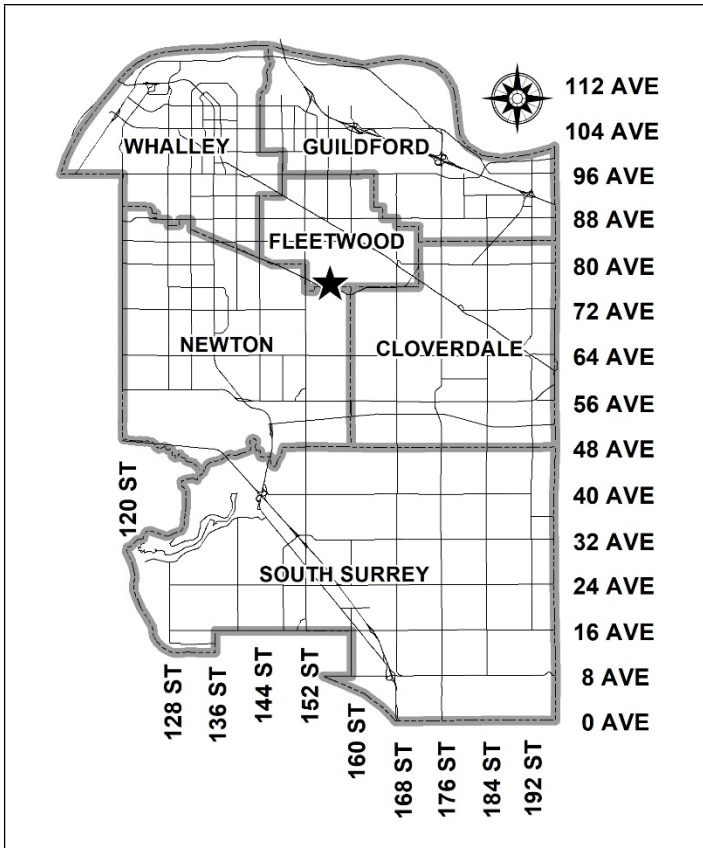


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0309-00

Planning Report Date: July 10, 2023



**PROPOSAL:**

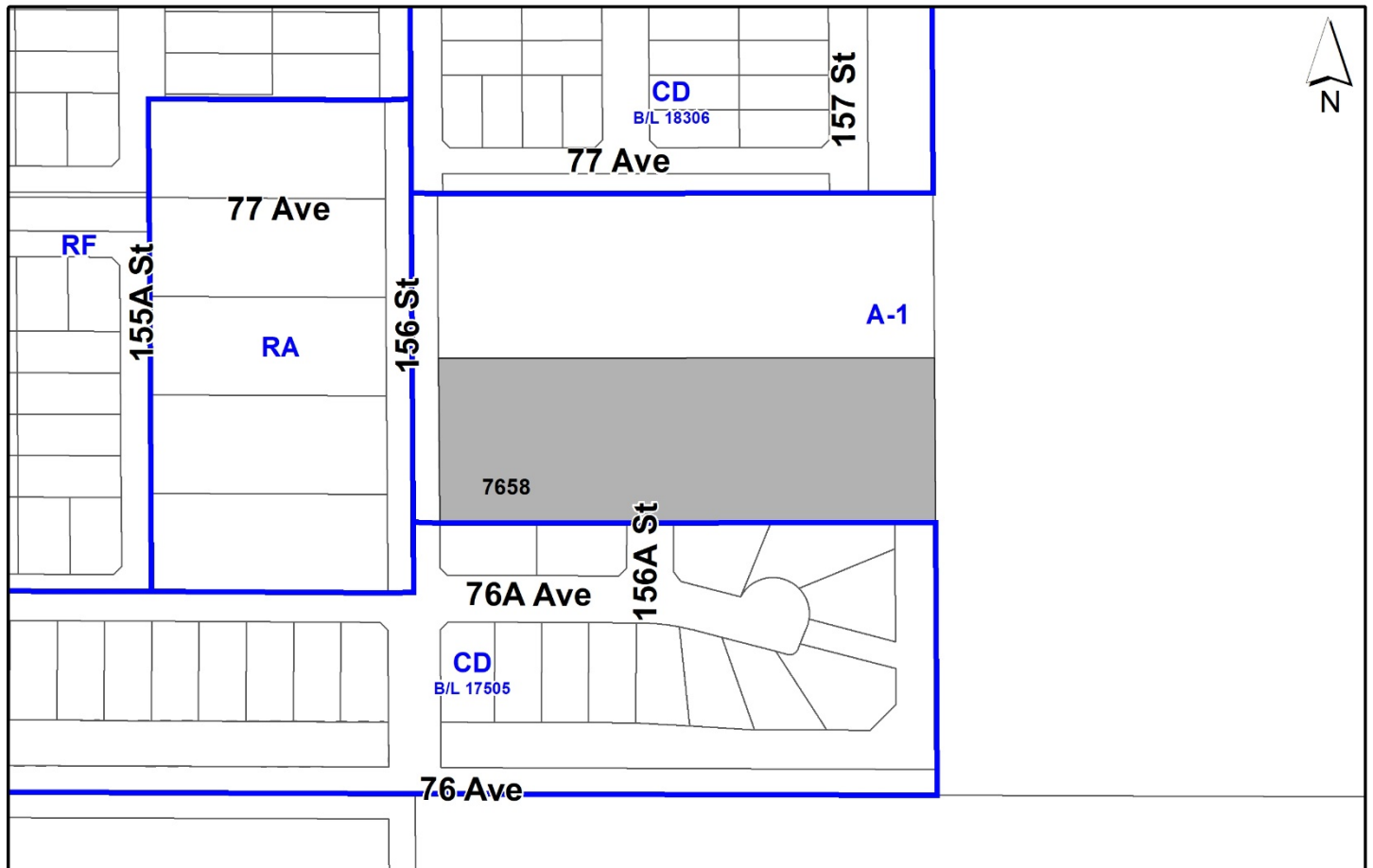
- **NCP Amendment** from Low Density Cluster (4 upa) to Low-Med Density Cluster (5 upa)
  - **Rezoning** from A-1 to RF and CD (Based on RF-G)
- in order to allow subdivision into sixteen (16) single family lots and open space.

**LOCATION:** 7658 - 156 Street

**ZONING:** A-1

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Cluster (4 upa) and Open Space/Park



**RECOMMENDATION SUMMARY**

- By-law Introduction (Two By-laws) and set date for Public Hearing for Rezoning.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing an amendment to the Fleetwood Enclave Infill Plan from Low Density Cluster (4 upa) to Low-Med Density Cluster (5 upa).

**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 rezoning to “Comprehensive Development Zone (CD)” (based on RF-G) and to “Single Family Residential Zone (RF)”, provides an appropriate transition between existing CD Zoned small lots to the north (Approved under Application No. 7914-0138-00) and larger CD Zoned lots to the south (Approved under Application No. 7911-0085-00).
- The proposed Neighborhood Concept Plan (NCP) amendment is consistent with similar development applications in the immediate vicinity.
- 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 applicant has revised their proposal to mitigate interface impacts and privacy concerns from the neighboring property owners to the south by reorienting the lot configuration and by proposing cedar hedge planting along the shared property line.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as “Block A” on the Survey Plan attached in Appendix II from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and to set a date for Public Hearing.
2. a By-law be introduced to rezone the portion of the subject site shown as “Block B” on the Survey Plan attached in Appendix II from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and to set a date for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a planting plan and securities for the installation of cedar hedges where required along the south property lines of proposed lots 15 and 16;
  - (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) 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;
  - (g) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (i) registration of a Section 219 Restrictive Covenant requiring increased front yard building setbacks of 9.0 metres for proposed lots 1-4.
4. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "Low Density Cluster (4 upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Existing single family dwelling	Low Density Cluster (4 upa), Open Space/Park	A-1
North:	Existing single family dwelling	Low Density Cluster (4 upa), Open Space/Park, Habitat Corridor Park/Trail and Private Landscape Buffer	A-1
East:	Fleetwood Park	Conservation and Recreation in the OCP	A-1
South:	Existing single family lots	Existing Suburban Cluster (2 upa)	CD Zone (Bylaw No. 17505)
West (Across 156 Street):	Existing acreage lots, including lot under Application No. 7922-0040-00 (pre-Council)	1/4 Acre Gross Density 4 UPA	RA

