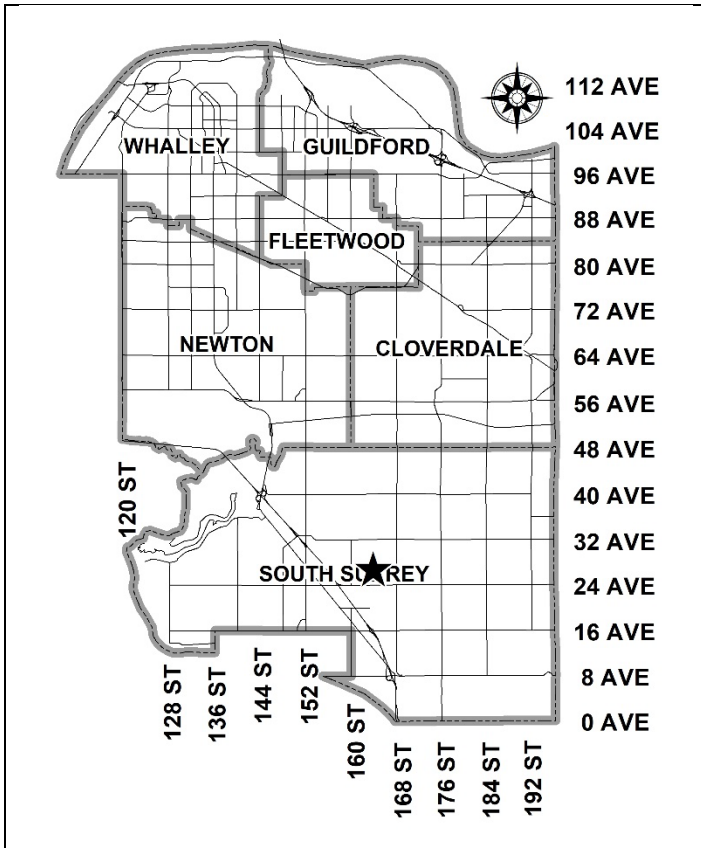


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0233-00

Planning Report Date: January 16, 2023



PROPOSAL:

- **NCP Amendment** from Existing One Acre & Half Acre Lots to Single Detached (3-4 u.p.a.)
- **Rezoning** from RA to RQ
- **Rezoning** to Amend Schedule G, Section E, Map 11 North Grandview Heights to include the subject site within Area B
- **Development Permit** for Sensitive Ecosystems
- **Development Variance Permit**

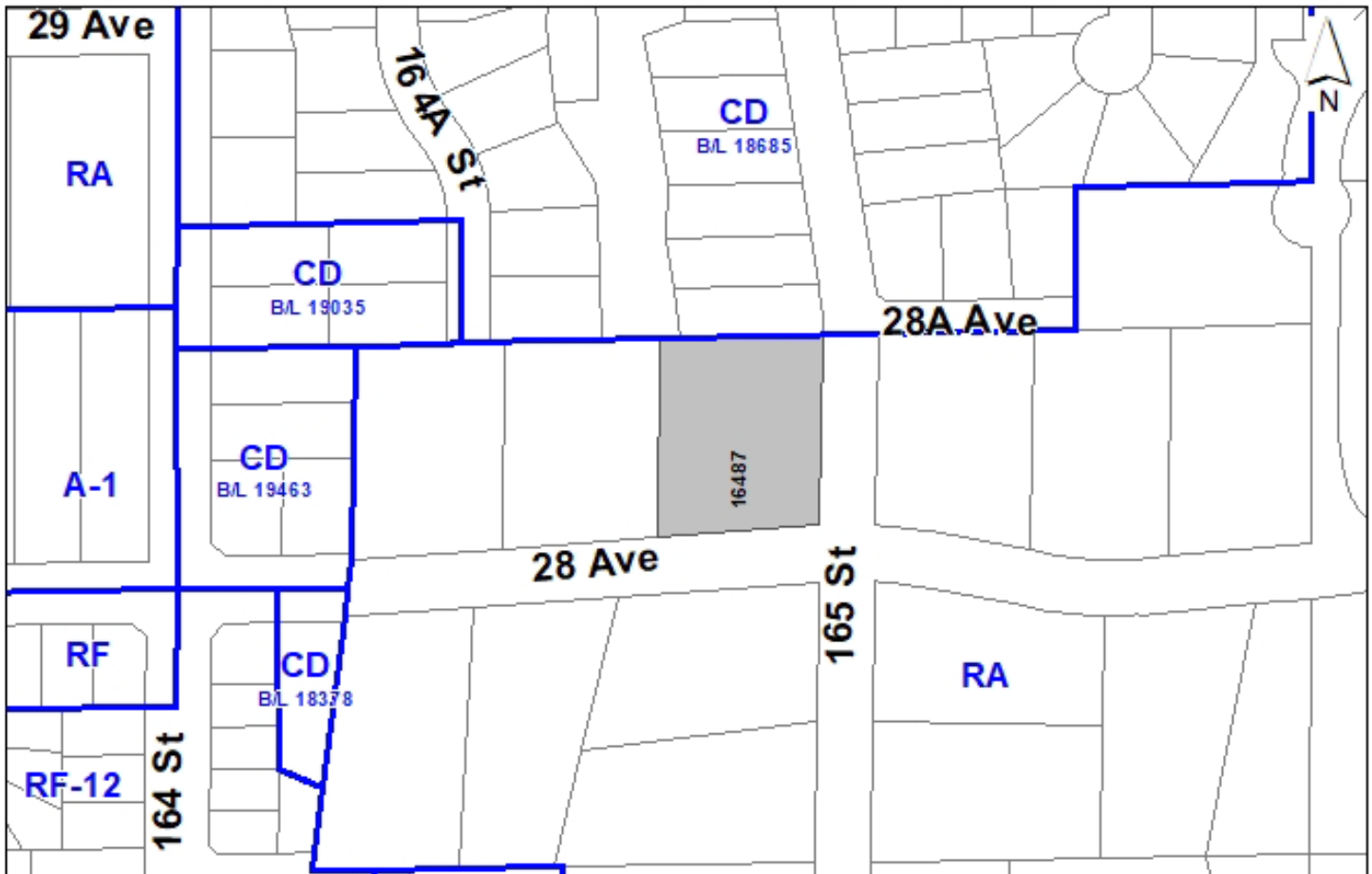
to allow subdivision into four (4) single family lots.

