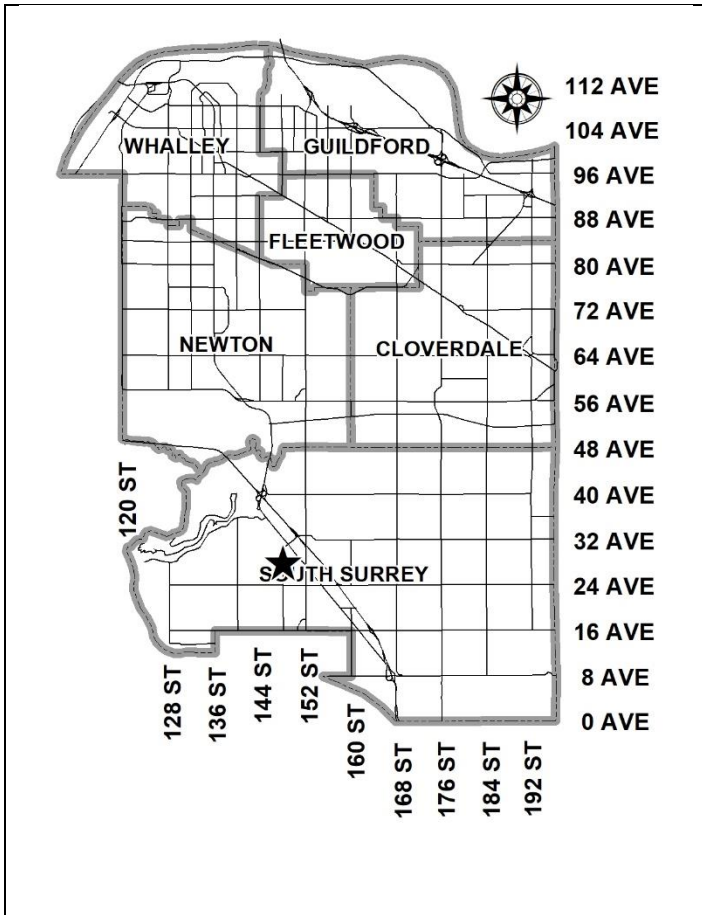


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0135-00

Planning Report Date: March 6, 2023



**PROPOSAL:**

- **LAP Amendment** from One Acre to Half-acre gross density
- **LAP Amendment** from Suburban 1-Acre Residential (1 u.p.a.) to Suburban 1/2 -Acre Residential (2 u.p.a.)
- **Rezoning** from RA to RH
- **Development Permit**
- **Heritage Alteration Permit**