**Context & Background**

- The 1.21 hectare subject site is located at 7658 – 156 Street in Fleetwood within the Fleetwood Enclave Infill Area Concept Plan area, which covers approximately 26 hectares (65 acres) of land, consists of a mix of recently constructed single family residential dwellings and large acreage residential properties anticipated for redevelopment, and is bordered by an established single family residential neighbourhood to the north, the unopened 76 Avenue to the south, the Eaglequest (Coyote Creek) Golf Course to the west and Fleetwood Park to the east.
- The subject site is designated “Urban” in the OCP, designated "Low Density Cluster (4 upa)" and “Open Space/Park” in the Fleetwood Enclave Plan, and is zoned “General Agriculture Zone (A-1).
- Fleetwood Enclave Plan was adopted by Council on March 11, 2013 (Corporate Report No. Ro49). The related Fleetwood Enclave Area Servicing Strategy was approved by Council on September 9, 2013 (Corporate Report No. R161).
- A Green Infrastructure Network (GIN) is directly adjacent to the subject site within Fleetwood Park to the east. As the GIN will be located within the portion of the site that will be conveyed to the City and added in to the expanded Fleetwood Park, a Sensitive Ecosystem (Green Infrastructure Areas) Development Permit is not required.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes an NCP Amendment to redesignate the subject site from “Low Density Cluster (4 upa)” to “Low-Med Density Cluster (5 upa)” (see Appendix VII) and rezoning from “General Agriculture Zone (A-1)” to “Comprehensive Development Zone (CD)” (Based on RF-G) for Block A, and “Single Family Residential Zone (RF)” for Block B in order to allow subdivision into sixteen (16) single family lots and open space.
- The proposed subdivision will result in approximately 13% of the subject site (1,578 square metres) being conveyed to the City as parkland, without compensation. This meets the 5% parkland requirement of the Local Government Act, as well as the 13% open space requirement of the Fleetwood Enclave Plan.
- In accordance with Section 2.4.7 of the Fleetwood Enclave NCP, the allocation of open space within the proposed subdivision enables density to be calculated on the gross site area of a lot.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1.21 hectares
Road Dedication:	1.942 metres for an ultimate 24.0 metre road allowance 18.0 m road allowance 14.0 m radius cul-de-sac bulb
Undevelopable Area:	0.24 hectares
Net Site Area:	0.97 hectares
<b>Number of Lots:</b>	16 residential lots and 2 lots for open space purposes
<b>Unit Density:</b>	13.22 units per hectare (gross), 20 units per hectare (net)
<b>Range of Lot Sizes</b>	465 – 568 square metres
<b>Range of Lot Widths</b>	14.2 – 17 metres
<b>Range of Lot Depths</b>	28.1 – 38.2 metres

## Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

School District: **The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

7 Elementary students at Coyote Creek Elementary School  
5 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May-July 2025.

Parks, Recreation & Culture: Parks will accept the 5% unencumbered parkland subdivision dedication requirement and the conveyance of the remainder of the proposed parkland (to reach 13%) without compensation. The remainder area must be shown as a numbered lot on the final subdivision plan

Parks accepts removal of 11 City trees. If there is any unexpected tree removal required on future or existing parkland due to the development/construction impacts, cash in lieu of all trees, regardless of size, will be required. Compensation may be determined through a formal arboricultural appraisal.

The closest active park and natural area is Fleetwood Park, which is adjacent to the subject site.

## Transportation Considerations

- 156 Street – Collector
  - Dedicate 1.942 metres for an ultimate 24.0 metre road allowance;
  - Register a 3.0 metre Statutory right-of-way (SRW) for a Multi-Use Pathway (MUP); and
  - Construct east side of 156 Street with 7 metres of pavement width from road centreline, barrier curb and gutter, 3.5 metres of boulevard trees and lighting, 4.0 metre MUP (1.5 metres within road allowance and 2.5 metres within SRW, with 0.5 metre offset for maintenance within the SRW width).

- 156A Street – Local
  - Dedicate 18.0 m road allowance;
  - Register 0.5 m SRW for maintenance; and
  - Construct 156A Street with 8.5 m pavement, barrier curbs & gutters, 3.25 m boulevards, and 1.5 m concrete sidewalks.
- 157 Street – Local
  - Dedicate 14.0 m radius cul-de-sac bulb;
  - Register 0.5 m SRW; and
  - Construct 11.0 m radius pavement, 1.5 m sidewalk on west side of road.
- Walkway
  - Dedicate 6.0 m for ultimate 6.0 m walkway;
  - Construct temporary lane for access to lots on 157 Street with 5.4 m asphalt pavement, temp asphalt curb & gutter acceptable; and
  - Provide CIL for ultimate 2.0 m concrete walkway, 2.0 m topsoil & sod on both sides of walkway, pedestrian lighting, and street trees.
- Access
  - Construct concrete driveway letdowns. Pair driveways where possible.

### **Parkland and/or Natural Area Considerations**

- A Green Infrastructure Network (GIN) is directly adjacent to the subject site within Fleetwood Park to the east.

### **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 subject site is designated “General Urban” in the Regional Growth Strategy (RGS).
- General Urban Areas are intended for residential neighborhoods.
- The proposed single-family residential development complies with the RGS designation for the site.

## Official Community Plan

### Land Use Designation

- The subject site is designated as “Urban” in the Official Community Plan. The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

### Themes/Policies

- The application supports infill development that is appropriate in scale and density to its surrounding neighbourhood context and compatible design will be reinforced through design guidelines to be registered on title.
- Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighborhoods when developed compatible with existing neighborhood character.
- Theme A3.2 encourages the development of remaining vacant lands in urban neighborhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability.

## Secondary Plans

### Land Use Designation

- The subject site is designated "Low Density Cluster (4 upa)" in the Fleetwood Enclave Plan (see Appendix VII). The applicant is proposing to redesignate the site to “Low-Med Density Cluster (5 upa).”
- The applicant is proposing a gross density of 13.2 Units Per Hectare (uph) – 5.3 upa.

### Amendment Rationale

- The proposed lot sizes will transition appropriated from small lots to the north (zoned CD based on RF-G) to larger lots to the south (zoned CD based on RF).
- The Low-Medium Density Cluster (5-upa) designation requires a minimum of 13% open space, which the applicant is achieving with the proposed lot layout.
- The Fleetwood Enclave Plan recommends under the proposed amendment minimum lot widths of 13.4 metres and minimum lot depths of 30 metres. The proposed subdivision complies with the width guideline but does not comply with the depth guidelines. The reduced lot depths are considered supportable given similar dimensions of other newly created CD zoned lots (based off of RF-G) in the surrounding neighbourhood.
- The proposed road network and cul-de-sac bulb have been re-aligned in order to help accommodate the proposed lot configuration and to achieve the required 13% open space requirement of the Fleetwood Enclave Plan.



- 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.
- As part of the nearby Application No. 7914-0357-00, the application received Council support for redesignating that site to “Low-Medium Density Cluster (5 upa)”. Subsequent to this approval, further applications commenced with similar re-designations, most notably under Application Nos 7916-0223, 7916-0080 and 7916-0359-00, which were similarly approved by Council.

**Zoning By-law (Block B)**

- The applicant proposes to rezone the south portion of the subject site (Block B) from “General Agriculture Zone (A-1)” to “Single Family Residential Zone (RF)”.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the “Single Family Residential Zone (RF)”, and parking requirements.

