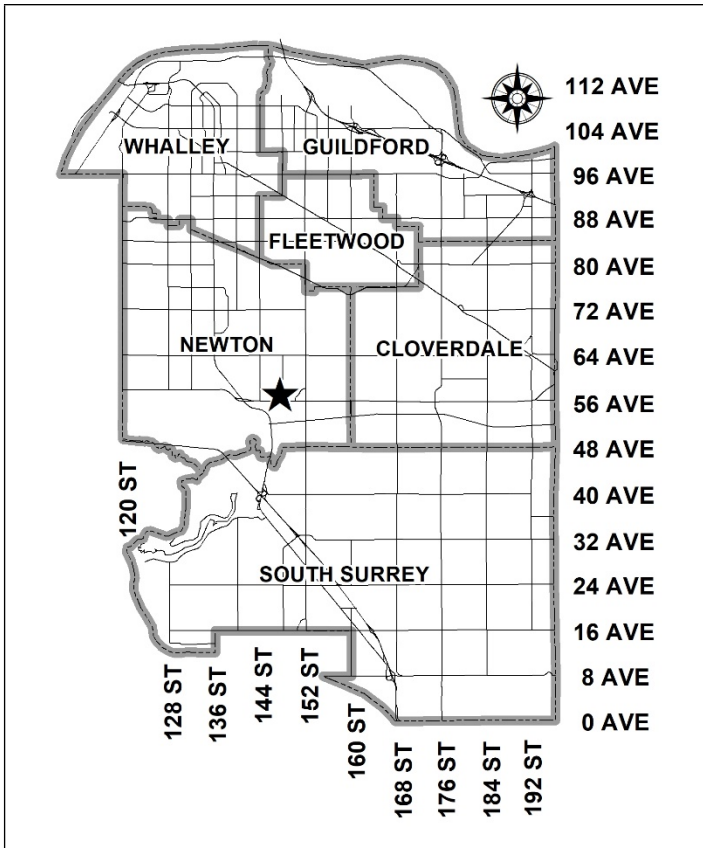


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0212-00

Planning Report Date: January 30, 2023



**PROPOSAL:**

- **NCP Amendment** from 1/2 Acre Suburban Residential to 1/4 Acre Suburban Residential
- **Rezoning** from RH to CD (based on RQ)