LOCATION: 16487 - 28 Ave

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Existing One Acre & Half Acre Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- By-law Introduction and set a date for Public Hearing for an amendment to Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the properties at 16537 - 28 Avenue within Area B.
- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from Existing One Acre & Half Acre Lots to Single Detached (3-4 u.p.a.).
- The applicant is proposing to reduce the minimum lot width requirements of the "Quarter Acre Residential Zone (RQ)".

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the "Suburban" designation of 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 lot sizes are in keeping with the neighbourhood context and recently approved development applications in the area.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. A By-law be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 16487 - 28 Avenue within Area B and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7922-0233-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7922-0233-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 17.7 metres for proposed Lots 3 and 4.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) 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
 - (i) 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.

6. Council pass a resolution to redesignate the subject site from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots	RA
North:	Single Family Residential	Suburban / Larger Transition Lots (2-3 u.p.a.)	CD Bylaw No. 18685
East (Across 156 Street):	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots <i>(Development Application No. 7922-0186-00 has received conditional approval for an NCP Amendment to Single Detached (3-4 u.p.a.))</i>	RA <i>(Development Application No. 7922-0186-00 received conditional approval for Rezoning to CD based on RQ)</i>
South (Across 28 Avenue):	Single Family Residential	Rural / Rural under Grandview Heights General Land Use Plan	RA
West:	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots <i>(Development Application No. 7921-0100 has received conditional approval for an NCP Amendment to Single Detached (3-4 u.p.a.))</i>	RA <i>(Development Application No. 7921-0100-00 received conditional approval for Rezoning to RQ)</i>

Context & Background

- The subject property is located at the north-west corner of 28 Avenue and 165 Street in South Surrey. The site is designated "Suburban" in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".
- The property is approximately 4,040 metres in area, with a lot width of 58.29 metres and lot depth of 68.4 metres.
- Abutting to the west of the subject site, Development Application No. 7921-0100-00 (16445 and 16463 - 28 Avenue) was granted Third Reading of the associated Rezoning By-law at the Regular Council – Public Hearing meeting on November 22, 2021, for rezoning from RA to RQ to permit subdivision into seven (7) single family lots. At this meeting, Council supported an NCP Amendment from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)".

- Development Application No. 7917-0310-00 (16441 - 28 Avenue) approximately 110 metres to the west, also received Final Adoption from Council at the Regular Council – Land Use meeting on December 6, 2021, for an NCP Amendment from "Existing One Acre & Half Acre Lots" to "Single Detached"(3-4 u.p.a.), rezoning from RA to CD (based on RQ), and subdivision into four (4) single family lots.
- To the east of the subject site across 165 Street, Development Application No. 7922-0186-00 (16537 - 28 Avenue) was granted Third Reading of the associated Rezoning By-law at the Regular Council – Public Hearing meeting on November 14, 2022, for rezoning from RA to CD based on RQ to permit subdivision into four (2) single family lots. At this meeting, Council supported an NCP Amendment from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)".
- A "Natural" Class B Channelized Stream (yellow-coded) watercourse (known as April Creek) is located adjacent (northwest) of the property. As the subject property is within 50 metres of that stream, the proposal is subject to a Sensitive Ecosystem Development Permit in accordance with the provisions identified in the OCP.
- It is noted that under Part 7A "Streamside Protection" of the Zoning By-law No. 12000, for new lots (created after September 12, 2016) the minimum setback from top-of-bank for a "Natural" Class B (yellow-coded) watercourse is 15 metres.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to subdivide the subject property into four (4) single family residential lots.
- To facilitate this subdivision, the applicant is proposing a Development Variance Permit to reduce the minimum lot widths of proposed Lots 3 and 4.
- The proposed lot widths for Lots 3 and 4 are less than the RQ Zone minimum requirement of 24 metres. However, all proposed lots meet the RQ Zone minimum lot size of 930 square metres and minimum lot depth of 30 metres.

	Proposed
Lot Area	
Gross Site Area:	4,040 square metres
Road Dedication:	110 square metres
Net Site Area:	3,930 square metres
Number of Lots:	4
Unit Density:	10 units per ha/4 upa
Range of Lot Sizes	930 – 1,034 square metres
Range of Lot Widths	17.75 – 28.45 metres
Range of Lot Depths	32.11 – 58.21 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 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Pacific Heights Elementary School
1 Secondary student at Earl Marriott Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2024.

Parks, Recreation & Culture: The closest active park and natural park is Oliver Park, which contains amenities including walking paths, a playground, and natural area. The park is 1 kilometre away from the subject site.

Parks requests that the applicant work with staff from Parks, Engineering, Trees & Landscaping and Transportation during the detailed design stage to support the retention of future City trees 1-4 and 6-9 along 28 Avenue, where possible.

Transportation Considerations

- The applicant is providing 1.942 metre road dedication along 28 Avenue to achieve an ultimate road allowance of 24.0 metres.
- The proposed development is located approximately 1 kilometre from the bus stop on 160 Street at 28 Avenue, serviced by bus route 354 with connections between White Rock South and Bridgeport Station, and bus route 363 with connections between Southpoint and Peace Arch Hospital.

Parkland and Natural Area Considerations

- At the northwest corner of the subject property, there is a "Natural" Class B (yellow-coded) watercourse located within a City owned greenbelt which runs north of the lot, flowing north through the existing Park to 29A 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 Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban" 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 transportation infrastructure and implement improvement to the public realm.