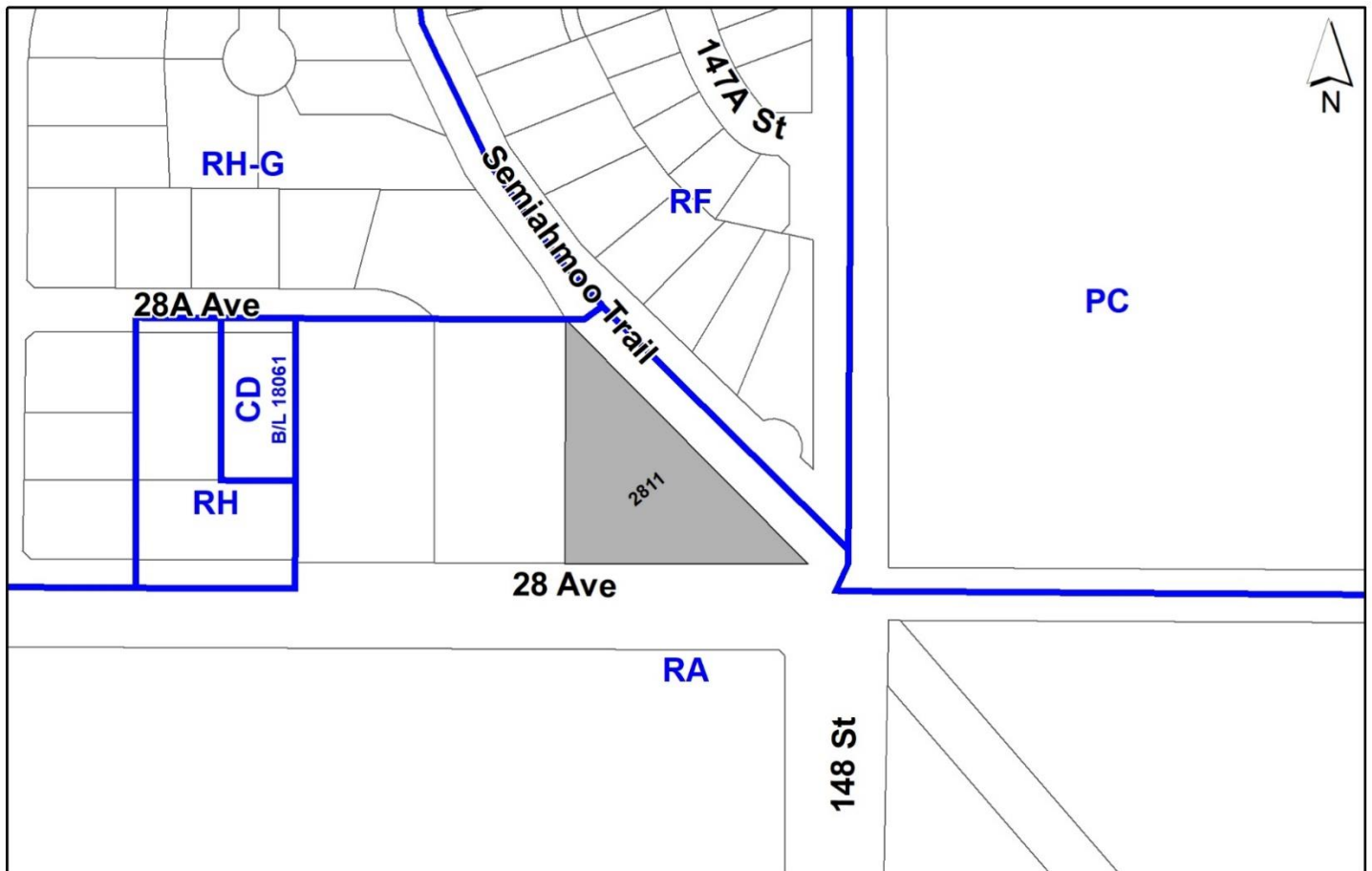
to allow subdivision into two (2) half-acre residential lots.

**LOCATION:** 2811 - Semiahmoo Trail

**ZONING:** RA

**OCP DESIGNATION:** Suburban Density Exception Area (max 2 upa)

**LAP DESIGNATION:** One Acre



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing an amendment to the Central Semiahmoo Peninsula Land Use Plan (LAP) from “One Acre” designation to “Half-acre Gross Density” designation.
- Proposing an amendment to the King George Highway Corridor Local Area Plan (LAP) from “Suburban 1-Acre Residential (1 u.p.a.)” to “Suburban 1/2 -Acre Residential (2 u.p.a.)”.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Suburban Density Exception Area (max 2 upa) 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 subdivision is located within a small pocket on the edge of the Central Semiahmoo Peninsula designated as “One Acre” that are surrounded by “Half-acre Gross Density” lots. The application would continue the pattern of Half-Acre lots in the area that has developed through Development Applications No. 7903-0268-00, 7913-0093-00, and 7915-0433-00. As such, the proposed density and building form are appropriate for this part of the Central Semiahmoo Peninsula Land Use Plan along the west side of the Semiahmoo Trail.
- The proposal complies with the Development Permit requirements in the Official Community Plan (OCP) for Sensitive Ecosystems (Green Infrastructure Areas).
- A Heritage Alteration Permit will be issued to require modification and restoration of Semiahmoo Trail to remove the existing driveway access.