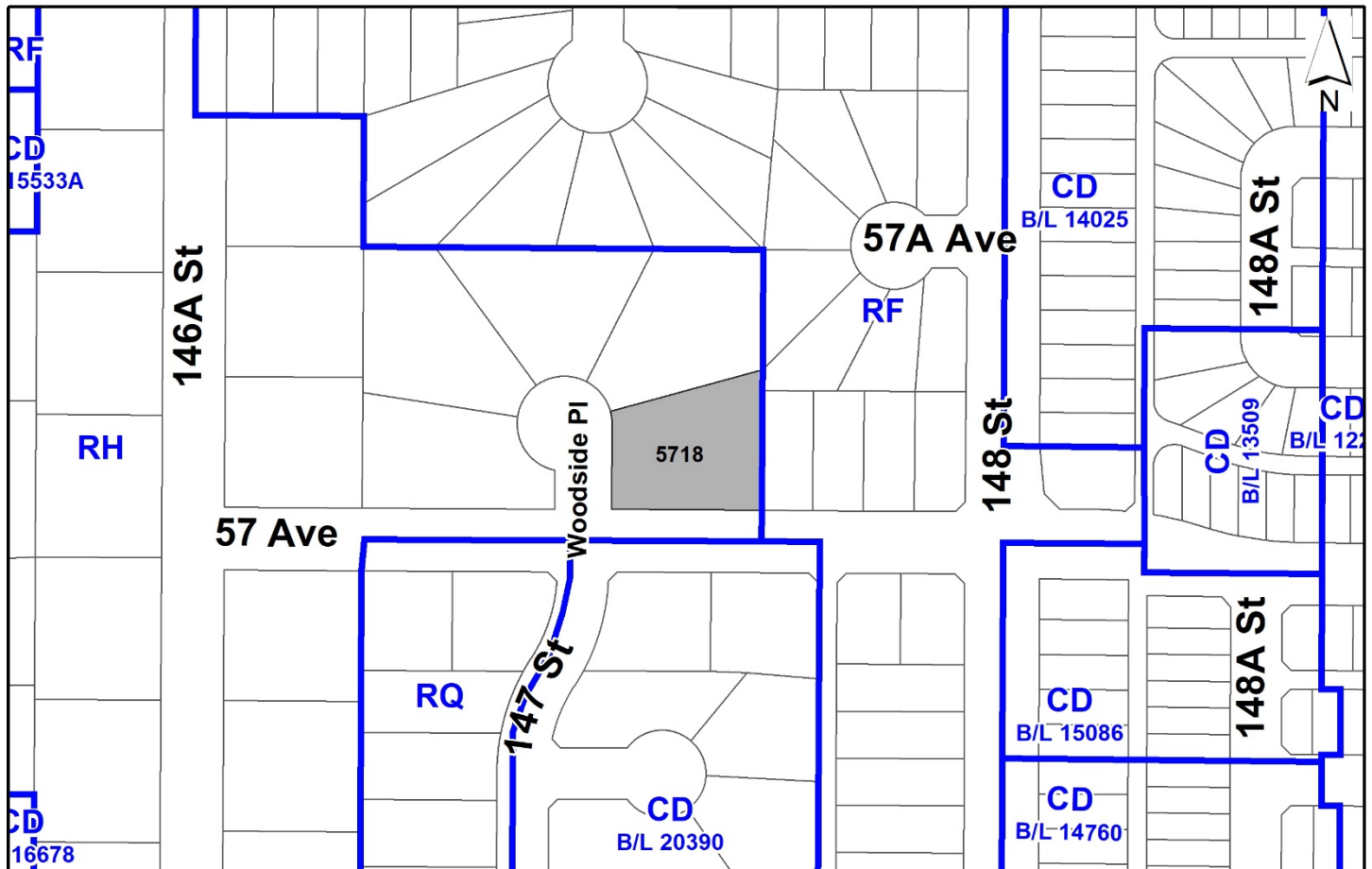
to allow subdivision into two single-family lots with the retention of an existing house.

**LOCATION:** 5718 Woodside Place

**ZONING:** RH

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** 1/2 Acre Suburban



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Suburban 1/2 Acre Residential to Suburban 1/4 Acre Residential.
- Proposing higher density and lower lot width and setback requirements than the “Quarter Acre Residential Zone (RQ)” through rezoning to a CD Zone based on RQ to permit retention of an existing single-family dwelling.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.
- 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.
- The proposed CD Zone (based on RQ) will permit subdivision with retention of an existing single-family dwelling on the western portion of the subject property.
- The proposed lots will have greater size and dimensions than adjacent lots to the east on 57 Avenue. The development conforms to the goal of allowing sensitive urban infill in existing neighbourhoods.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final approval;
  - (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) Input from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Suburban 1/2 Acre Residential to Suburban 1/4 Acre Residential when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	South Newton NCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban Residential 1/2 Acre	RH
North:	Single Family Residential	Single Family Residential	RH

Direction	Existing Use	South Newton NCP Designation	Existing Zone
East:	Single Family Residential	Single Family Residential	RF
South (Across 57 Ave.):	Single Family Residential	Single Family Residential	RQ, RF, CD based on RH
West (Across Woodside PL):	Single Family Residential	Suburban Residential 1/2 Acre	RH