<b>RF Zone (Part 16) Block B</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
--------------------------------------	----------------------------------	-----------------

<b>RF Zone (Part 16) Block B</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Density</b>	14.8 units per hectare	12.8 units per hectare
<b>Lot Coverage</b>	40% for lots with a size of 560 sq.m. (6,000 sq.ft.) or less, and decreasing as lot size increases	40% for lots with a size of 560 sq.m. (6,000 sq.ft.) or less, and decreasing as lot size increases
<b>Yards and Setbacks</b>		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures Greater than 10 square metres: 18.0 metres Other Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures Greater than 10 square metres: 18.0 metres Other Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 1.8 metres Accessory Buildings and Structures Greater than 10 square metres: 1.0 metres Other Accessory Buildings and Structures: 0.0 metres	Principal Building: 1.8 metres Accessory Buildings and Structures Greater than 10 square metres: 1.0 metres Other Accessory Buildings and Structures: 0.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures Greater than 10 square metres: 1.8 metres Other Accessory Buildings and Structures: 0.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures Greater than 10 square metres: 1.8 metres Other Accessory Buildings and Structures: 0.0 metres
<b>Lot Size</b>		
Lot Size:	560 square metres	560 - 572 square metres
Lot Width:	15 metres	15 - 17 metres
Lot Depth:	28 metres	28 - 37.6 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking stalls	3 off-street parking stalls

**Proposed CD Zone (Block A)**

- The applicant proposes to rezone the north portion of the subject site (Block A) from “General Agriculture Zone (A-1)” to “Comprehensive Development Zone (CD).
- The proposed CD bylaw for the north portion of the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the “Single Family Residential Gross Density Zone RF-G”.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF-G Zone and the proposed CD By-law is illustrated in the following table:

<b>RF-G Zone (Part 17) Block A</b>	<b>Permitted and/or Required</b>	<b>Proposed CD Zone</b>
--	----------------------------------	-------------------------

<b>Density</b>	14.8 units per gross hectare	13.3 units per gross hectare
<b>Lot Coverage</b>	45%	40%
<b>Yards and Setbacks</b>		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
<b>Lot Size</b>		
Lot Size:	370 square metres	465 square metres
Lot Width:	12 metres	14 metres
Lot Depth:	28 metres	30 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking stalls	3 off-street parking stalls

- Under the Fleetwood Enclave Infill Area Concept Plan the applicant is required to set aside 13% of the gross developable area as open space, slightly less than the 15% requirement of the RF-G Zone.
- Density, lot coverage, and setback provisions are consistent with other similar single family small lot developments proposed in the Fleetwood Enclave area.
- Lot sizes and dimensions under the proposed CD By-law are consistent with adjacent small lot development to the north under the Fleetwood Enclave Infill Area Concept Plan.
- It is noted that a Restrictive Covenant to increase the front yard setback to 9.0 metres will be required on proposed Lots 1 to 4 in order to accommodate the multi-use pathway along the frontage of these lots.

#### Lot Grading and Building Scheme

- The applicant retained Angus J. 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).

- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the existing "West Coast", "Neo-Traditional", "Neo-Heritage," "West Coast", "Craftsman", "Modern Prairie", "Contemporary" and "Modern" style homes provide a suitable context for future development. The Design Consultant has proposed a set of building design guidelines that utilize hybrid styles including "Modern Prairie", "Modern Farmhouse", "Contemporary Traditional" or "Contemporary-French Provincial".
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated December 14, 2022, 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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- 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 \$2,136 per new lot within a Secondary Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the 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 the Fleetwood Community Area is \$16,020 per unit for single family lots.

### **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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 17, 2023, March 9, 2023 and June 1, 2023, all to account for slight subdivision plan revisions. Development Proposal Signs were installed on January 19, 2023. Staff received four (4) responses from neighbouring (*staff comments in italics*):
- Two (2) residents expressed concerns over parking. One (1) of these same residents also expressed concern over overcrowding in local school catchments.
  - *Each proposed lot will be able to accommodate a minimum of 3 off-street parking spaces, as per the Zoning Bylaw, which will be supplemented by some on-street parking.*
  - *The Surrey School District was engaged as part of the plan preparation process for the Fleetwood Enclave Infill Area Plan and is kept apprised of each development application as they are received. The School District monitors anticipated impacts on local Elementary and Secondary school catchments for their enrollment projections and future planning.*
- One resident requested clarity on the “park” parcel.
  - *Approximately 13% of the subject site (1,578 square metres) is being conveyed to the City as parkland, without compensation. This meets the 5% parkland requirement of the Local Government Act, as well as the 13% open space requirement of the Fleetwood Enclave Plan.*
- One resident expressed concerns about a possible decline in privacy due to a previous subdivision plan lot configuration. The previously proposed irregular shaped lot allowed for a side to rear yard interface, resulting in unobstructed views into their yard.
  - *The applicant revised the subdivision plan to address privacy by reorienting the lot of concern in order to provide an adequate rear yard space between adjacent homes. The applicant is also proposing to plant cedar hedges along the south property line.*
- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association have no concerns with the proposal.

**TREES**

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	28	28	0
Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Bigleaf Maple	14	10	4
Norway Maple	2	2	0
<b>Coniferous Trees</b>			
Western Hemlock	1	1	0
Sawara Japanese	1	1	0
Western Red Cedar	6	6	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>25</b>	<b>21</b>	<b>4</b>
<b>Additional Trees in the existing Park lot</b>	<b>17</b>	<b>11</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>48</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>52</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$13,750</b>	

- The Arborist Assessment states that there are a total of 25 mature trees on the site, excluding Alder and Cottonwood trees. Of the 25 existing trees, there are also 31 Alder and Cottonwood trees on the site. The applicant proposes to retain 4 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.
- Table 1 includes an additional 17 protected trees that are located within the existing park lot to the east. There are 11 trees within the park lot that are proposed for removal, due to hazardous conditions. Six (6) will be retained, except where additional removal is required due to hazardous conditions. This has been confirmed in consultation with the Parks, Recreation and Culture Department.

- 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 that are outside the parkland dedication area, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 73 replacement trees on the site. Since a proposed 48 replacement trees can be accommodated on the site, the proposed deficit of 25 replacement trees will require an estimated cash-in-lieu payment of \$13,750, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 52 trees are proposed to be retained or replaced on the site with a contribution of \$13,750 to the Green City Program, not including the trees within the existing and proposed parkland areas.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

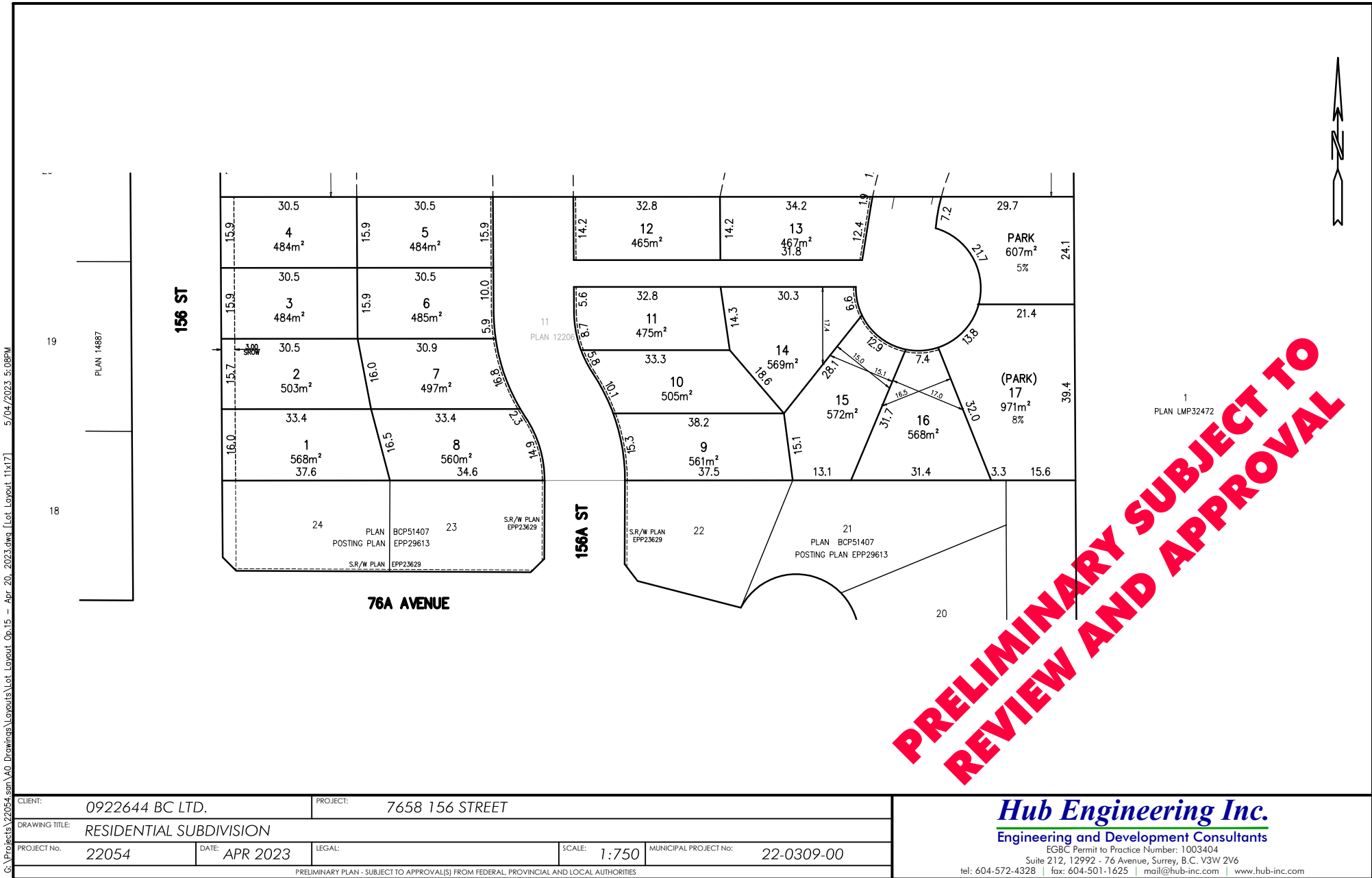
Appendix I.	Proposed Subdivision Layout
Appendix II.	Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed Fleetwood Enclave Plan Amendment

