Names of styles need to be avoided in the Design Guidelines but rather the specific styles should be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style, and then restrictions specific to these elements should be carefully crafted.

Building Massing

- Building Massing considers the overall mass and form of the exterior of the home. The general concept is that softer massing is often more pleasing while bold and tall massing may only suit specific styles. Massing can be reduced by offsetting upper walls behind lower walls, adding roof forms which break up wall massing, or adding a combination of vertical and horizontal articulation to the home. For Single Family Dwellings a softer or reduced front façade massing can often prevent a home from appearing to be imposing on the streetscape. Where lot grades inherently expose one side of a home more than the others the massing can also become undesirable.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows. Some two storey massing should be permitted if it suits the specific style. It would be recommended to have minimum 50% of the front of the home with one storey massing, and the second floor should be stepped back a minimum of 1.0m from the first floor. For upslope lots additional massing restrictions should be included to ensure front facades are not overbearing. For side slope lots additional grading and retaining requirements should be included to reduce large side wall massing, and should also consider special restrictions for conditions where large wall massing may be undesirable.

Corner Lot Design

- A home on a corner lot inherently exposes more sides of the home to be visible from the street. Attention to secondary elevations which face a street will ensure that the home is appealing from more than just the front view. Flanking side elevations of the home may be treated similar to front facing elevations but also needs to consider privacy within the home and the rear yard.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require flanking side elevations to have upgraded facades compared to elevations that do not face a street, including requirements for additional articulation, softened massing and upgraded cladding and detailing. The flanking side elevations should have similar requirements as the front elevation massing noted above, but perhaps a better ratio would be minimum 33% one storey elements.

Roof Form and Material

- Roof Form is one of the most important design elements of a home. Careful consideration of specific roof forms help to reinforce the overall style of a home. Certain roof forms are indicative of certain styles and if not combined properly with the appropriate detailing and massing, the home will not appear to have pleasing aesthetics or overall quality of design. Elements of roof design include pitch, material, fascias & barge boards, overhangs and colour.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the current popular and appropriate styles noted above, but should restrict the use of monoplane and flat roof forms to ensure they are appropriate to the style, and not permit monoplane or flat roofs as the primary roof form. The main roof form should be restricted to 3/12 or higher pitched roofs. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the style. Asphalt shingle roofing with minimum 30 year warranty and manufactured ridge caps should be the primary roofing materials but cedar roofing and concrete tile should be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should also be permitted but only in a shake pattern and with similar rating as the asphalt roofing. Metal roofing should not be permitted as the main roofing material but should be permitted for feature roof elements. Some feature roofs may require torch-on roofing but this should only be permitted if it is not visible from the street.

Cladding and Detailing

- The current popular and appropriate styles noted above would primarily use a mix of traditional building materials and cladding such as stone, stucco, horizontal bevel siding, vertical board and batten siding, wall shakes and brick. Modern building materials such as panel systems may also been used on some feature elements and fascia bands but not as a main cladding material. Trim should be visible on most front facing facades and may be precast moldings, wood or stucco depending on the main cladding material used and the overall style of the home. Some feature elements and materials such as timber or metal bracing may be appropriate along with good window design and feature cladding to achieve style-specific exterior façades. Generally the use of materials should encourage a high level of quality in the cladding and detailing and should not be sparse or minimal.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage the use and application of high quality materials and detailing. Minimum requirements for trim and use of feature elements should be required for front facing elevations, including minimum 1x4 window trim, 2x10 base trim and combinations of accent materials which cover at least 20% of the front elevation. A broad range of cladding materials should be permitted but modern cladding systems such as cementitious and metal panel systems should be limited to feature elements only. Vinyl siding should not be permitted on front elevation, or highly visible secondary elevations. Minimum requirements for fascias, fascia bands and barge boards should be outlined including minimum 2x8 fascia boards and minimum 2x10 barge boards.