### Context & Background

- The subject property is 1,859 square metres in area and located on a cul-de-sac (Woodside PL) on the north side of 57 Avenue.
- The subject property is designated “Urban” in the Official Community Plan (OCP), “Suburban Residential ½ Acre” in the South Newton Neighbourhood Concept Plan (NCP) and is zoned “Half Acre Residential Zone (RH)”.
- The subject property contains a single-family dwelling on the western portion built under the current “Half Acre (RH) Residential Zone”. This home is oriented towards the cul-de-sac on 147 Street (Woodside Place) and is proposed for retention under the subject application.
- Suburban 1/4 Acre Residential lots have been introduced into this neighbourhood over the last several years as a type of suburban infill development. Nearby precedents on this block include Development Application No. 7918-0167-00, 7919-0174-00, and 7920-0145-00. The most recent application, 7920-0145-00 for an NCP amendment to “Suburban Residential 1/4 Acre” and rezoning to “Quarter Acre Residential (RQ) Zone” received final approval at the Regular Council – Land Use meeting on July 29, 2021.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing an amendment to the South Newton Neighbourhood Concept Plan from “1/2 Acre Residential” to “1/4 Acre Residential” and to rezone the site from “Half-Acre Residential Zone (RH)” to a Comprehensive Development (CD) Zone based on the “Quarter Acre Residential (RQ) Zone” to facilitate subdivision into two (2) single family lots.
- As the RQ Zone has a maximum density of 10 units per hectare, the use of a CD zone is required for subdivision at the proposed density of 10.78 units per hectare.
- The existing house on the subject property is proposed to be retained and would be located on Proposed lot 1. The remaining structures and buildings on the eastern portion of the property are proposed for demolition to create space for the new house.

- To facilitate subdivision with retention of the existing house, the applicant is proposing a Development Variance Permit for Proposed Lot 2 to reduce the lot width from 24 metres to 21.9 metres and to reduce the front yard setback from 7.5 metres to 5.4 metres and the rear yard setback from 7.5 metres to 5.1 metres to retain the existing dwelling on Lot 1.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1859 square metres
Road Dedication:	9 square metres
Net Site Area:	1851 square metres
<b>Number of Lots:</b>	Two (2)
<b>Unit Density:</b>	10.78 units per hectare
<b>Range of Lot Sizes</b>	924 – 932 square metres
<b>Range of Lot Widths</b>	21.9 – 23.3 metres
<b>Range of Lot Depths</b>	31.6 to 39.14 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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Cambridge Elementary School  
1 Secondary student at Sullivan Heights Secondary School

(Appendix III)

**Parks, Recreation & Culture:** The Parks, Recreation & Culture Department has no objection to the project.

Panorama Village Park is the closest active park with amenities that include a playground, walking paths, open space and natural areas. The park is 255 metres walking distance from the development.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.

### Transportation Considerations

- Vehicle access is proposed from the existing driveway access to Woodside Place from the western Proposed lot 1 and from 57 Avenue for the eastern Proposed lot 2.

- The applicant is providing a 3.0 metre x 3.0 metre corner cut at the intersection for 57 Avenue and Woodside Place. The applicant will also register a 0.5 metre Statutory Right-of-Way (SRW) along the frontage of 57 Avenue.

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

### **Official Community Plan**

#### Land Use Designation

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

#### Themes/Policies

- A3.1: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing infrastructure and implement improvements to the public realm.

*(The proposed development is representative of a suburban type of lot that will provide an appropriate transition between higher-density Single Family Residential designated land to the east and lower-density Suburban Residential ½ Acre land to the west. The proposed development is near the Panorama Village neighbourhood centre which is at the intersection of 152 Street and Highway No. 10 (56 Avenue).)*

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

*(The applicant has provided a Building Scheme and Design Guidelines for the proposed development based on a Character Study evaluating the form and character of the residential neighbourhood.)*

### **Secondary Plans**

#### Land Use Designation

- The subject property is designated "Suburban Residential ½ Acre" in the South Newton Neighbourhood Concept Plan (NCP).