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

EM/ar

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CLIENT:	0922644 BC LTD.	PROJECT:	7658 156 STREET		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	22054	DATE:	APR 2023	LEGAL:	
		SCALE:	1:750	MUNICIPAL PROJECT No.:	22-0309-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

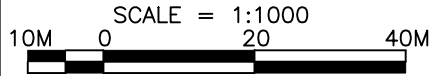
**Hub Engineering Inc.**  
 Engineering and Development Consultants  
 EGBC Permit to Practice Number: 1003404  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com



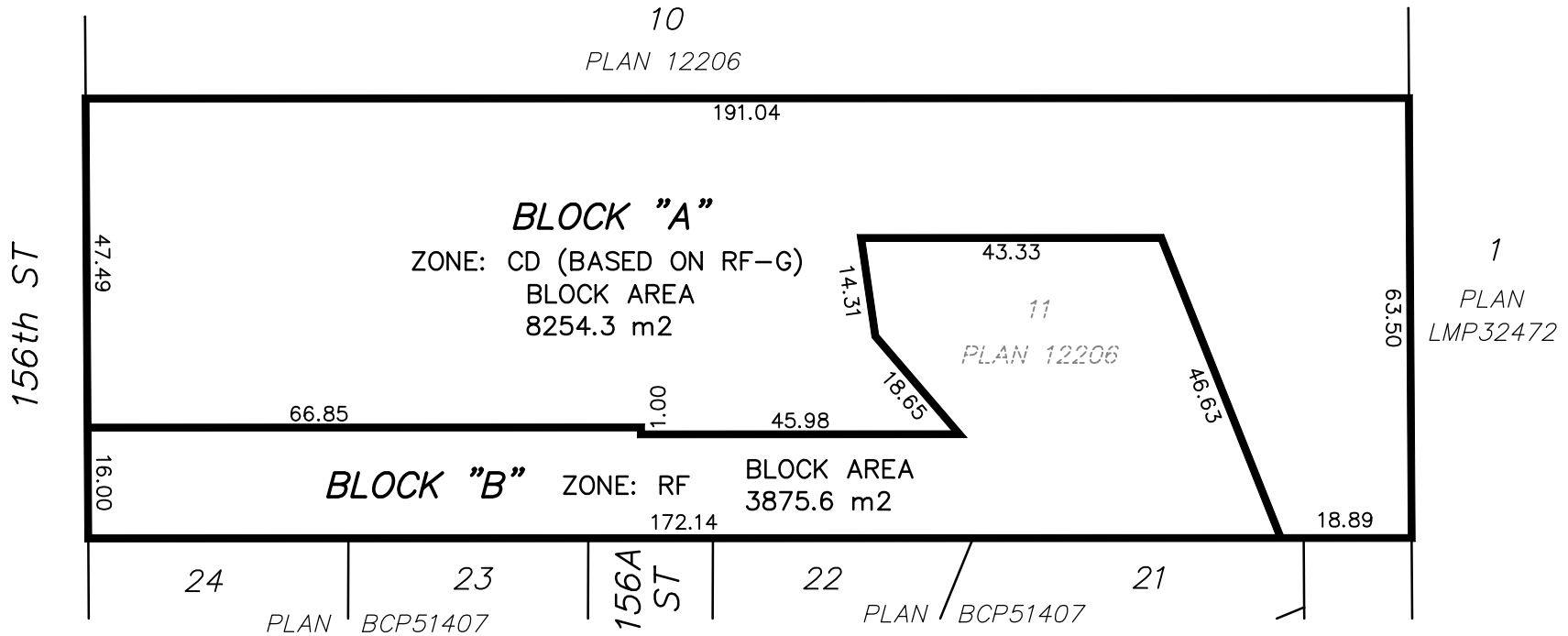
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF LOT 11 WEST 10 CHAINS SECTION 23  
TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 12206**

Appendix II

CITY OF SURREY  
B.C.G.S. 92G.017



"ALL DISTANCES ARE IN METRES"



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
TELEPHONE: 604 599-1886  
FILE: 221462-ZONE2

THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 23rd DAY OF MAY 2023

*Gene Paul Nikula*  
GENE PAUL NIKULA B.C.L.S. (803)

221462-ZONE2

## INTER-OFFICE MEMO

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

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

DATE: **June 30, 2023** PROJECT FILE: **7822-0309-00**

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RE: **Engineering Requirements  
Location: 7658 156 St  
NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### REZONE/SUBDIVISION

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

- Dedicate 1.942 m for the ultimate 24.0 m road allowance for 156 Street
- Dedicate 18.0 m for the road allowance for 156A Street
- Dedicate 14.0 m radius cul-de-sac for 157 Street road allowance
- Dedicate 6.0 m for walkway / temporary access lane
- Register 3.0 m right-of-way for MUP along 156 Street
- Register 0.5 m right-of-way along 156A Street
- Register 0.5 m right-of-way along 157 Street
- Register 0.9 m right-of-ways along interim lane access to 157 Street.

##### *Works and Services*

- Construct the east half of 156 Street, all of 156A, 157 Street and temporary access lane.
- Construct adequately sized storm sewer mains.
- Construct 200 mm looped watermain.
- Construct adequately sized sanitary mains.
- Provide adequately sized storm, sanitary and water service connection to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

RH

Department: **Planning and Demographics**  
Date: **June 8, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0309 00**

The proposed development of **16** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	14
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	7
Secondary School =	5
Total Students =	12

<b>Current Enrolment and Capacities:</b>	
<b>Coyote Creek Elementary</b>	
Enrolment	714
Operating Capacity	690
# of Portables	1
<b>Fleetwood Park Secondary</b>	
Enrolment	1632
Operating Capacity	1200
# of Portables	7