Surfacing Materials:

- Surfacing Materials refers to the material and finish of driveways, walkways, porches and patios. Materials such as gravel and asphalt are considered lower quality, and materials such as concrete and masonry unit pavers are considered higher quality. Concrete and unit pavers come in a wide range of finishes, with cast-in-place concrete having the broadest range of possible finishes. Additional interest can be added by using a combination of materials and finishes such as having a separate material or finish for borders.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be unit pavers or concrete in a range of finishes such as exposed aggregate, stamped or other similar architectural treatments. Borders should be permitted but restrictions should include minimum dimensions for borders so they are an appropriate size. Main entry and front walkways should only be permitted to match the driveway material for front loaded lots. Gravel and asphalt driveways and front walkways should not be permitted. Walkways, patios and rear driveways which are not visible from the street should be permitted to have broom or smooth finish concrete.

Garages:

- The proposed single family lots will all be front loaded, and will all have attached garages with driveways that connect to the fronting road. Garages will have overhead doors which primarily face the road. Minimum parking requirements include three spaces for principal dwelling and one additional space for a secondary suite. The driveway configuration will include room for two outside parking spaces.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require all garages to be two car wide and provide the minimum dimensions to satisfy parking requirements. Garages should have doors which close and the panel design of the door should suit the style of the home. Carports should not be permitted.

Front Entry and Porches

- Front entry porches are an important element of a home as they provide a focal point of the façade and make the home feel welcoming. The front entry porch can assist in defining the style of the home as well as adding extra articulation to soften massing. However, a porch needs to be proportionate and should avoid being either too insignificant or overpowering.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a dominant covered front entry porch and door which is visible from the road but should be limited to a single storey. Restrictions for porch roof height above the porch surface should be included and a maximum dimension of 12'-0" for this is recommended.

Landscaping

- The landscaping on a property generally refers to the areas of the yard which are not covered by buildings, patios, walkways, driveways, etc. Appropriate landscaping considers the addition of natural features to the yard, and can help to soften the look of transitions in grade and transitions from grade to buildings. However, it needs to be carefully planned so it does not block the home from the street at the front, but can provide privacy for other yards. Front yard landscaping most often includes a combination of lawn, planting beds, shrubs and trees. Fencing can be added for privacy but in front yards is often only decorative.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. A minimum of 15 shrubs should be required in the front yards for RF-13 lots, a minimum of 20 shrubs for RQ lots, and on corner lots this should be increased to 25 and 30 respectively for the combined front and flanking side. High fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly. Entry columns and low decorative privacy walls and fences in front yards should be permitted but only with specific review and approval from the Design Consultant.

Retaining:

- Retaining walls are generally only required where grade transitions are not possible by naturally sloping the lot grades. They are also commonly used to provide lowered or depressed areas such as garage access and basement access below grade. Retaining walls to raise areas higher than existing grade are typically considered to be far more visible than retaining walls to create depressed areas below grade. Where retaining is not visible from the street the consideration of the finish and aesthetic is not as important as highly visible retaining.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.6m or less in height and terraced where higher transitions are required. The lots will be relatively flat so taller retaining walls will most likely only be used for sunken areas such as basement wells which will not be visible from the road. Where retaining is visible from the road the material and finish should be restricted to higher quality materials. Where retaining is not visible from the road, such as with sunken basement wells in rear yards, they should have relaxed requirements for material and finish and permit materials such as wood or cast-in-place concrete.

Conclusion:

The emerging Residential Character of the overall area will be established by the proposed new development at the Subject Site. By carefully considering industry standard levels of quality and current trends in design, along with well-established and timeless design concepts, restrictions can be implemented which will set the desired tone. The Design Guidelines for the proposed development can provide flexibility while ensuring the new homes suit the concept for the new neighborhood and maintain levels of quality which will safeguard the new home owners in this development and surrounding areas.