(The proposed development is located in an existing neighbourhood that has experienced some gradual densification in recent years. The site is located between two other residential infill subdivisions that have received Conditional Approval from Council (Development Application Nos. 7921-0100-00 and 7922-0186-00).

The proposed lot dimensions are compatible with infill development projects along 165 Street to the north, with lot widths ranging from 18 to 20 metres, which is less than the standard RQ lot width of 24 metres.

- A3.3 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

(The proposal includes a local road dedication widening 28 Avenue, which will improve neighbourhood connectivity and walkability.)

Secondary Plans

Land Use Designation

- The subject site is designated as "Existing One-Acre & Half-Acre Lots" in the North Grandview Heights Neighbourhood Concept Plan (NCP).

- The applicant proposes an amendment to the North Grandview Heights NCP from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)".

Amendment Rationale

- The subject lands are located in the North Grandview Heights NCP, which was approved by Council on January 11, 1999. The NCP included approximately 845 acres of land on the northern slope of Grandview Heights.
- The plan was based on a traditional one acre and half acre subdivision model.
- In 2004, with an increasing demand for different housing types and with the development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large areas within the North Grandview Heights NCP area.
- On September 8, 2005, Council approved the recommendations in Corporate Report C013 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the original NCP. The subject site is one of the properties that were excluded from the amendment; therefore, the subject site's "Existing One-Acre & Half-Acre Lots" land use designation was maintained. To meet present day development and market conditions, it is appropriate to re-evaluate the NCP land use designation for the subject site.
- Since 2005, re-development has begun to extend into the neighbourhood. Recent development applications approved by the City to the north (Application No. 7915-0183-00 and 7916-0115-00), northeast (Application No. 7911-0223-00) and to the south (Application Nos. 7913-0226-00 and 7914-0225-00) have introduced smaller suburban lots, which has triggered several OCP and NCP amendments.
- On December 19, 2016, in conjunction with Development Application 7916-0115-00, Council granted Third Reading to Text Amendment By-law, 2015, No. 19040 which introduced a new land use designation "Single Detached (3-4 u.p.a.)" to the North Grandview Heights NCP. The new land use designation was formally adopted into the NCP with the finalization of Development Application 7916-0115-00 on November 20, 2017.
- On July 24, 2017, Council granted First and Second Readings to "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2017, No. 19334" which introduced the new "Quarter Acre Residential Zone (RQ)" to the Zoning By-law. The amending By-law was granted Third Reading on September 11, 2017. The RQ Zone was formally adopted on May 4, 2020.
- The intent of the RQ Zone is to have a zone with a unit density that aligns with the maximum 4 u.p.a. permitted under the "Suburban" land use designation in the OCP.
- The proposed density and lot sizes are in keeping with other recently approved development applications in the area and meets the intent of the new NCP designation "Single Detached (3-4 u.p.a.)" and "Quarter Acre Residential Zone (RQ)".

- 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.
- To ensure that the subject properties are subject to Secondary Plan and Infill Area Contribution rates for density increases, an amendment to Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, is required to identify the property at 16487 – 28 Avenue within Area B.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)" and streamside setbacks.

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
Unit Density:	10 units per hectare (gross)	10 units per hectare (gross)
Lot Size		
Lot Size:	930 square metres	930-1034 square metres
Lot Width:	24 metres	17.7*-29.86 metres
Lot Depth:	30 metres	32.11 – 58.21 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres

*Lot width variance required

[

Lot Width Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot width of the RQ Zone from 24 metres to 17.7 metres for proposed Lots 3 and 4.
- Proposed Lots 3 and 4 have depths of 58.21 metres, exceeding the minimum 30 metre lot depth required under the RQ Zone.
- Despite the reduced lot width, Lots 3 and 4 are proposed to be approximately 1,034 and 1,033 square metres in area, respectively. These lot areas exceed the RQ Zone minimum lot size requirement of 930 square metres.
- The proposed lot widths are consistent with the approximately 18 metre wide lots located to the north and north-east of the subject site along 165 Street.
- Staff support the requested variances to proceed for consideration.

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 VI).
- The Design Guidelines outline the permitted and restricted design elements that are to be used for the new single family dwellings so that they are complementary to the existing homes in the neighbourhood.
- The subject properties are located in a suburban development area with a mix of more recent developments and existing older lower density developments. The permitted architectural styles will include "Traditional", "Craftsman", "Modern", and hybrid styles of contemporary mixed with "Traditional" to ensure compatibility with the existing homes in the area.
- A preliminary lot grading plan, submitted by Hub Engineering Ltd., and dated August 17, 2022, has been reviewed by staff and found to be generally acceptable.

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 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 is \$20,000 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 August 10, 2022, and the Development Proposal Signs were installed on August 18, 2022. Staff received no responses.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse located at the northwest corner of the property. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The streamside setback encroaches into portions of the rear yards of Lots 3 and 4, however, the proposed building setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a Restrictive Covenant against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan (EDP), prepared by Mark C. Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd., and dated June 23, 2022, was reviewed by staff, and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- Russ Vankoughnett, 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
Alder and Cottonwood Trees			
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple	17	15	2
Cherry	6	6	0
Birch	4	3	1
Catalpa	1	1	0
Coniferous Trees			
Western Red Cedar	5	5	0
Douglas Fir	1	1	0
Pine	1	1	0
Cypress	5	5	0
Hemlock	1	1	0

Total (excluding Alder and Cottonwood Trees)	41	38	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	18		
Total Retained and Replacement Trees	21		
Contribution to the Green City Program	\$33,550		

- The Arborist Assessment states that there are a total of 41 mature trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 7% of the total trees on the site, are Cottonwood trees. It was determined that 3 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 79 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 61 replacement trees will require a cash-in-lieu payment of \$33,550 representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Parks has requested that the applicant work with staff from Parks, Engineering, Trees & Landscaping and Transportation during the detailed design stage to support the retention of future City trees 1-4 and 6-9 along 28 Avenue, where possible. If additional trees are retained, the cash-in-lieu payment to the Green City Program will be adjusted accordingly.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$33,550 to the Green City Program, subject to resolution of City tree retention along 28 Avenue.