**Summary of Impact and Commentary**

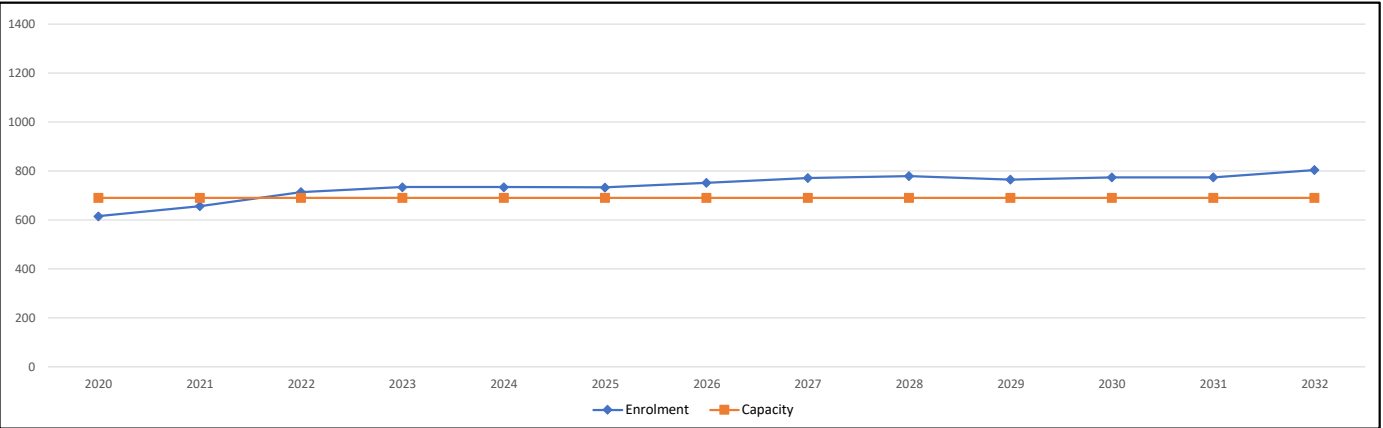
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The Fleetwood family of schools is contained by 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

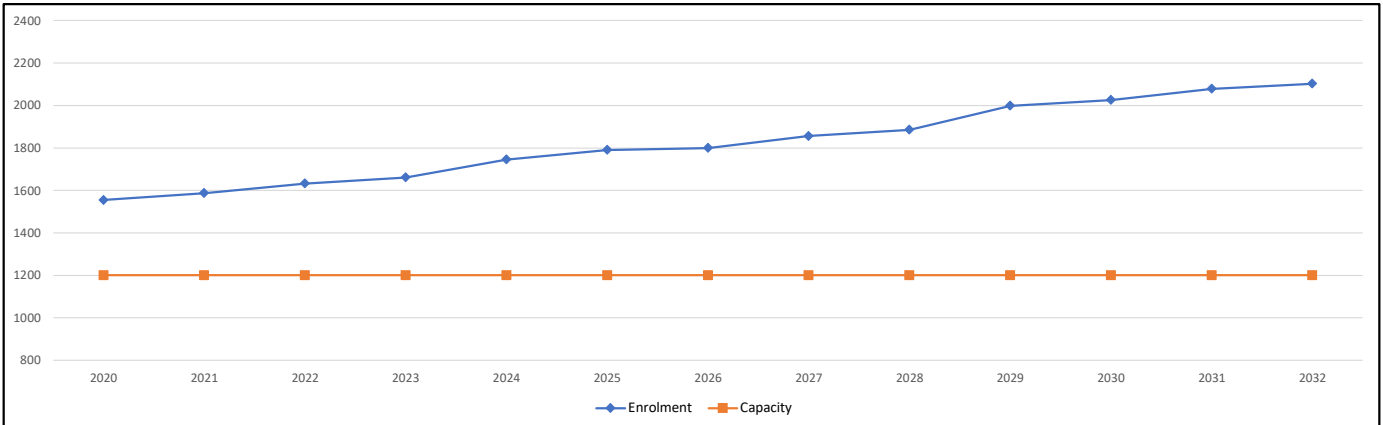
A 4-classroom addition at Coyote Creek opened in the fall of 2020. The 10-year enrolment projections do not include for the potential increased urban density that is contemplated to serve a future Skytrain line. Without the inclusion of this housing count, Coyote Creek is expected to accommodate the 10-year future needs of the catchment.

Fleetwood Secondary total enrollment can only accommodate 1200 within the building, therefore, over the last several years, the school has relied on portables to make up the seat shortfall. In March 2021, the District started a feasibility report to build a 500-capacity addition, targeted to open 2027.

**Coyote Creek Elementary**



**Fleetwood Park Secondary**



**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.

# **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 22-0309-00  
Project Location: 7658 156 Street, Surrey, B.C.  
Design Consultant: Angus J. Muir – AJ Muir Design Ltd.  
Date: January 10, 2023

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

## **1. Context Neighborhood and Context Homes**

### **1.1 Establishing the Context Neighborhood:**

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood (as outlined graphically on Appendix A within the Character Study) 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 visible from the Subject Site and along the main access route. 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 located in the Fleetwood Enclave area of south Fleetwood. The Context Neighborhood is bounded by 156 Street to the west of the Subject Site, Fleetwood Park to the east of the Subject Site, 77 Avenue to the north of the Subject Site, and 76A Avenue to the south of the Subject Site. The Context Neighborhood generally includes three separate types of lots which are defined by the zoning boundaries; RA zoned lots to the west, CD (based on RF-G) zoned lots to the north, and CD (based on RC) zoned lots to the south. The adjacent A-1 zoned properties are not considered for the sake of this residential Character Study.

The greater area beyond the Context Neighborhood includes a significant number of CD and RF zoned lots to the north and west, and A-1 zoned lots to the south and 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 Neighborhood:**

In the Residential Character Study for this development blocks of homes in the Context Neighborhood have been identified as Context Homes which have features that are considered when developing the recommendations for the Design Guidelines and Building Scheme. The Context Neighborhood is comprised of 26 properties and homes not including the Subject Site or the home(s) on the Subject Site. The Context Neighborhood has been divided into three blocks of homes. Each block represents a group of homes which have similar character and zoning, common lot sizes and are roughly the same age, but are different or separate from the homes in the other blocks. Of the 26 homes within these three blocks 3 of the homes are not considered as Context Homes and the remaining 23 are considered to be Context Homes and will be used to establish restrictions for the Design Guidelines of the new lots created at the Subject Site.

## 2. Residential Character

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

The parent parcel for the proposed sixteen lot subdivision is bounded by 156 Street to the west of the Subject Site, Fleetwood Park to the east of the Subject Site, 77 Avenue to the north of the Subject Site, and 76A Avenue to the south of the Subject Site. The proposed new lots will appear to be an infill condition between the two relatively current developments on the north and south side of the Subject Site. The adjacent A-1 zoned lot to the north will most likely undergo development in the near future to complete the infill between the two existing residential developments.

The context neighborhood consists of mostly current homes which suit the area plan and all homes which have been selected as Context Homes (23 of the 26 homes) have all been built within the last ten years. The Context Neighborhood, as well as the broader area, can be considered as existing and well established current single family homes. The area would not be considered as emerging and any existing larger low density lots now seem to be anomalous and will most likely undergo development and densification in the coming years.

The three lots which will not be considered as Context Homes may remain for some time, but eventually these lots will be developed with new homes, and may be subdivided to create more lots which more closely represent the area plan.

The existing developments on the north and south of the Subject Site have pre-planned road layouts which have considered the future layout on the Subject Site. This includes access roads to the new lots on the Subject Site. This further supports the appearance that the proposed new lots on the Subject Site will be seen as an infill condition and will tie the two existing developments together to become one cohesive neighborhood.

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

The Context Homes established in Section 1, and as identified in Appendix A and B of the Character Study, have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new homes and properties on the Subject Site.

#### House Styles

- The Context Homes that have been identified as contributing are all within the range of Neo-Traditional and Neo-Heritage, West Coast, Craftsman, Modern Prairie, Contemporary and Modern, with some homes being a hybrid of these styles. These styles are indicative of what has been popular over the last twenty years to present. The homes 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 styles very similar to the Context Homes considering the Context Homes are all current and the new homes on the Subject Site will appear to be a continuation of the well-established neighborhood. Some hybrid styles such as Modern Prairie, Modern Farmhouse, Contemporary-Traditional or Contemporary-French Provincial may suit the area, but radically

different styles will not appear to suit the area. Names of styles should 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 items should be carefully crafted.

### **Building Massing**

- The Context Homes that have been identified as contributing are all two storey homes above ground. None of the Context Homes have full two storey massing on the front façade but rather are a combination of one and two storey massing with most only having the appearance of the upper floor above elements which separate the upper floor from the main floor. Most commonly the Context Homes have a significantly reduced upper floor massing on the front which is partially contributed to the requirements of the zoning bylaw which prevent full two storey massing at the front of any home.
- **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 or achieves a particular design element.

### **Corner Lot Design**

- The Context Homes that have been identified as contributing include several corner lot homes. These corner lot homes have a flanking side elevation which uses the same feature elements as the front and have softened massing by including additional articulation and main floor roof elements.
- **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.