### Amendment Rationale

- The applicant proposes an NCP amendment to redesignate 5718 Woodside Place from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre".
- The South Newton NCP was first approved by Council in May 1999. Under Development Application No. 7918-0167-00, Council passed a resolution to introduce the "Suburban Residential ¼ Acre" land use designation to the South Newton NCP at the Regular Council – Land Use Meeting on July 22, 2019.
- Subsequently, two further infill proposals, Development Applications No. 7919-0174-00 and 20-0145-00, were approved for rezoning to the RQ Zone and redesignated to the "Suburban Residential ¼ Acre" designation.
- The proposed NCP amendment will provide an appropriate lot size transition between "Single Family Residential" designated land to the east and "Suburban Residential ½ Acre" land to the west of the subject site.
- 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.

### Themes/Objectives

- The proposal is consistent with the following NCP goals and objectives:
  - protecting development patterns and character of existing single family urban and suburban subdivisions in planning for future land uses;
  - providing a mix of housing densities and types to accommodate a range of needs; and
  - create pedestrian-friendly, walkable neighbourhoods.

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed subdivision on the subject site. The proposed CD By-law identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Quarter Acre Residential Zone (RQ)" (Appendix VI).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RH Zone, RQ Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RQ Zone (Part 15C)	Proposed CD Zone
<b>Unit Density:</b>	10 units per hectare	10.8 units per hectare
<b>Floor Area Ratio:</b>	0.60 for the first 560 square metres and 0.35 for the remaining lot area	0.60 for the first 560 square metres and 0.35 for the remaining lot area
<b>Lot Coverage:</b>	25%	25%
Front Yard:	7.5 metres	5.48 - 7.5 metres
Side Yard:	2.4 metres	2.4 metres
Side Yard Flanking:	3.6 metres	3.6 metres
Rear:	7.5 metres	5.6 - 7.5 metres
Lot Size:w	930 square metres	924 square metres
Lot Width:	24 metres	21 metres
Lot Depth:	30 metres	30 metres
<b>Principal Building Height:</b>	9 metres	9 metres
<b>Number of Spaces</b>	3	3

- The subdivision area requirements of the RQ Zone require that a lot be no less than 930 square metres unless a minimum of 15% of the subdivided lands are provided as open space.
- The proposed lot sizes are 932 and 924 square metres, respectively. Proposed lot 2 is only 6 square metres below the minimum area requirements and there is precedent for similar quarter acre sized lots in this area, the use of a CD Zone to permit subdivision is supportable.
- The CD By-law reduces the RQ Zone's front yard setback from 7.5 metres to 5.4 metres and the rear yard setback from 7.5 to 5.16 metres. This is to permit retention of an existing single-family dwelling on Proposed lot 1.
- The CD By-law reduces the lot width of the RQ Zone from 24 metres to 21.9 metres. This is required for Proposed lot 2, which needs to be narrower to provide sufficient side yard setbacks for the lot retaining a house.

#### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The context style recommended for this site is traditional craftsman.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. and dated April 2022 has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.



**Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the South Newton Neighbourhood Concept 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 the Newton Community Area is \$15,000 per unit for single family lot.

**Affordable Housing Strategy**

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

**PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on July 28, 2022 and the Development Proposal Sign was installed on July 22, 2022. Staff received no responses from neighbouring residents.

**TREES**

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	0	1
<b>Coniferous Trees</b>			
Norway Spruce	1	0	1
Douglas Fir	4	1	3
Western Red Cedar	1	0	1

Yew	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>8</b>	<b>1</b>	<b>7</b>
<hr/>			
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>4</b>		
<b>Total Retained and Replacement Trees</b>	<b>11</b>		
<b>Contribution to the Green City Program</b>	<b>N/A</b>		

- The Arborist Assessment states that there are a total of 8 mature trees on the site and no Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The tree management plan (Appendix V) identifies two trees for removal. As one of the trees has died due to environmental stressors, only one mature tree proposed for removal is identified in the table above and requires replacement planting.
- For the mature tree that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of two replacement trees on the site. The applicant proposes 4 replacement trees.
- In summary, a total of 11 trees are currently proposed to be retained or replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VII. NCP Plan