## 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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0135-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the finalized Ecosystem Development Plan.
3. Council authorize staff to draft Heritage Alteration Permit No. 7921-0135-00 for modification and restoration of Semiahmoo Trail.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (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 for installation and maintenance of the landscape buffer and prohibit construction within 10 metres of the Semiahmoo Trail.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Land Use Plan (LAP) to redesignate the land from "One Acre" designation to "Half-acre Gross Density" designation when the project is considered for final adoption.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from “Suburban 1-Acre Residential (1 u.p.a.)” to “Suburban 1/2 -Acre Residential (2 u.p.a.)”.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Suburban Density Exception Area/One Acre	RA
North (Across Semiahmoo Trail):	Single-Family Dwelling	Urban/Clustering at Suburban Single Density (2 upa)	RF
East (Across 148 Street):	Victory Memorial Park Cemetery	Suburban/Cemetery	PC
South (Across 28 Avenue):	Sunnyside Acres Urban Forest Park	Conservation and Recreation	RA
West:	Single-Family Dwelling	Suburban Density Exception Area/One Acre	RA

## Context & Background

- The subject site is comprised of one lot located at 2811 - Semiahmoo Trail in both the Central Semiahmoo Peninsula Land Use Plan (LAP) and the King George Highway Corridor Local Area Plan (LAP), and is a total of 4,387 square metres in size.
- The site is designated as “Suburban Density Exception Area (max 2 upa)” in the OCP, and requires an amendment to the Central Semiahmoo Peninsula Land Use Plan from “One Acre” designation to “Half-Acre Gross Density” and an amendment to the King George Highway Corridor Local Area Plan (LAP) from “Suburban 1-Acre Residential (1 u.p.a.)” to “Suburban 1/2 -Acre Residential (2 u.p.a.)”.
- Currently, the property is accessed via a driveway from Semiahmoo trail. The proposed subdivision would move access to 28 Avenue to the south.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The proposal is to rezone the subject site from “One-Acre Residential Zone (RA)” to Half-Acre Residential Zone (RH)” to allow subdivision into two (2) single family residential lots.
- The proposal sits within two Land Use Plans, The Central Semiahmoo Peninsula Land Use Plan (LAP) and the King George Highway Corridor Local Area Plan (LAP) . The property is currently designated for One-Acre sized lots in both Plans. As neither Plan takes clear precedence over the other, both Plans will be amended to Half-Acre equivalent designations.

- The proposal requires an amendment to the Central Semiahmoo Peninsula Land Use Plan (LAP) from “One Acre” designation to “Half-Acre Gross Density” designation.
- The proposal requires an amendment to the King George Highway Corridor Local Area Plan (LAP) from “Suburban 1-Acre Residential (1 u.p.a.)” to “Suburban 1/2 -Acre Residential (2 u.p.a.)”.
- The proposed density and building form are appropriate for this part of the Central Semiahmoo Peninsula Land Use Plan and King George Highway Corridor Local Area Plan along the west side of the Semiahmoo Trail.
- Part 4.28 (e) of the Zoning Bylaw stipulates that an RH lot may be reduced in lot width by 10% if the created lots are substantially larger than the minimum. If supported by Council, this clause would be used by the Approving Officer for Lot 1 to facilitate the development. The proposed lot width results in a lot exceeding the minimum for RH. As Lot 2 is triangular, this reduction in width for Lot 1 will allow for increased functionality of Lot 2 by increasing its width and depth. Typically this provision is reserved for the last lot that is part of a larger subdivision. The applicant has shown that the two lots to the west could subdivide into 4 lots that meet the dimension requirements of the RH Zone, the use of this provision would facilitate the build out of the remaining lots. Due to the location at the end of the block abutting Semiahmoo Trail, the property has lot dimensions that prevent a typical subdivision layout and results in an irregular lot layout.
- A Heritage Alteration Permit No. 7921-0135-00 will be issued for modification and restoration of Semiahmoo Trail.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,387 square metres
Road Dedication:	0 square metres
Net Site Area:	4,387 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	4.55 uph (1.85 upa)
<b>Range of Lot Sizes</b>	2,164-2,223 square metres
<b>Range of Lot Widths</b>	27-66.7 metres
<b>Range of Lot Depths</b>	40-66.6 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 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Semiahmoo Trail Elementary School  
1 Secondary students at Elgin Park 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.