### **Roof Form and Material**

- The Context Homes that have been identified as contributing include a mix of low, medium and steep pitched roofs, with primary roof forms being a combination of hips and gables. There are many homes with monoplane pitched roofs and some flat feature roof elements but no homes have fully flat main roof form. Some homes have shed roofs over certain projecting elements or boxed out windows, and some feature elements have metal roofing. All context homes have asphalt shingle roofing as the main roofing material.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the Context Homes and current popular styles, but should restrict the use of flat roof forms to feature roofs, and not permit 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 should be the primary roofing materials but cedar roofing and concrete tile should also be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should also be permitted but only in a shake pattern. 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 Context Homes that have been identified as contributing include a mix of traditional building materials and cladding such as stone, stucco, horizontal bevel siding, vertical board & batten siding, wall shakes and brick. Some modern building materials such as panel

systems have also been used. Trim is visible on most front facing facades and may be wood or stucco depending on the main cladding material used. Many homes have feature elements and materials such as timber or metal bracing but some homes rely on bold massing and window design to achieve the specific exterior façade. Generally the Context Homes all have a high level of quality in the cladding and detailing and would not be considered sparse or minimalistic.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing as the Context Homes. Minimum requirements for trim and use of feature elements should be required for front facing elevations. 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 and walls only, and not as the main cladding material for the home. Vinyl siding and similar low quality materials should not be permitted. Minimum requirements for fascias, fascia bands and barge boards should be outlined.

### **Surfacing Materials:**

- The Context Homes that have been identified as contributing all have unit paver or concrete driveways and front walkways. Finishes include a combination of smooth, stamped or exposed aggregate and several homes include borders with a contrasting finish. Most concrete driveways use cut lines to add extra interest to the finish and provide bold geometric patterns which line up with elements on the home.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be unit pavers or concrete with finishes similar to those used by the Context Homes. Main entry and front walkways should only be permitted to match the driveway material. Gravel and asphalt driveways and front walkways should not be permitted. For greater diversity from lot to lot, surfacing of other high quality finishes such as stamped concrete or borders of a contrasting material should also be permitted. Where borders are used a minimum width should be stipulated.

### **Garages:**

- The Context Homes that have been identified as contributing all have attached front loaded two-car garages with driveways that connect to the fronting or flanking road. Many have overhead doors which face the road and some have side facing garages. All garages are two-car and have overhead doors that close, with most having one double wide overhead door and some having two single overhead doors. There are no three car garages or carports.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require all garages to be two-car. All new lots will be front loaded so the garages will be attached and front facing. Garages should all 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**

- The Context Homes that have been identified as contributing have porches which range from modest to well-proportioned and a dominant focal point of the home. There does not appear to be any front porches which are overly embellished or extremely large & tall although some are highlighted with bold porch roofs and geometrical feature elements.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road but should be limited to a single storey. Porches should include roof forms which form a focal point on the façade and reduce overall massing of the home.

### **Landscaping**

- The Context Homes that have been identified as contributing have organized and well-kept landscaping. Each lot has a combination of lawn and planting beds in the front yard with

planting beds having a combination of shrubs and trees. Lawn typically covers all portions of the front yards which are not driveway or planting beds. Most properties have cedar fencing but fencing is not located in any front yard and typically begins behind the front face of the homes.

- **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 20 shrubs should be required in the front yards and on corner lots this should be increased to 30 for the combined front and flanking side. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly.

**Retaining:**

- The Context Homes that have been identified as contributing generally have some slope to each property and low retaining is visible on many lots to deal with grading transitions. Retaining is a combination of precast concrete materials such as Pisa stone or Allan block, or cast-in-place concrete with architectural finish. Some properties have low boulder rows which are primarily used a borders rather than retaining. Wood retaining is not visible from the road.
- **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 and include guidelines for approved material and finish. Pisa stone, Allan block or architecturally treated concrete should be the primary approved materials, and boulders should only be used as border material and not stacked for retaining. Retaining walls which are not visible from the street should have relaxed requirements for material and finish and permit materials such as wood or unfinished cast-in-place concrete.

**Conclusion:**

The Context Homes within the Context Neighborhood are well organized and built to high standards of quality and style. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood. By selectively identifying common themes within the Context Neighborhood and considering the nature of new home construction with current trends and industry standard levels of quality, the Design Guidelines for the home can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

**Compliance Deposit:** \$10,000.00

**Summary prepared and submitted by:** Angus J. Muir, AJ Muir Design Ltd.      **Date:** January 10, 2023

**Reviewed and Approved by:** Angus J. Muir            **Date:** January 10, 2023



## 4.0 Tree Preservation Summary

Table 3: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 7658 156 Street, Surrey, BC

Registered Arborist Cody Laschowski

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>56</b>
<b>Protected Trees to be Removed</b>	<b>52</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>4</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 31 X one (1) = 31 - All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = 42	<b>73</b>
<b>Replacement Trees Proposed</b>	<b>48</b>
<b>Replacement Trees in Deficit</b>	<b>25</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>6</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

Summary, report and plan prepared and submitted by



Signature of Arborist

June 21, 2023

Date

**Off-site trees Os1, Os2, Os6, Os7 and Os8:**

Trees conflict with the proposed lane ways or building envelopes. Arborist conflict resolution recommendations:

1. Put a no build RC on lot 12;
2. Build a above grade section of lane within the root zones that meet and are built on-top of the exiting grade without excavation under arborist supervision (Civil engineer to discuss if this is feasible);  
OR;
3. Do not build section of lane within the tree root zones.

Tree retention recommendations can be temporary and excluded once the off-site tree owner gives permission to remove them. Once permission is given, then the neighboring property owner will sign a separate tree cutting permit application for off-site trees.

**LEGEND**

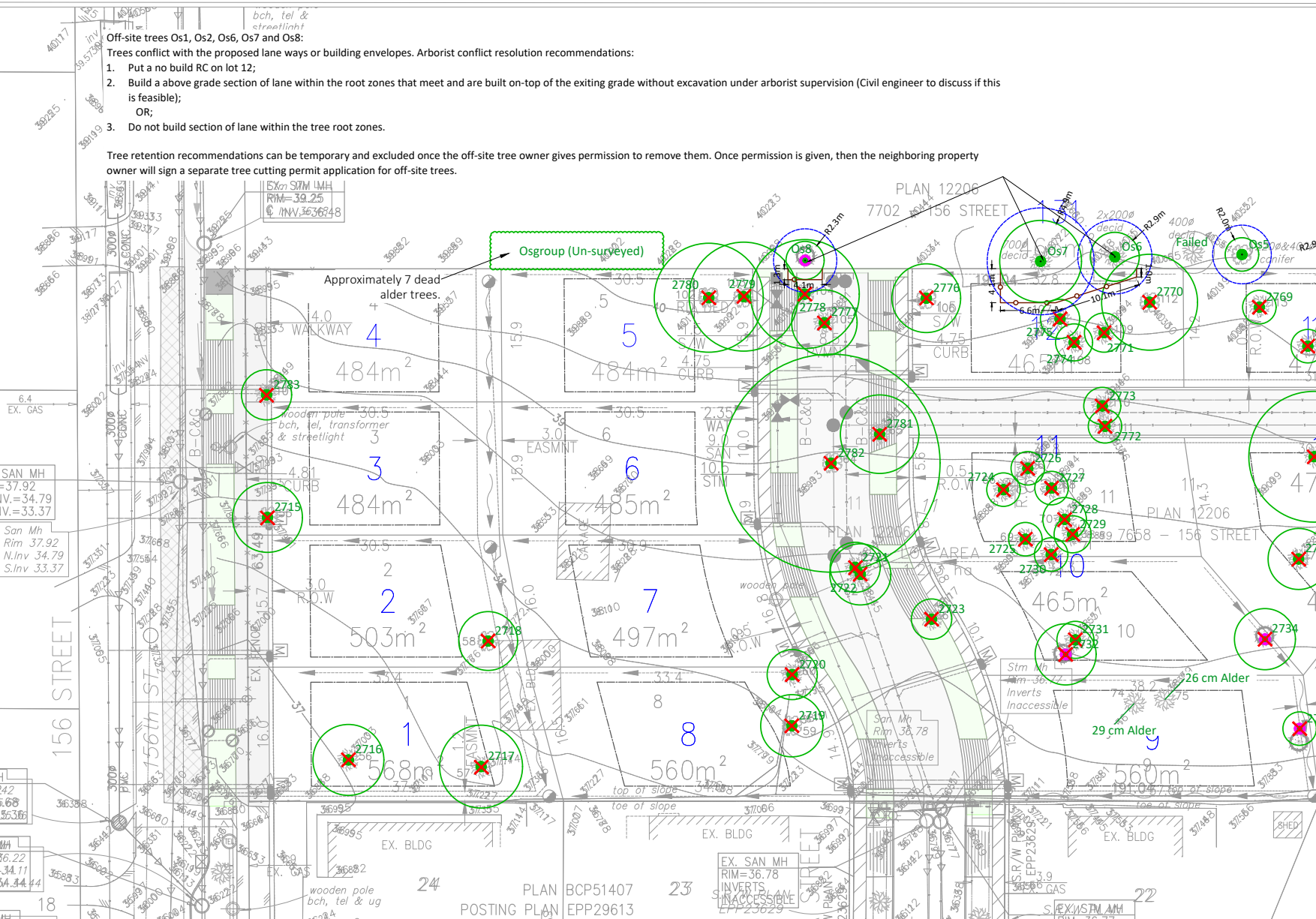
- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- ✖ TREE TO BE REMOVED