INFORMATION ATTACHED TO THIS REPORT

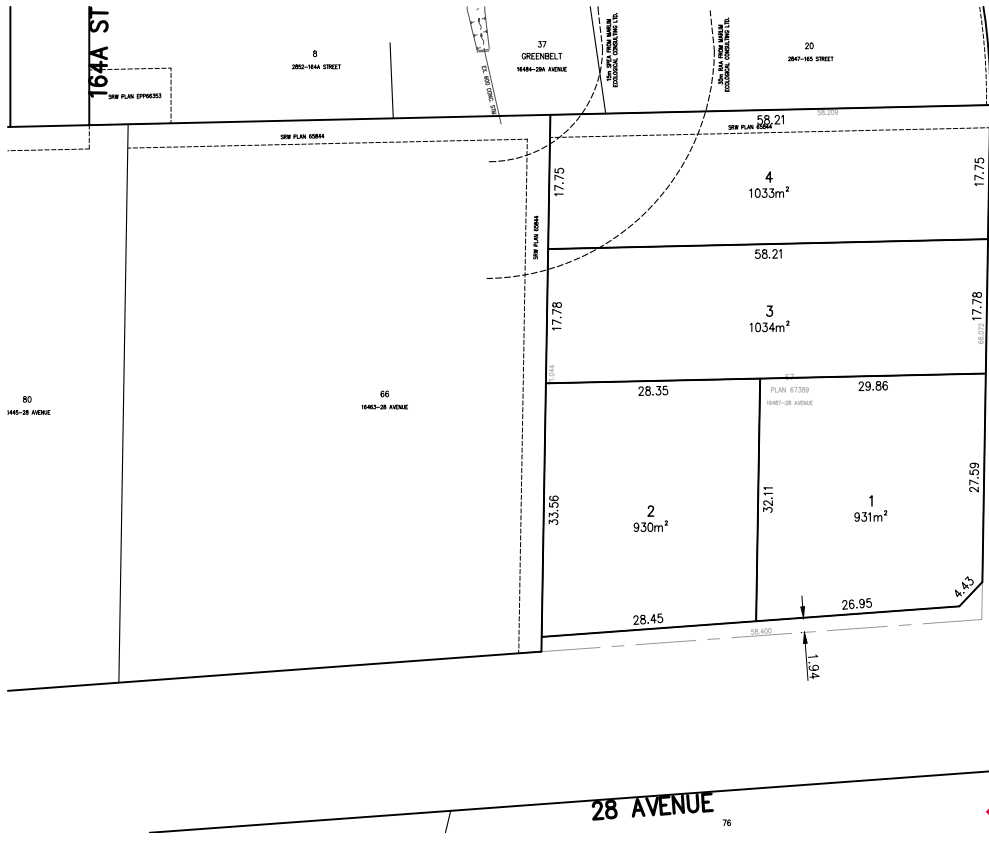
The following information is attached to this Report:

- | | |
|----------------|---|
| Appendix I. | Proposed Subdivision Layout |
| Appendix II. | Engineering Requirements Summary |
| Appendix III. | School District Comments |
| Appendix IV. | Summary of Tree Survey and Tree Preservation |
| Appendix V. | Design Guidelines Summary |
| Appendix VI. | Development Variance Permit No. 7922-0233-00 |
| Appendix VII. | NCP Amendment Map |
| Appendix VIII. | Proposed Amendment to Schedule G of the Zoning By-law |

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

EM/ar



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

G:\Projects\21098\plan\MO Drawings\Layouts\Lot Layout - Op 2 - Dec 16, 2021.dwg [Lot Layout 11x17] 8/20/2022 3:10PM

CLIENT:	PROJECT: 16487 28 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 21098	DATE: DEC 2021	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
 Engineering and Development Consultants
 Member PACIFIC LAND GROUP
 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

INTER-OFFICE MEMO

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

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

DATE: **December 07, 2022** PROJECT FILE: **7822-0233-00**

RE: **Engineering Requirements
Location: 16487 28 Avenue**

NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the NCP Amendment/Development Permit except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 28 Avenue, including 3 m x 3 m corner cut at 28 Avenue/165 Street.
- Register 0.5 m SRW along 28 Avenue and 165 Street property lines.

Works and Services

- Construct north side of 28 Avenue and west side of 165 Street.
- Construct new detention pond or provide on-site detention/retention features with the condition that there will be no net increase in post-development flows to April Creek.
- Provide onsite sustainable drainage features to meet the NCP requirements.
- Provide financial contribution for the new detention pond proposed by 7915-0336-00 and auxiliary trunks and storm sewers.
- Confirm downstream storm drainage system capacity; upgrade the system as required.
- Construct new, metered water service connections.
- Construct sanitary sewers on 28 Avenue and 165 Street and extend to the tie-in point to the existing sanitary systems.
- 100% cash payment of Drainage DCC relative to the new pond (project 7915-0336-00).
- Pay Latecomer, DCC Frontender Agreement, and/or Development Work Agreement charges that might be applicable at the time of the issuance of the Servicing Agreement.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager



January 6, 2023

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.

In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary; then in January 2021, the new Edgewood Elementary opened to provide more enrolment relief in the Grandview Heights community. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong.