*approved by Shawn Low*

Jeff Arason  
 Acting General Manager  
 Planning and Development

JK/ar



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).
  4. DVP TO TO REDUCE THE LOT WIDTH OF LOT 2 FROM 24.0m TO 21.9m.
  5. DVP TO REDUCE THE REAR YARD SETBACK FROM 7.5m TO 5.0m TO RETAIN THE EXISTING HOUSE.

No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



HARPART SAHI  
 5718 WOODSIDE PLACE, SURREY BC V3S 5L2 PH: 604-715-0582 EMAIL: HARYSAHI@HOTMAIL.COM

**PRELIMINARY LOT LAYOUT**

SUBDIVISION AT 5718 WOODSIDE PLACE, SURREY BC

Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: JK	Mun. Dwg. No.	A
Designed: JK	Job No. 22-4537	Of
D.W. P.U.	Date APRIL/2022	Revision
Approved:		

---

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

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

DATE: **January 06, 2023** PROJECT FILE: **7822-0212-00**

---

RE: **Engineering Requirements  
Location: 5718 Woodside Pl**

#### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

#### REZONE/SUBDIVISION

##### *Property and Right-of-Way Requirements*

- Register 0.5 m Statutory Right-of-Way (SRW) along 57 Ave frontage.
- 3.0 m x 3.0 m corner cut at the intersection of 57 Avenue and Woodside Pl.

##### *Works and Services*

- Construct north side of 57 Ave.
- Construct minimum 200mm sanitary main along Woodside Pl (cul-de-sac).
- Construct storm, sanitary, and water service connections for both lots.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision.

#### DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.  
Development Services Manager

BD



October 13, 2022

Planning

**School Enrolment Projections and Planning Update:**

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

Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

As of September 2022, Cambridge elementary was operating 153%, there are 13 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double of the capacity of the existing school. The neighbouring schools are in a similar situation.

Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge. Consequently, in the District 2023/24 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 410 capacity addition to McLeod Road School and run a dual stream program.

The 700 capacity addition at Sullivan Heights Secondary opened in September 2022.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0212 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

September 2022 Enrolment/School Capacity

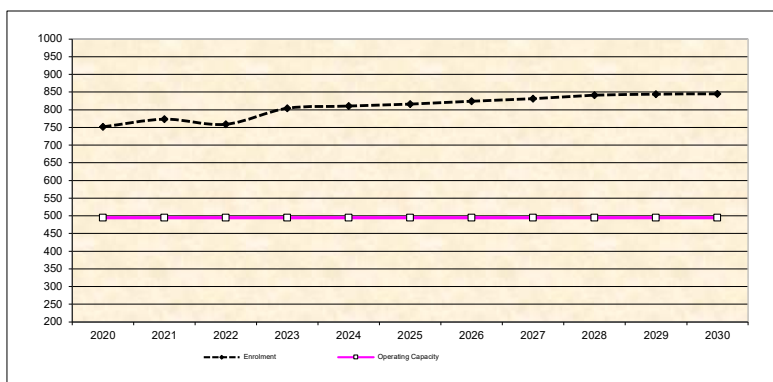
<b>Cambridge Elementary</b>	
Enrolment (K/1-7):	106 K + 653
Operating Capacity (K/1-7)	76 K + 419
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1759
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	4
--	---