**NOTES**

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

1. Base Survey by: South Fraser Land Surveying LTD dated August 30, 2022



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan (West Side)  
Project address: 7658 156 Street Surrey  
Client: Dhesa Development

Drawing No: 001  
Date: 2023/06/21  
Drawn by: CL  
Page Size: TABLOID 11"x17"

**Page #**  
**1 of 2**

10

132  
1622m<sup>2</sup>

Off-site trees Os1, Os2, Os6, Os7 and Os8:  
Trees conflict with the proposed lane ways or building envelopes. Arborist conflict resolution recommendations:

1. Put a no build RC on lot 12;
2. Build a above grade section of lane within the root zones that meet and are built on-top of the exiting grade without excavation under arborist supervision (Civil engineer to discuss if this is feasible);  
OR;
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- LEGEND
- TREE PROTECTION ZONE
  - NO-BUILD ZONE
  - TREE PROTECTION FENCE
  - TREE TO BE RETAINED
  - UN-SURVEYED TREE
  - TREE TO BE REMOVED

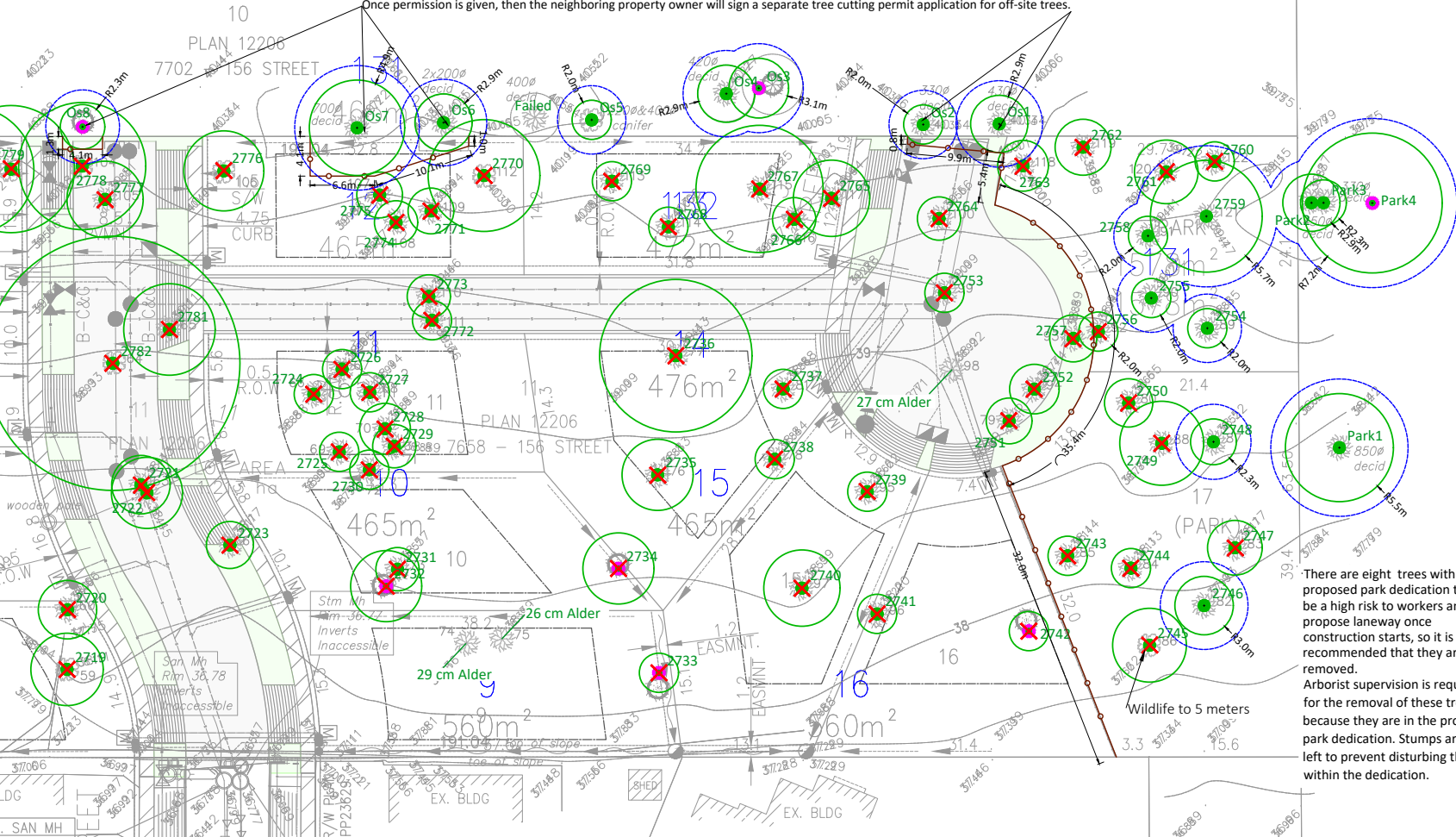
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There are eight trees within the proposed park dedication that will be a high risk to workers and the propose laneway once construction starts, so it is recommended that they are removed. Arborist supervision is required for the removal of these trees because they are in the proposed park dedication. Stumps are to be left to prevent disturbing the soil within the dedication.