Grandview Heights Secondary opened September 2021; to provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0233 00

SUMMARY

The proposed 4 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:	2
Secondary Students:	1

September 2022 Enrolment/School Capacity

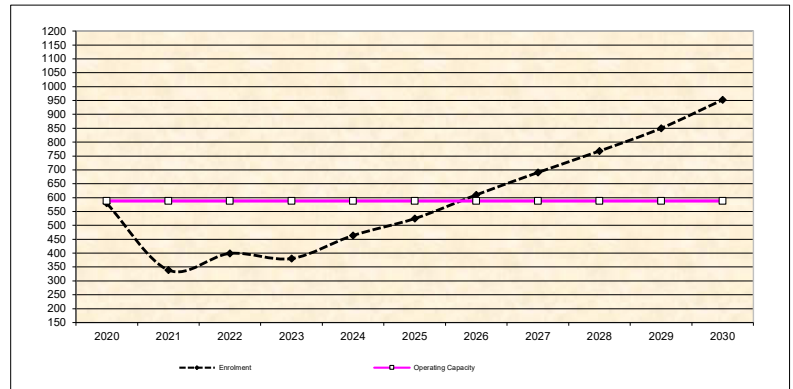
Pacific Heights Elementary	
Enrolment (K/1-7):	69 K + 330
Operating Capacity (K/1-7)	76 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1541
Capacity (8-12):	1500

Projected population of school-age children for this development:	8
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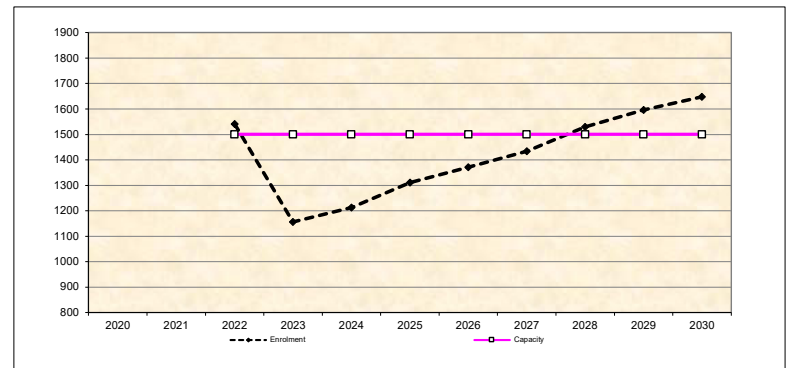
Population: The projected population of children aged 0-19 Impacted by the development.

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

Pacific Heights Elementary



Grandview 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.

Tree Preservation Summary

Surrey Project No:

Address:16487 28 Avenue, Surrey

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

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	44	Protected Trees Identified	6
Protected Trees to be Removed	41	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3	Protected Trees to be Retained	6
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3 - All other species to be removed (2:1) 38 X two (2) = 76 	79	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	18	Replacement Trees Proposed	-
Replacement Trees in Deficit	61	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		

*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:

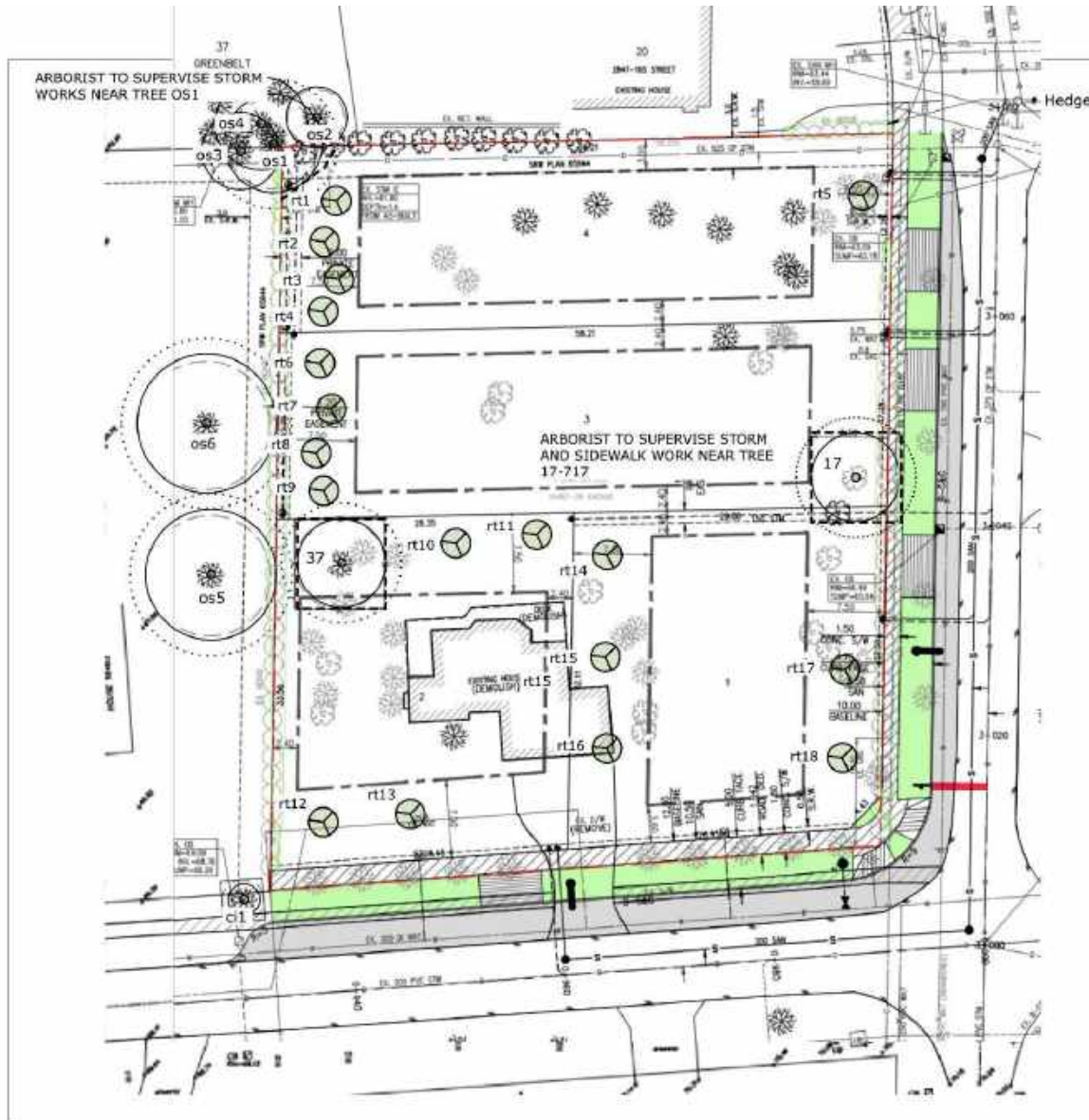


(Signature of Arborist)