Compliance Deposit: \$10,000.00

Summary prepared and submitted by: Angus J. Muir, AJ Muir Design Ltd. Date: January 31, 2025

Reviewed and Approved by: Angus J. Muir  Date: January 31, 2025

Redwood NCP | Summary

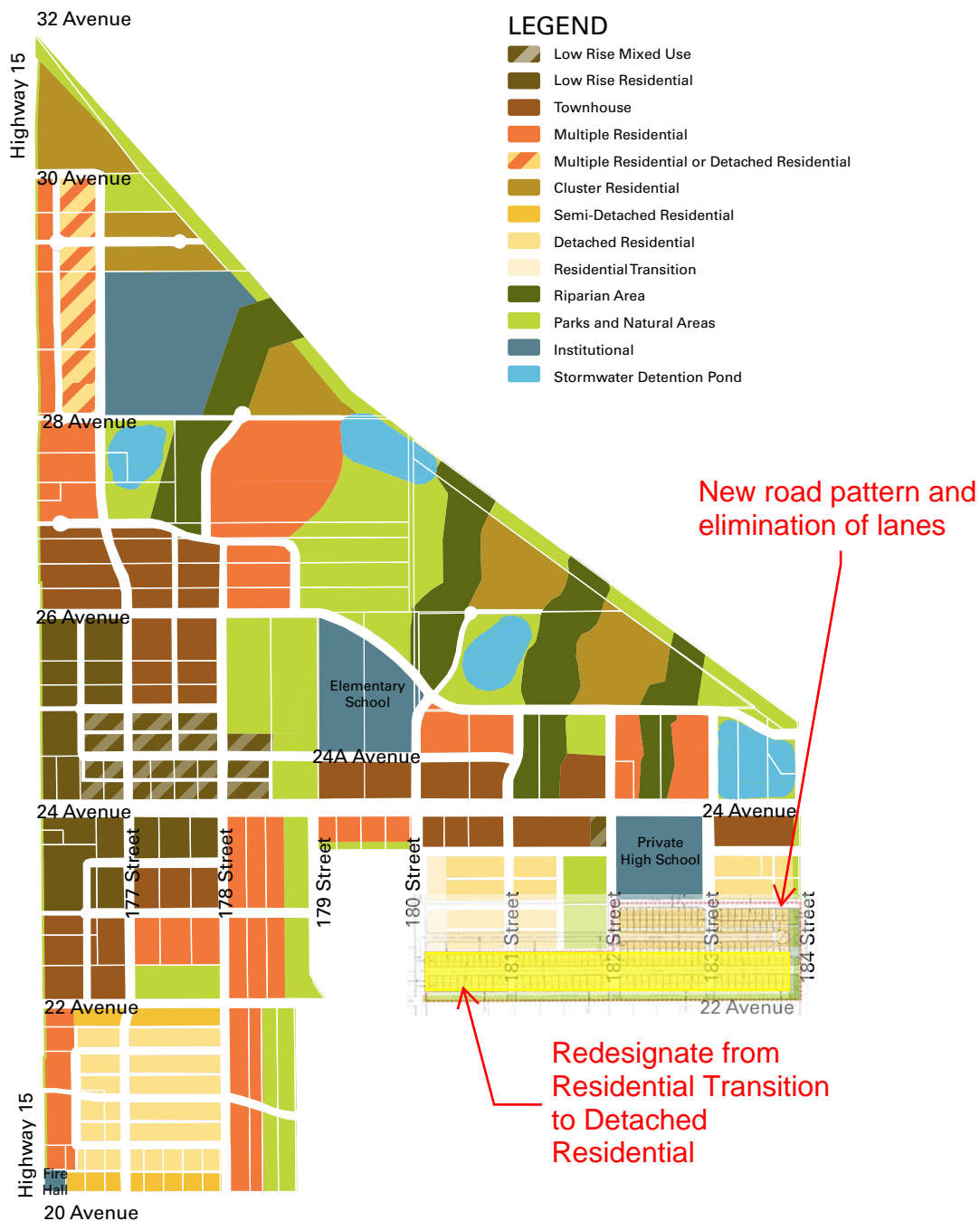
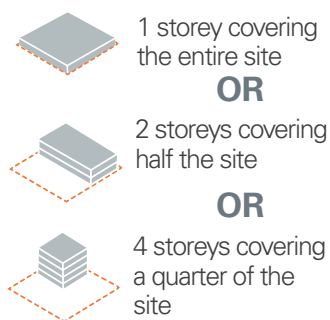
Land Use Strategy