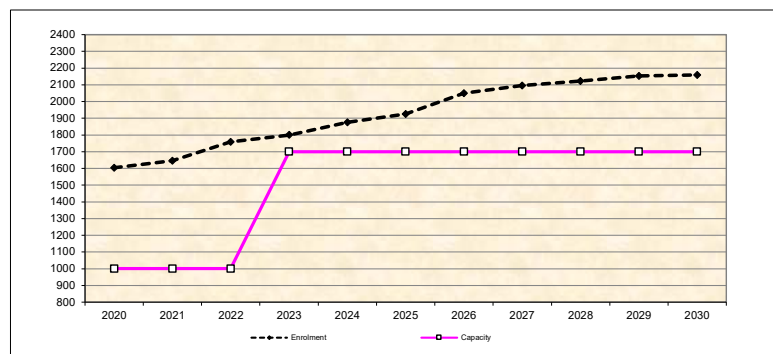
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Cambridge Elementary**



**Sullivan Heights Secondary**



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

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0212-00  
 Project Location: 5718 Woodside Place, Surrey, BC  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

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

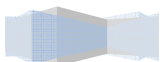
The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 3-8 years ago. There is an Gladstone Park to the north of the property. The style of the newer homes in the area are more traditional craftsman and the older homes can be referred to as 90's two storey bungalows and ranchers which range from 1200sf up to 2000 sf.

Homes in the neighborhood include the following:

- There are a few homes and newer developments surrounding the property which are approximately 3-8 years old traditional craftsman style of homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old two storey bungalows and ranchers under 2000 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vertical and horizontal siding.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are traditional craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.



- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 5:12 for the newer context homes.

**Dwelling Types/Locations:** 2 or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in hardi siding or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include craftsman style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

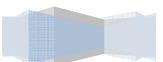
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

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

**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Stucco, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in



subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

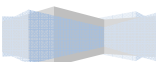
- Roof Pitch:** Minimum roof pitch must be 4:12 and maximum of 9:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 8'0".
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: August 15, 2022

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

\_\_\_\_\_  
Date: August 15, 2022





## Tree Preservation Summary

Surrey Project No: 7922-0212-00

Address: 5718 Woodside Place, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR-5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	8	<b>Protected Trees Identified</b>	7
<b>Protected Trees to be Removed</b>	1	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	7	<b>Protected Trees to be Retained</b>	7
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 1 X two (2) = 2</li> </ul>	2	<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	4	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0	<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