Parks, Recreation & Culture: Parks has requested that compensation be provided for removal of a City tree. Compensation in the form of a Parks Facility Contribution is required before Final Adoption of the associated Rezoning By-law should Council support the subject application.

South Surrey Athletic Park is the closest active park with amenities including, sports courts, sports fields, a bike park, skatepark, playgrounds, and is 1,350 metres walking distance from the development. Sunnyside Acres Urban Forest Park is the closest park with natural area and is 75 metres walking distance from the development.

Heritage Advisory Committee (HAC) A summary of the application was presented to the Heritage Advisory Commission on November 17, 2022, and a report on the Development Application and Heritage Alteration Permit was received for information.

### **Transportation Considerations**

- Currently, the property is accessed via a driveway from Semiahmoo Trail. The proposed subdivision would move driveway access to 28 Avenue to the south, removing access from Semiahmoo Trail.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Suburban Density Exception Area (max. 2 upa)" designation of the Official Community Plan (OCP) which is intended to support low-density residential uses with a suburban neighbourhood character.

- Under the OCP, the maximum gross density permitted in "Suburban Density Exception Area (max. 2 upa)" is 5 units per hectare (uph). The proposal will result in a net unit density of 4.55 units per hectare which complies.

## **Secondary Plans**

### Land Use Designation

- The proposal sits within two Land Use Plans, The Central Semiahmoo Peninsula Land Use Plan (LAP) and the King George Highway Corridor Local Area Plan (LAP) . The property is currently designated for One-Acre sized properties in both Plans. As neither plan takes clear precedence over the other, both plans will be amended to Half-Acre equivalent designations.
- The site is designated as "One Acre" in the Central Semiahmoo Peninsula Land Use Plan. The proposed subdivision will require an amendment from "One Acre" designation to "Half-acre Gross Density".
- The site is designated as "Suburban 1-Acre Residential (1 u.p.a.)" in the King George Highway Corridor Local Area Plan (LAP). The proposed subdivision will require an amendment from "Suburban 1-Acre Residential (1 u.p.a.)" to "Suburban 1/2 -Acre Residential (2 u.p.a.)".

### Amendment Rationale

- The proposed subdivision is located within a small pocket designated as from "One Acre" in the Central Semiahmoo Peninsula that is surrounded by "Half-acre Gross Density". The application would continue the pattern along 28 Avenue of Half-Acre lots that has developed through Development Application No. 7903-0268-00 and 7913-0093-00.
- 28A Avenue was extended under Development Application No. 7903-0268-00 and 7913-0093-00 with a layout that would allow the properties directly west of the site, 14719 & 14735 28 Avenue, to similarly subdivide to RH lots in the future. The owners of these properties have expressed interest in developing their properties at a later date. The proposed density will be consistent with the development pattern in the area, and the ultimate build-out of the block along 28A Avenue and 28 Avenue.
- The proposed density and lot sizes are in keeping with other approved development applications along Semiahmoo Trail, with lots to the north being rezoned to RH-G and RF through Development Application No. 7903-0268-00, 7915-0433-00 and 7916-0232-00. The development trend in the area has allowed for a modest increase in Suburban density in order to facilitate improvements to Semiahmoo Trail.
- The proposed subdivision meets the Semiahmoo Trail Design Guidelines and will enhance the pedestrian experience along Semiahmoo Trail by establishing a 10 metre landscape buffer and removing vehicular access.

## **Semiahmoo Trail Design Guidelines**

- The "Semiahmoo Trail Design Guidelines" were reviewed and accepted by the Surrey's Heritage Advisory Commission on March 9, 2004, and subsequently accepted by Council on

March 22, 2004, and form the basis for assessing the impact and setting requirements to achieve a proper interface and future expansion of the historic Semiahmoo Trail.