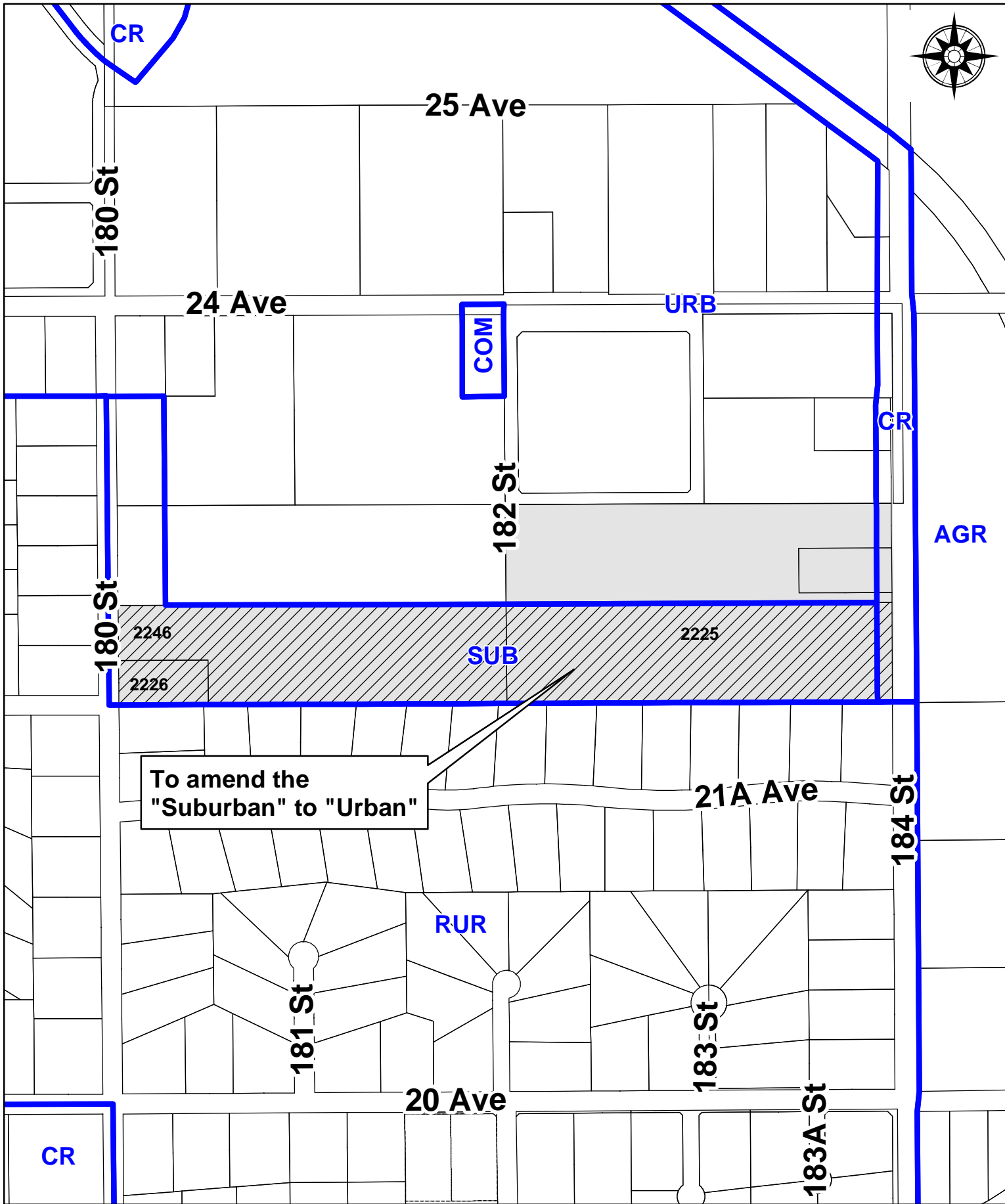
This land use plan shows where and how land uses fit together to create a coordinated plan. Corresponding land use designations includes example images and summary descriptions for the different types of land uses that can occur within the plan area.