January 6, 2023

Date





**Tree Plan for Development at
16487 28 Avenue,
Surrey**

Date: December 5, 2022

Replacement Trees

Tag	Species	Size
rt1	Japanese Maple	5cm CAL
rt2	Paperbark Maple	5cm CAL
rt3	Redbud	5cm CAL
rt4	Japanese Lilac	5cm CAL
rt5	Japanese Snowbell	5cm CAL
rt6	Japanese Maple	5cm CAL
rt7	Paperbark Maple	5cm CAL
rt8	Japanese Lilac	5cm CAL

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

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1-701	Norway Maple	48	
2-702	Norway Maple	43	
3-703	Norway Maple	39	
4-704	Norway Maple	42	
5-705	Norway Maple	40	
6-706	Norway Maple	31	
7-707	Norway Maple	36	
8-708	Norway Maple	38	
9-709	Norway Maple	38	
10-710	Norway Maple	37	
11-711	Norway Maple	42	
12-712	Western Red Cedar	52	
13-713	Western Red Cedar	75	
14-714	Cypress	32	
15-715	Western Red Cedar	103	
16-716	Cypress	142	
17-717	Norway Spruce	65	
18-718	Cypress	40	
19-719	Big Leaf Maple	140	
20-720	Cottonwood	71	
21-721	Cottonwood	33	
22-722	Cottonwood	47	
23-723	Western Red Cedar	33	
24-724	Cherry	39	
25-725	Hemlock	43	
26-726	Western Red Cedar	56	
27-727	Cypress	63	
28-728	Birch	109	
29-729	Cherry	49	
30-730	Cypress	118	
31-731	Japanese Maple	55	
32-732	Big Leaf Maple	42	
33-733	Birch	68	
34-734	Douglas Fir	32	
35-735	Japanese Maple	40	
36-736	Pine	42	
37-737	Big Leaf Maple	65	
38-738	Birch	68	
39-739	Catalpa	82	
os1	Cottonwood	72	
os2	Cottonwood	45	
os3	Cottonwood	57	
os4	Cottonwood	68	
os5	Alder	96	
os6	Alder	102	
o1	Birch	22	
o2	Cherry	13	
o3	Cherry	21	
o4	Cherry	13	
o5	Cherry	14	

Legend

- = existing tree
- ⊗ = replacement tree
- dripline
- - - tree barrier

1m 1:400 10m

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-xxxx-00
 Project Location: 16487 28 Avenue, Surrey, B.C.
 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:

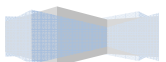
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 3000sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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 "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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 4:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, 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 West Coast Modern 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:

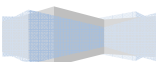
Dwelling Types/Location: 2 storey or 3 storey split levels.

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.



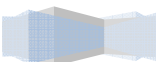
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: 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: January 10, 2022

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

Date: January 10, 2022



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0233-00

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-547-654
Lot 67 Section 24 Township 1 New Westminster District Plan 67389
16487 - 28 Avenue

(the "Land")

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

Parcel Identifier:

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

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

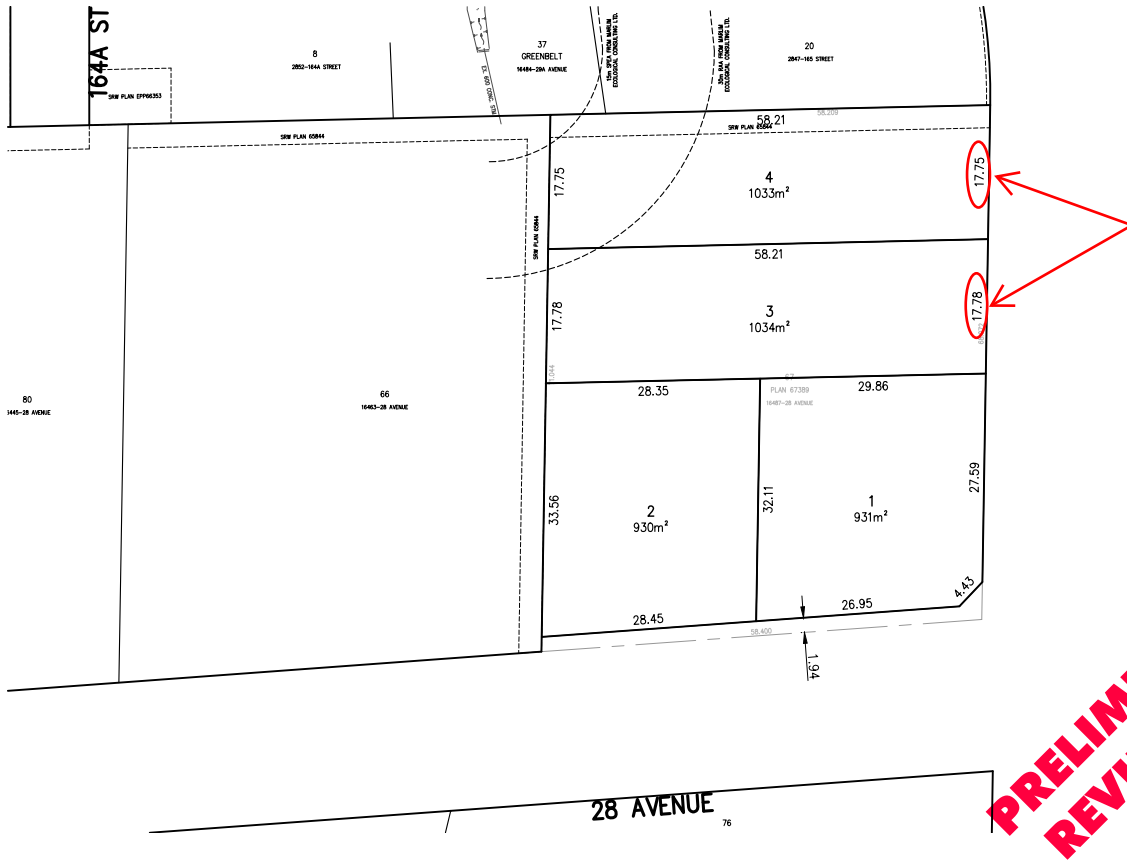
(a) In Section K Subdivision of Part 15C "Quarter Acre Residential Zone (RQ)", the minimum lot width is reduced from 24 metres to 17.7 metres for proposed Lots 3 and 4.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