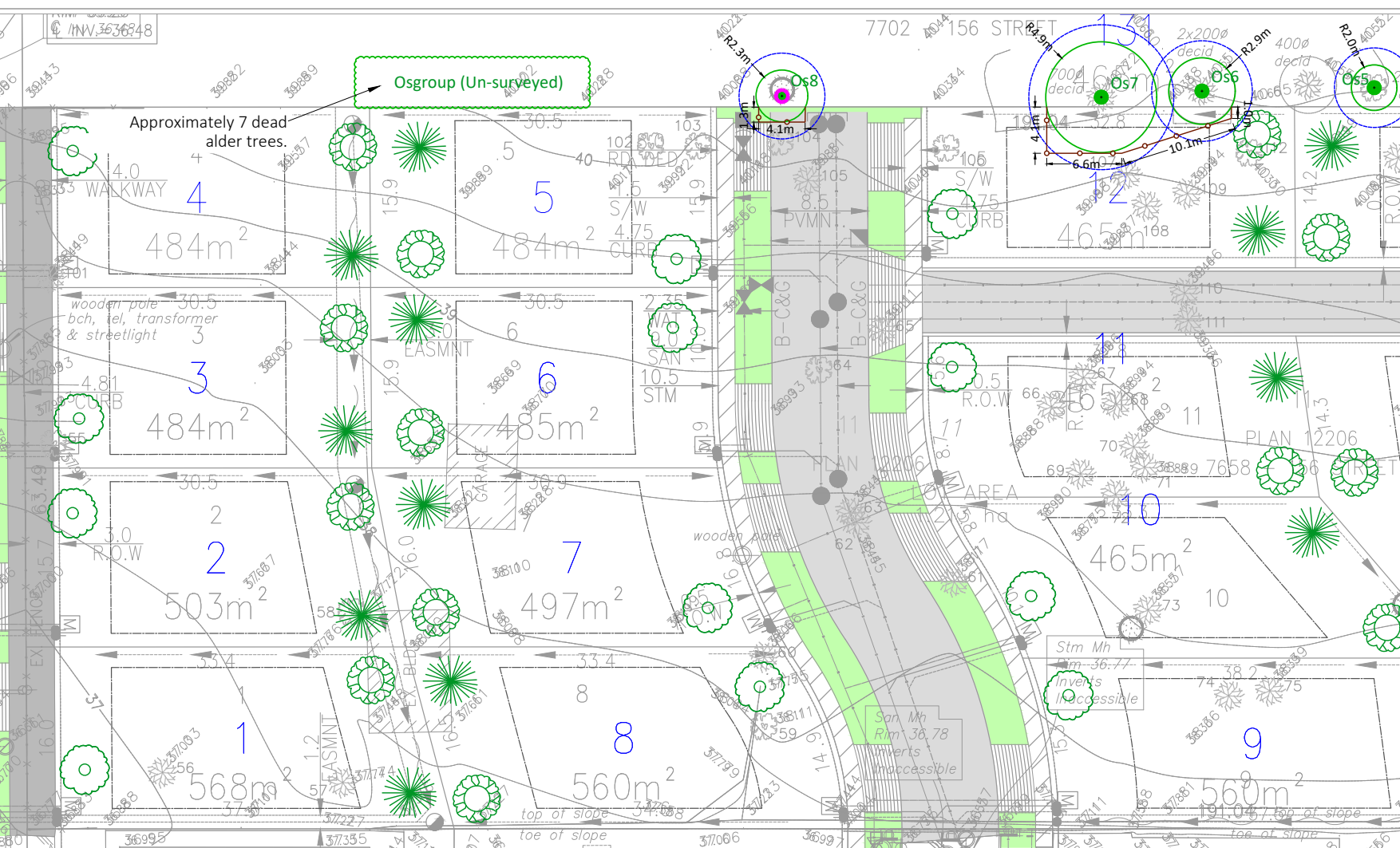


3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan  
Project address: 7658 156 Street Surrey  
Client: Dhesa Development

Drawing No: 001  
Date: 2023/06/21  
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Page #  
2 of 2



**LEGEND**

- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED

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7. **PLANTING STANDARDS:** All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
8. Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

**REFERENCE DRAWINGS**

1. Base Survey by: South Fraser Land Surveying LTD dated August 30, 2022

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Magnolia 'galaxy'	Galaxy magnolia	16	5 cm cal	As shown	B & B
	Acer griseum	Paperbark maple	16	6 cm. cal	As shown	B. & B.
	Picea omorika	Serbian spruce	16	3.0 meters	As shown	B. & B.

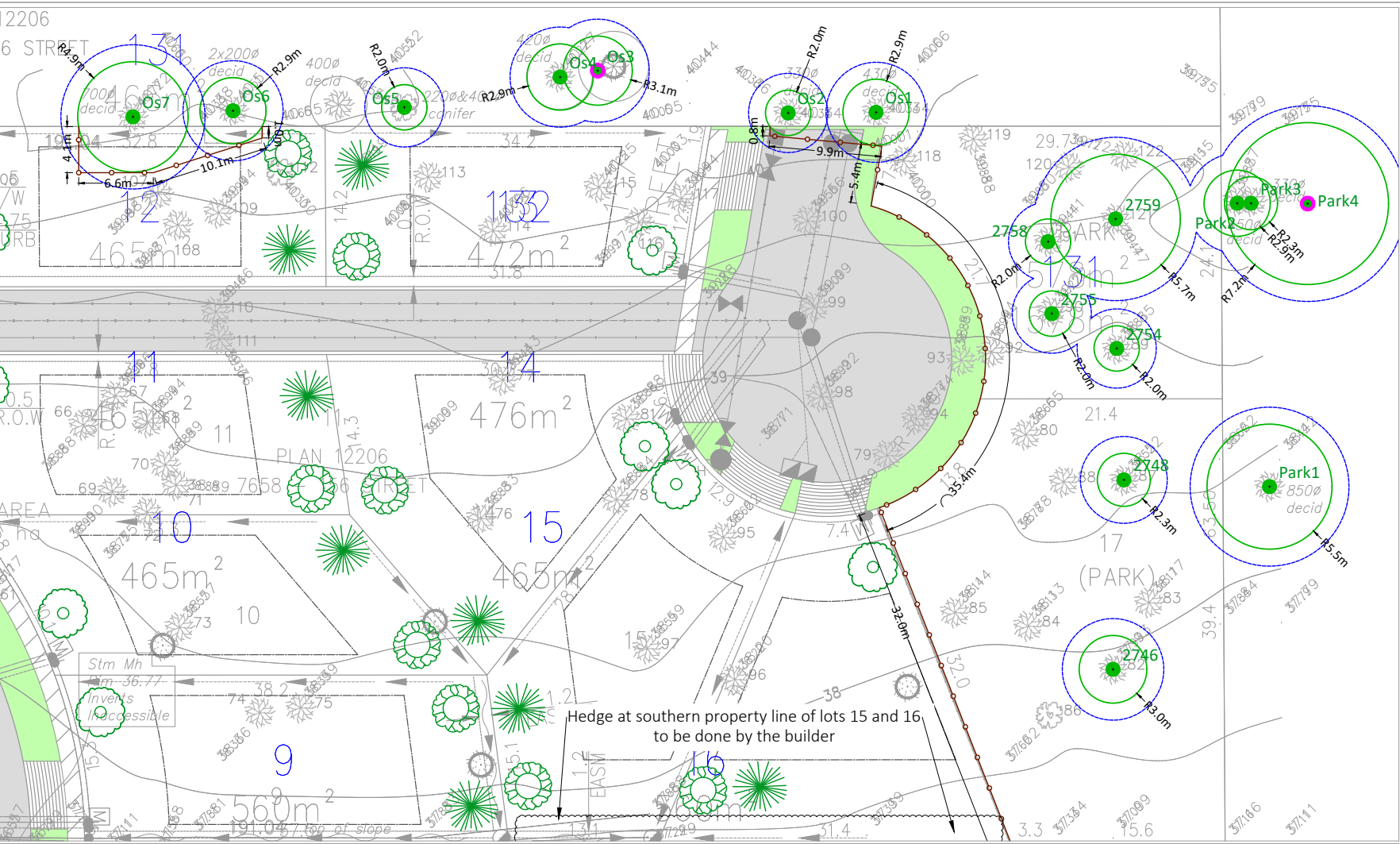


3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886

Drawing title: Tree Replacement Plan  
Project address: 7658 156 Street Surrey  
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- LEGEND**
- TREE PROTECTION ZONE
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**2 of 2**

PLANNING AND DEVELOPMENT DEPARTMENT  
**FLEETWOOD ENCLAVE  
 LAND USE CONCEPT PLAN**

**Legend**

-  Development Applications selection
-  SPATIAL,IndSecondaryPlanLandUseLines
-  Early Copy
-  Standard Lot
-  Standard Strata
-  Bareland Strata
-  City Road
-  Provincial Road
-  FRPA Foreshore Tenure
-  Agricultural Land Reserve
-  EXISTING PARK TRAIL
-  SPATIAL,IndSecondaryPlanBoundaries
-  PROPOSED ROAD COLLECTOR
-  PROPOSED GREEN ROAD (SPECIAL STANDARD)
-  PROPOSED LOCAL ROAD
-  EXISTING ROAD
-  EXISTING SUBURBAN CLUSTER 2 U.P.A.
-  1/4 ACRE GROSS DENSITY 4 U.P.A.
-  LOW DENSITY CLUSTER 4 U.P.A.
-  LOW-MED DENSITY CLUSTER 5 U.P.A.
-  EXISTING PARKLAND BUFFER
-  PRIVATE LANDSCAPE BUFFER
-  HABITAT CORRIDOR
-  OPEN SPACE / PARK
-  FUTURE CONNECTION (To 152 St and 76 Ave to be required in the future if and when adjacent "Golf Course" area is redeveloped)