WHAT IS FAR?

Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building's floor area divided by the site's area. FAR alone does not determine a building's height.

For example, a building with 1 FAR could have...





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0223-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-528-791
Lot 1 Section 17 Township 7 New Westminster District Plan 64957
2226 180 Street

Parcel Identifier: 006-469-809
Lot 6 Except: Part Subdivided By Plan 64957; Section 17 Township 7 New Westminster District
Plan 30171
2246 180 Street

Parcel Identifier: 003-667-669
Lot 3 Section 17 Township 7 New Westminster District Plan 65771
2277 184 Street

Parcel Identifier: 006-469-922
Lot 8 Except: Part Subdivided By Plan 65771; Section 17 Township 7 New Westminster District
Plan 30171
2293 184 Street

Parcel Identifier: 006-470-220
Lot 9 Section 17 Township 7 New Westminster District Plan 30171
2225 184 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Subsection C2. Permitted Lot Size Reductions, of Part 16 Small Lot Residential Zone (R4), the minimum lot depth of Interior Lot Type II, is reduced from 24 metres to 20.9 metres for proposed Lots 73 and 97; and
- (b) In Subsection B1 Streamside Setback Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

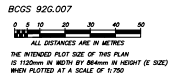
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

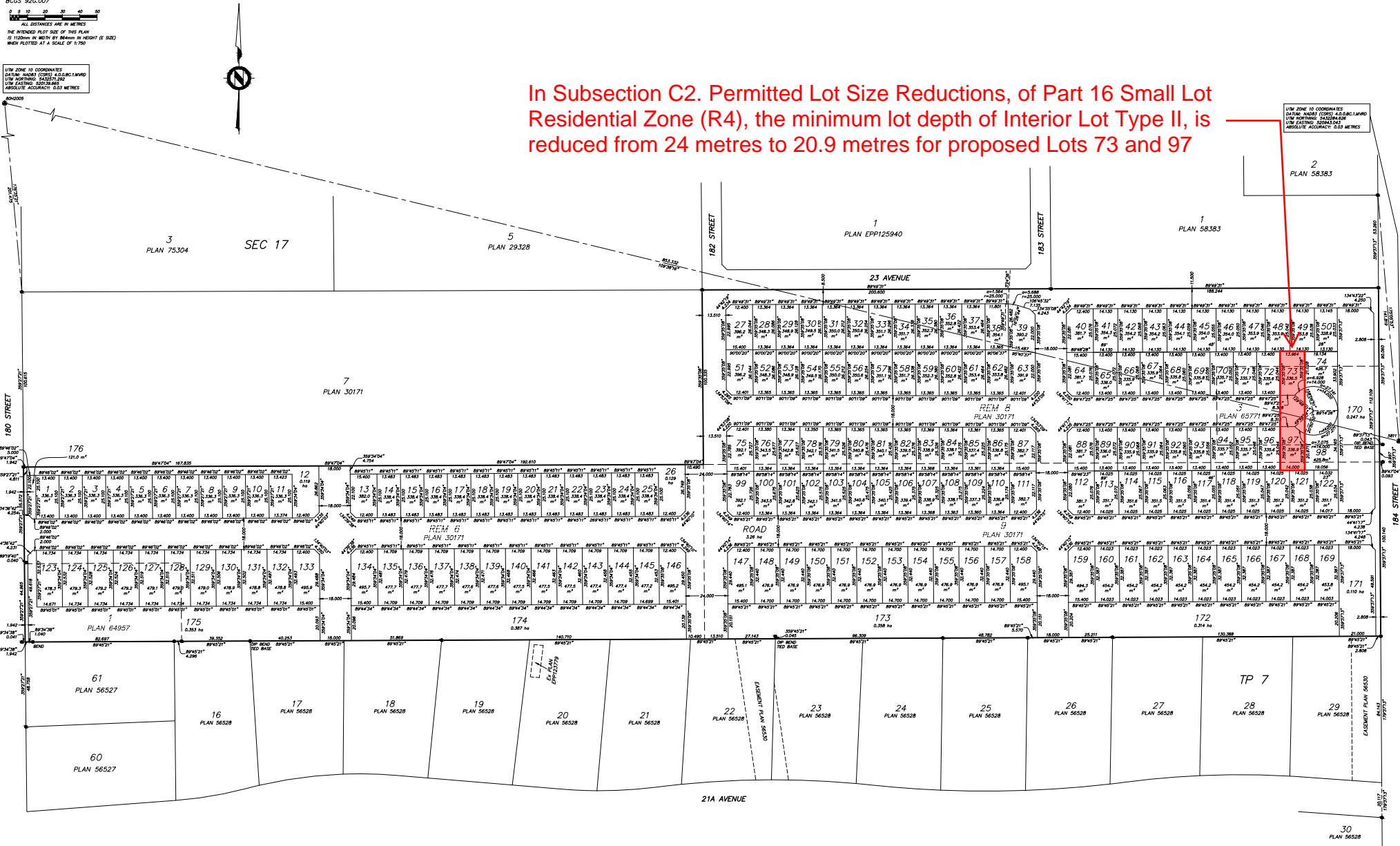
PRELIMINARY SUBDIVISION PLAN OF
LOT 1, PLAN 64957;
LOT 3, PLAN 65771;
LOT 6 EXCEPT PART SUBDIVIDED BY PLAN 64957,
LOT 8 EXCEPT PART SUBDIVIDED BY PLAN 65771
AND LOT 9, PLAN 30171; ALL SECTION 17 TOWNSHIP 7
NEW WESTMINSTER DISTRICT