In Section K Subdivision of Part 15C "Quarter Acre Residential Zone (RQ)", the minimum lot width is reduced from 24 metres to 17.7 metres for proposed Lots 3 and 4.

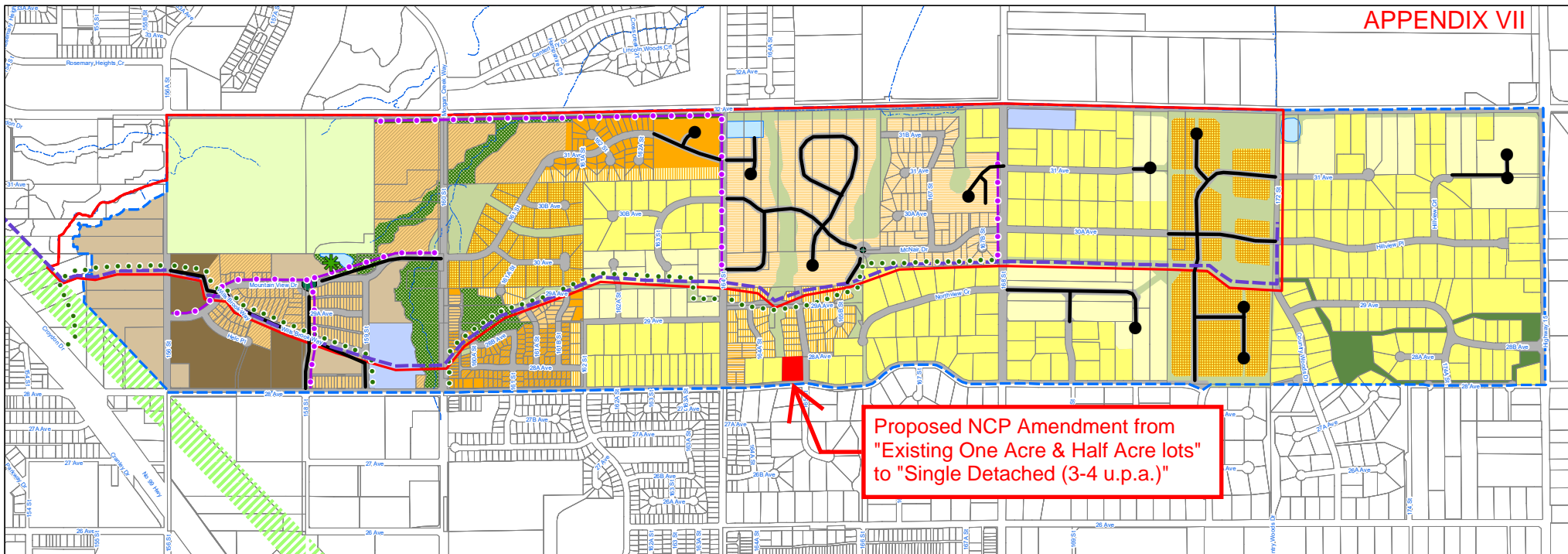
PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

G:\Projects\21098\plan\MO Drawings\Layouts\Lot Layout_11x17_8/20/2022_3:10PM

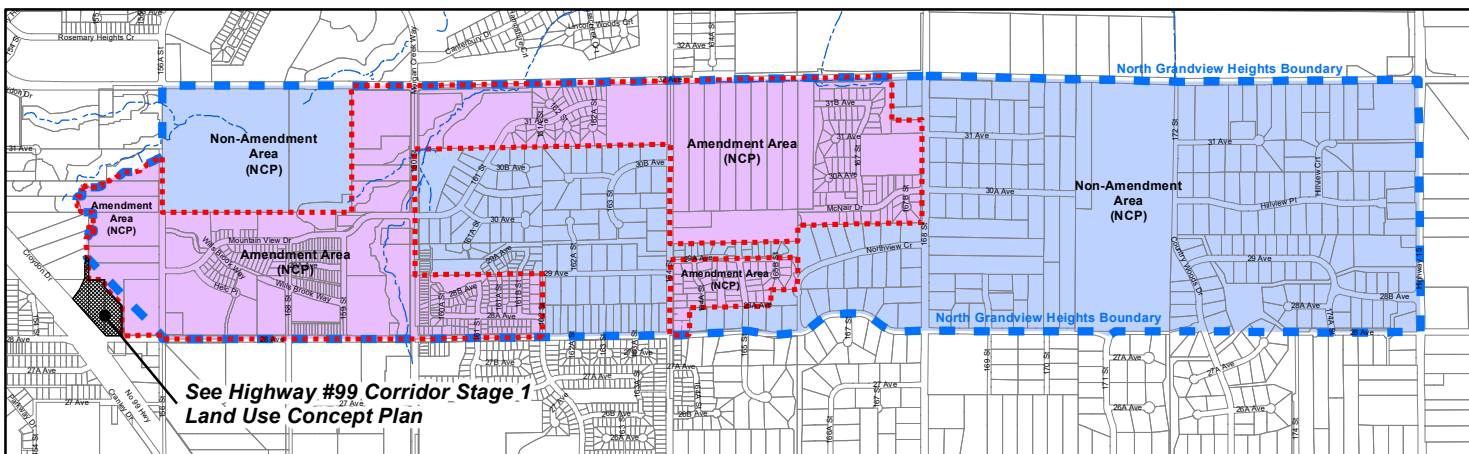
CLIENT:	PROJECT:	16487 28 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION			
PROJECT No:	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No:
21098	DEC 2021		1:500	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

Hub Engineering Inc.
 Engineering and Development Consultants
 Member **PACIFIC LAND GROUP**

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



Proposed NCP Amendment from "Existing One Acre & Half Acre lots" to "Single Detached (3-4 u.p.a.)"