- The purpose of the Design Guidelines is to ensure coordinated development of the public Trail, and to provide guidelines for developments abutting the Trail in order to protect the heritage value and character of this important public amenity.
- The proposed development is consistent with the Guidelines in the following ways:
  - No vehicular access is proposed from Semiahmoo Trail;
  - A 10 metre wide landscape buffer is to be established through Restrictive Covenant on the land along the west property line of the site, which will consist of existing trees and supplemental plantings;
  - A Section 219 covenant will be registered on title of proposed Lots 1 and 2 to establish the landscape buffer and to prohibit construction within this area; and
  - A 1.2 metre (4 ft.) high wooden split-rail fence on private property fronting the trail within the Landscape Buffer is to be installed by the applicant prior to the issuance of a building permit for construction of any buildings on the lots. Additional fencing on private property is permitted only if it is located outside of the 10 metre (33 ft.) landscape buffer and provided that the fencing is transparent and no higher than 1.2 metres (4 ft.).
- A Heritage Alteration Permit No. 7921-0135-00 will be issued for modification and restoration of Semiahmoo Trail.

### **Heritage Alteration Permit**

- The proposed development will require alteration to the Semiahmoo Trail to permit servicing to the property. The following works will be permitted/required through the permit:
  - Installation of sewer connections to the new lots from Semiahmoo Trail; and
  - Removal of existing Class C ditch and driveways, to be replaced with a new drainage ditch along the northern property line.
- Securities will be provided to ensure that works are completed, and that landscaping and paving is returned to its original condition.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from “One-Acre Residential Zone (RA)” to “Half-Acre Residential Zone (RH)”.



- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the “Half-Acre Residential Zone (RH)” and parking requirements.
- Part 4.28 (g) of the Zoning Bylaw states that an RH lot may be reduced in lot width by 10% if the created lots are substantially larger than the minimum size. If supported by Council, this clause would be used by the Approving Officer for Lot 1 to facilitate the development. The proposed lot width results in a lot exceeding the minimum for RH. As Lot 2 is triangular, this reduction in width for Lot 1 will allow for increased functionality of Lot 2 by increasing its width and depth.

<b>RH Zone (Part 14)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	5.0 uph	4.55 uph
<b>Lot Size</b>		
Lot Size:	1,858 square metres	2,164 – 2,223 square metres
Lot Width:	30.0 metres	27.0-66.7 metres
Lot Depth:	30.0 metres	36.0-66.7 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 per lot	3 per lot

#### Lot Grading

- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd., and dated June 27, 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.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new 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 June 3, 2022, and the Development Proposal Signs were installed on October 8, 2021. Staff received one (1) response from neighbouring residents (*staff comments in italics*):
  - Staff received one comment expressing concern regarding any additional driveway access off of Semiahmoo Trail.
    - *The proposed lots will be accessed from 28 Avenue, removing driveway access from Semiahmoo Trail.*
- The applicant canvassed the neighbouring properties to the west, 14719 & 14735 28 Avenue, who did not express any concerns regarding the proposed development. In addition, the applicant provided their contact information and information regarding the development to 12 properties surrounding the subject site, and no responses were received.

## **DEVELOPMENT PERMITS**

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) corridor located on the subject site and along the Semiahmoo Trail. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Sunnyside Acres BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters for the Semiahmoo Trail Greenway.
- The development proposal enhances the subject site through providing for an enhanced 10-metre-wide landscape buffer which is 1,164 square meters or 27% of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

- An Ecosystem Development Plan (EDP), prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated May 27, 2022, was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit. The finalized EDP is required to be peer reviewed prior to final adoption.
- A Class C ditch is located along the northern property line. As part of the development, this ditch will be remediated and relocated. A Watercourse Assessment was provided to the Province for review by Marlim Ecological Consulting Ltd. Based on this Assessment, the Province confirmed that the watercourse does not meet the definition of a stream under the Water Sustainability Act (WSA). As such, no Change Approval from the Province is required for modifications of the watercourse.

## TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	12	7	5
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch, Paperbark	10	6	4
Cascara	1	1	0
Cherry, Bitter	1	1	0
Maple, Bigleaf	8	5	3
Maple, Japanese	1	0	1
Walnut	1	0	1
<b>Coniferous Trees</b>			
Douglas-Fir	54	20	34
Falsecypress	1	1	0
Western Red Cedar	13	6	7
Excelsa Red Cedar	5	0	5
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>95</b>	<b>40</b>	<b>55</b>
<b>Additional Trees in the proposed Open Space</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>10</b>	

<b>Total Retained and Replacement Trees</b>	<b>65</b>
<b>Contribution to the Green City Program</b>	<b>\$41,800</b>

- The Arborist Assessment states that there are a total of 95 mature trees on the site, excluding Alder and Cottonwood trees. 12 existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 55 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 Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 86 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 76 replacement trees will require a cash-in-lieu payment of \$41,800 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 70 trees are proposed to be retained or replaced on the site with a contribution of \$41,800 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Central Semiahmoo LAP Amendment Plan
Appendix VII	King George Highway Corridor LAP Amendment Plan
Appendix VIII.	Heritage Alteration Permit

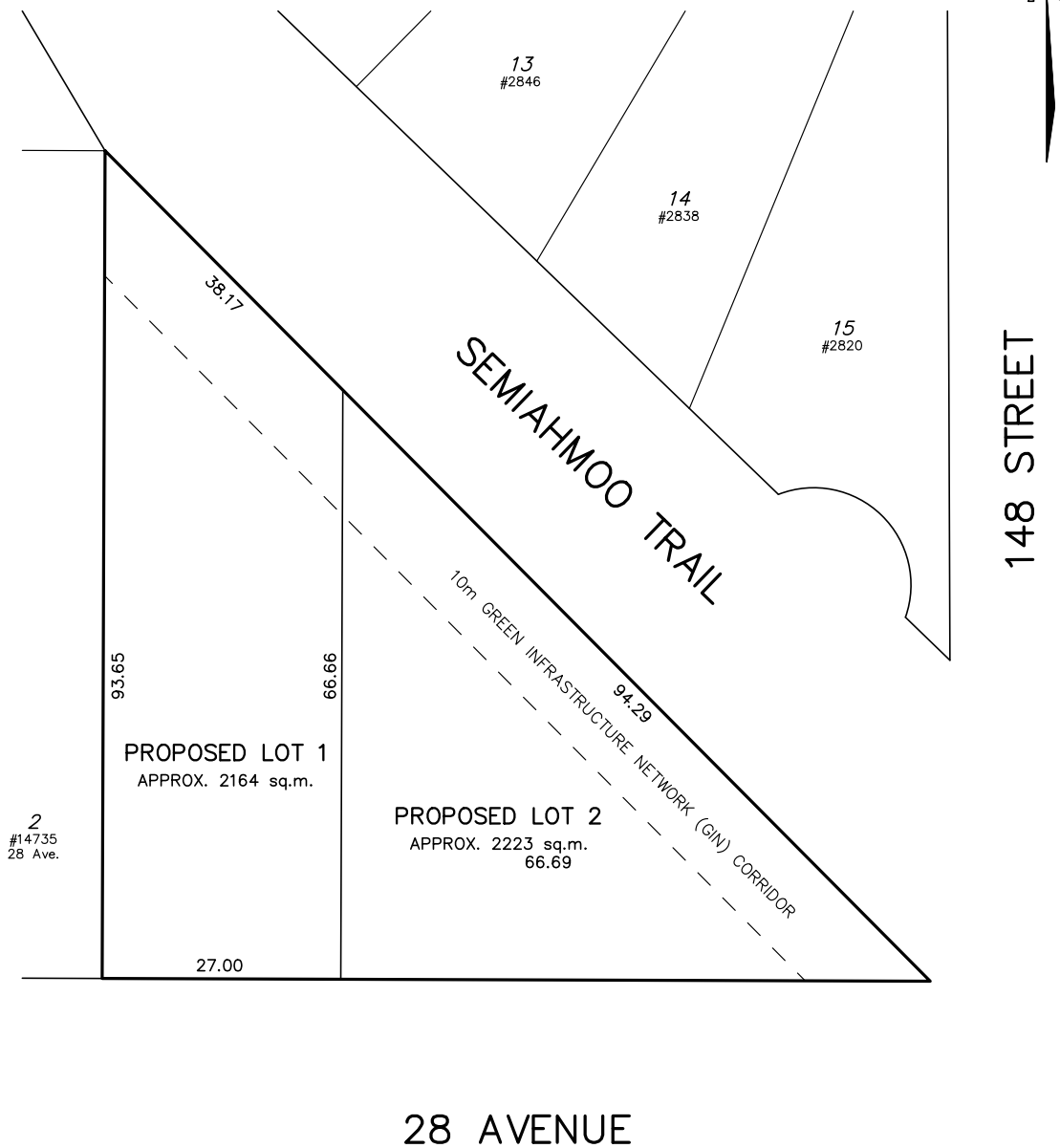
*approved by Shawn Low*

Don Luymes  
Acting General Manager  
Planning and Development

SC/ar

PROPOSED SUBDIVISION PLAN OF LOT 1,  
 PLAN 18943, SECTION 22, TOWNSHIP 1,  
 NEW WESTMINSTER DISTRICT

2811–Semiahmoo Trail



**NOTES**

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



**Coastland**  
 engineering & surveying ltd.

PROJECT No: #2803  
 LAYOUT-A  
 SCALE: 1:500  
 DATE: MAY 14, 2021