January 24, 2023

Date



**Tree Plan for Rezoning and Subdivision at 5718 Woodside Place, Surrey**

Date: August 5, 2022  
Update January 24, 2023

**Tree Inventory**

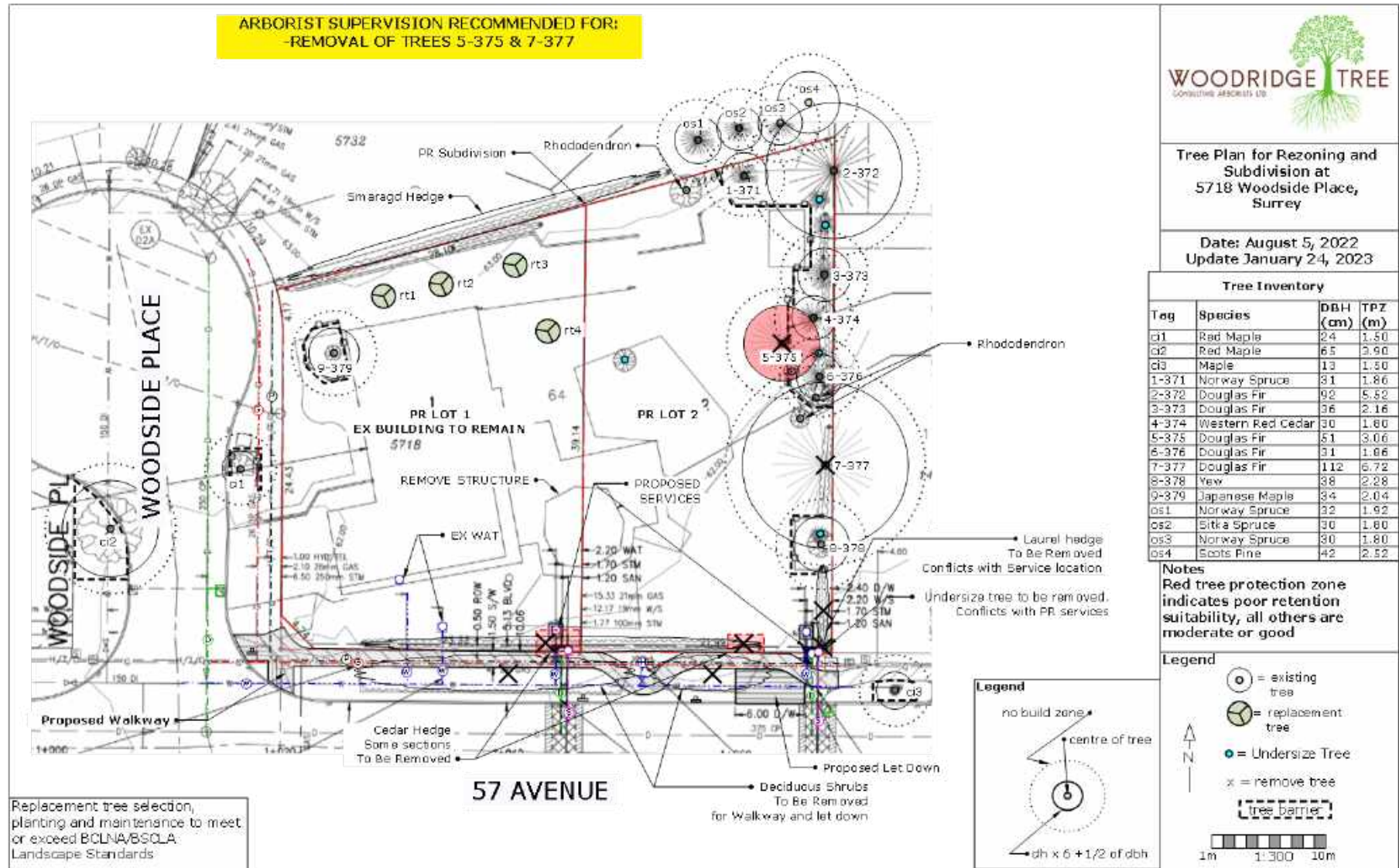
Tag	Species	DBH (cm)	TPZ (m)
ci1	Red Maple	24	1.50
ci2	Red Maple	65	3.90
ci3	Maple	13	1.50
1-371	Norway Spruce	31	1.86
2-372	Douglas Fir	92	5.52
3-373	Douglas Fir	36	2.16
4-374	Western Red Cedar	30	1.80
5-375	Douglas Fir	51	3.06
6-376	Douglas Fir	31	1.86
7-377	Douglas Fir	112	6.72
8-378	Yew	38	2.28
9-379	Japanese Maple	34	2.04
os1	Norway Spruce	32	1.92
os2	Sitka Spruce	30	1.80
os3	Norway Spruce	30	1.80
os4	Scots Pine	42	2.52