UTM ZONE 18 COORDINATES
DATUM: NAD83 (CSRS) 4-CORNER
UTM NORTHING: 5422872.992
UTM EASTING: 480134.645
ABSOLUTE ACCURACY: 0.03 METRES

In Subsection C2. Permitted Lot Size Reductions, of Part 16 Small Lot Residential Zone (R4), the minimum lot depth of Interior Lot Type II, is reduced from 24 metres to 20.9 metres for proposed Lots 73 and 97

UTM ZONE 18 COORDINATES
DATUM: NAD83 (CSRS) 4-CORNER
UTM NORTHING: 5422872.992
UTM EASTING: 480134.645
ABSOLUTE ACCURACY: 0.03 METRES



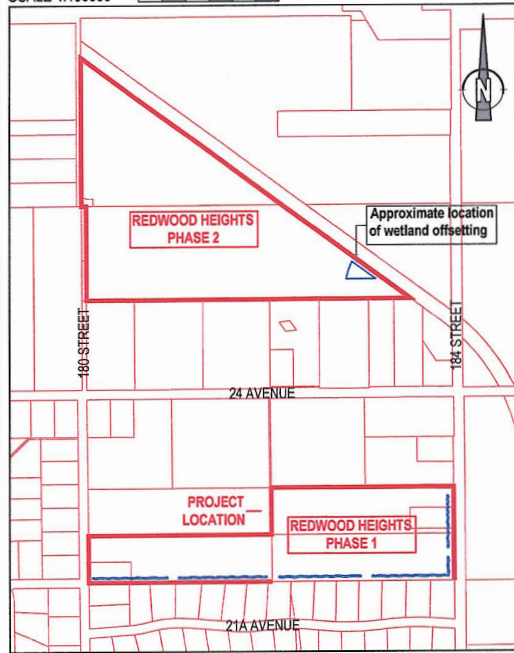
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, MAPS (CPRS) 4.0, 6.2, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0

LEGEND:
● INDEXED CONTROL MONUMENT FOUND
○ INDEXED STANDARD IRON POST FOUND
● INDEXED STANDARD CONCRETE POST FOUND
▲ INDEXED METERS
■ INDEXED SQUARE METERS
□ INDEXED SECTION
○ INDEXED CORNER
△ INDEXED REMAINDER
■ INDEXED REMAINDER RIGHT OF WAY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(CITY OF SURREY)