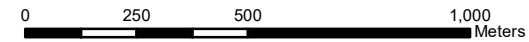
Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> Proposed One Acre Residential (RA) Proposed One Acre Residential Gross Density (RA-G) Single Detached (2 u.p.a.) Single Detached (3-4 u.p.a.) Single Detached (4-6 u.p.a.) Single Detached (4-6 u.p.a.) Cluster Housing (6-8 u.p.a.) Single Detached (7 u.p.a.) Single Family Small Lots Multiple Residential (15-25 u.p.a.) | <ul style="list-style-type: none"> Townhouse 15 upa max Existing One Acre and Half Acre Lots Environmental Area Proposed Open Space / Linear Open Space Existing Elementary School Existing Cemetery Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage) | <ul style="list-style-type: none"> Study Area Boundary Plan Area-NCP Area Boundary Hydro Right of Way / Greenway Creeks Proposed Roads | <ul style="list-style-type: none"> Enhanced Sidewalk/Walkway Linear Park / Multi-use Trail Round-About Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage) |
|---|--|--|--|

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

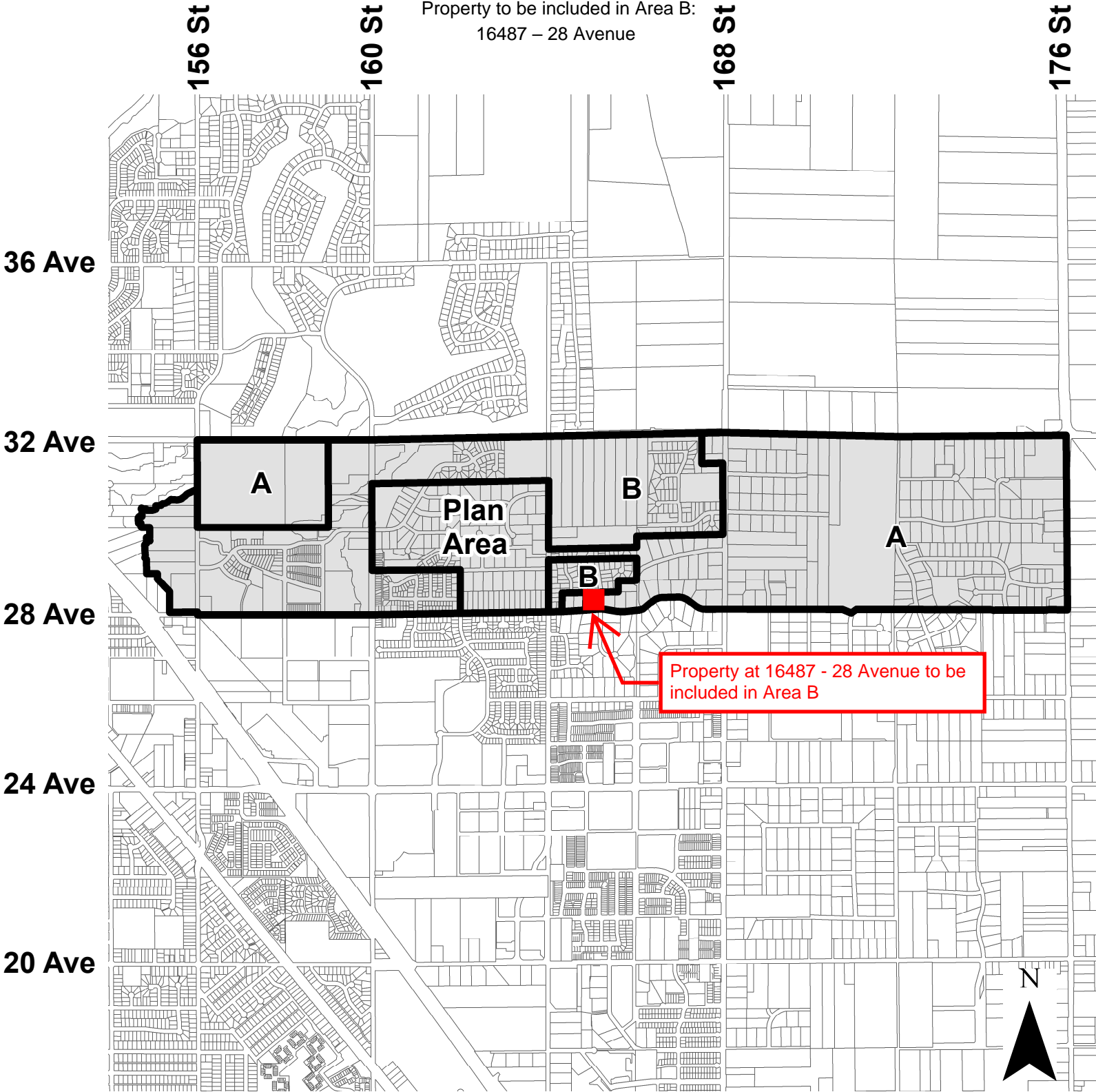
Approved by Council: January 11, 1999 Amended 9 December 2021



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.

Proposed Amendment to Schedule G of the Surrey Zoning By-law, 1993, No. 12000. as amended

Schedule G, Section E, is amended by deleting Map 11, North Grandview Heights and replacing it with new Map 11, North Grandview Heights as follows:



Property to be included in Area B:
16487 - 28 Avenue

Property at 16487 - 28 Avenue to be included in Area B