**Notes**  
Red tree protection zone indicates poor retention suitability, all others are moderate or good

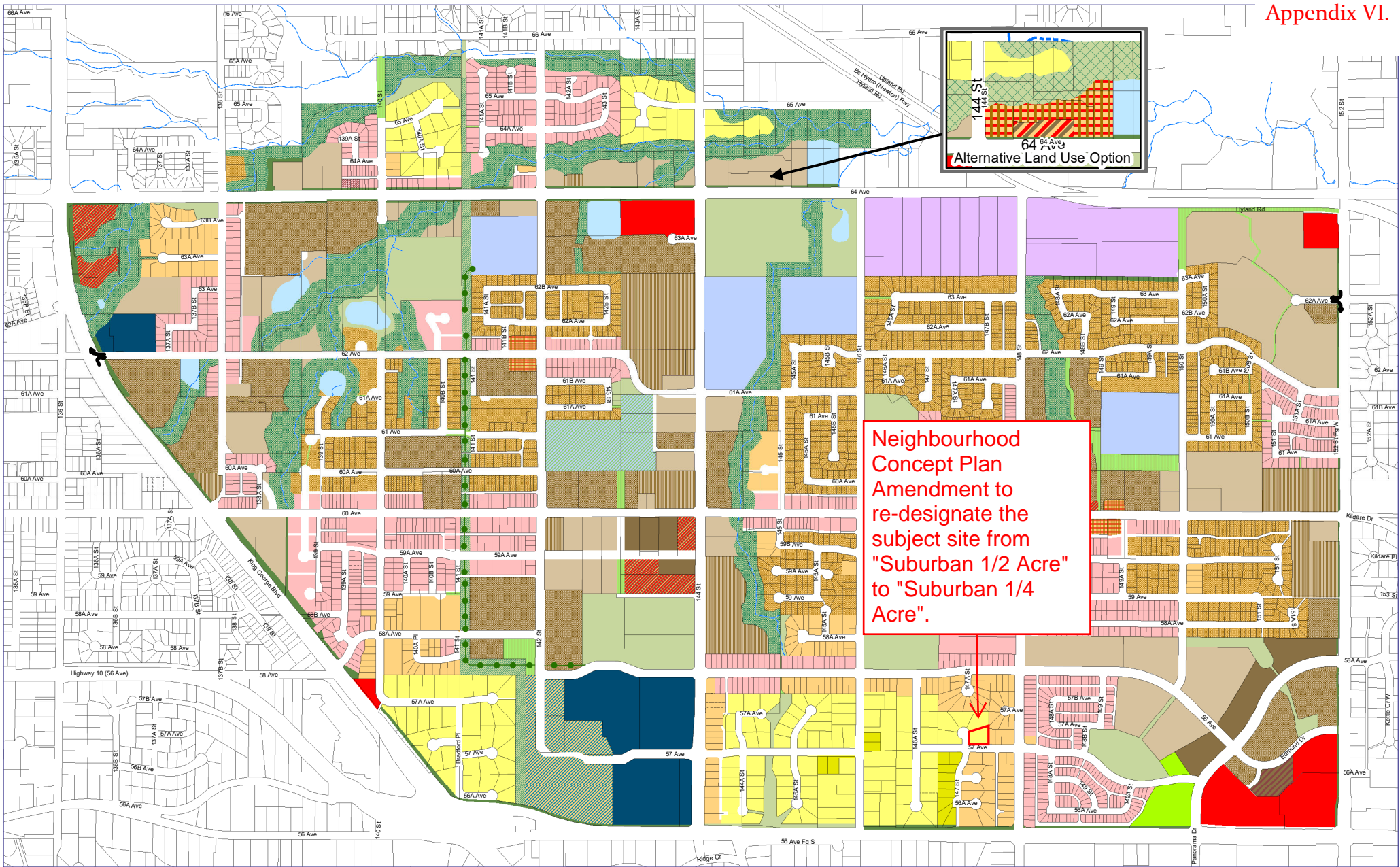
**Legend**

- = existing tree
  - = replacement tree
  - = Undersize Tree
  - = remove tree
  - = tree barrier
- 1m 1:300 10m

**ARBORIST SUPERVISION RECOMMENDED FOR:  
-REMOVAL OF TREES 5-375 & 7-377**



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



Neighbourhood  
Concept Plan  
Amendment to  
re-designate the  
subject site from  
"Suburban 1/2 Acre"  
to "Suburban 1/4  
Acre".

# SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

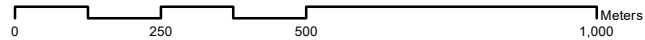
- Apartments 65 upa max
- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots

- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Suburban Residential 1/4 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY



Adopted by Council Resolution December 6, 2004 Amended 11 Oct. 2022

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.