LOCATION

SCALE 1:100000



--- ZONING BYLAW SETBACK
 --- RAPR SPEA

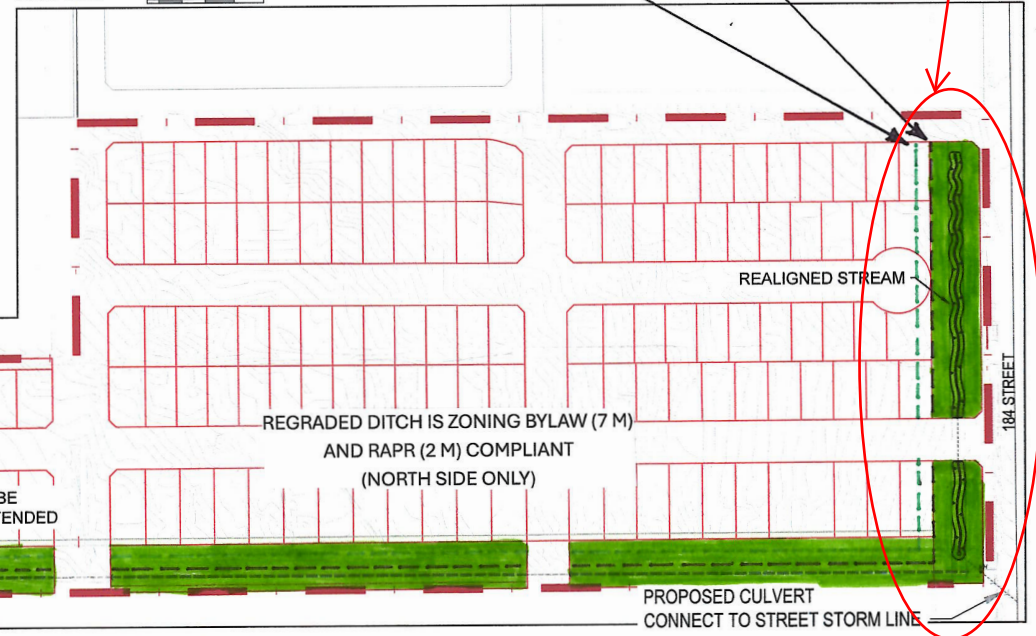
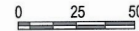
In Subsection B1 Streamside Setback Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres

RAPR SPEA (10 M) IS AT
 BOUNDARY OF PROPOSED STREAMSIDE AREA
 (BOTH SIDES)

ZONING BYLAW SETBACK (15 M)
 IS OUTSIDE OF PROPOSED STREAMSIDE AREA
 (VARIANCE REQUIRED)

PLAN

SCALE 1:4000



REFERENCE DRAWINGS

1. Email: Redwood Ph 1 - 23.11.14 - EBB - Qualico - 2023_Redwood Heights_P2_WetlandDetermination.pdf. Received November 14, 2023; Qualico.
2. Email: 22-1060 - Subdivision Concept - BOUND - 2023-10-10.dwg. Received October 30, 2023; Qualico.
3. File No. 22-596 TOPO 1. "Topographic Survey Plan of Lot 6 Except: Part Subdivided by Plan 64957, Plan 30171 Lot 8 Except: Part Subdivided Plan 65771, Plan 30171 Lot 9 Plan 30171, Lot 3 Plan 65771, Lot 1 Plan 64957, All Section 17 Township 7 NWD". November 15, 2022. Aplin and Martin.
4. 2022 Watercourses from City of Surrey.
5. 2020 Legal Base from City of Surrey.

QUALICO DEVELOPMENTS INC.

REDWOODS PHASE 1
 Surrey, BC



Ian Whyte Consulting Ltd.

2029 Palliser Avenue
 Coquitlam, BC, V3K 1W8
ianwhyteconsulting@gmail.com

CONCEPTUAL STREAM PLAN

DESIGN IWW	DRAWN WSL	CHECKED IWW	REVISION 03	REVISION DATE Jan 31, 2025
SCALE AS SHOWN	PROJECT NUMBER 1001-48	DRAWING NUMBER 1001-48-13		
DATE JANUARY 17, 2025				