## INTER-OFFICE MEMO

---

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

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

DATE: **July 7, 2022** PROJECT FILE: **7821-0135-00**

---

RE: **Engineering Requirements  
Location: 2811 Semiahmoo Trail**

**REZONE/SUBDIVISION*****Works and Services***

- Construct Semiahmoo Trail and 28 Avenue.
- Extend sanitary sewer on Semiahmoo Trail.
- Install water, storm and sanitary sewer service connections.
- Implement onsite low impact development drainage features.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to the Development Permit beyond those listed above.

**LAP AMENDMENT**

There are no engineering requirements relative to the LAP Amendment beyond those listed above.

Jeff Pang, P.Eng.  
Development Services Manager

KH



June 1, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0135 00

**SUMMARY**

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

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

Elementary Students:	1
Secondary Students:	1

September 2021 Enrolment/School Capacity

<b>Semiahmoo Trail Elementary</b>	
Enrolment (K/1-7):	43 K + 362
Operating Capacity (K/1-7)	19 K + 256
Addition Operating Capacity (K/1-7) 2024	38 K + 419
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1301
Capacity (8-12):	1200

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

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

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

**School Enrolment Projections and Planning Update:**

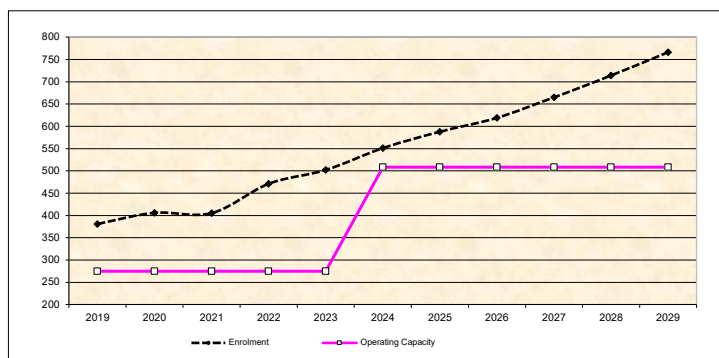
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

As of September 2021, Semiahmoo Trail Elementary is operating at 146% capacity. The 10-year projections show continued growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula and the multi-family development along the King George Boulevard.

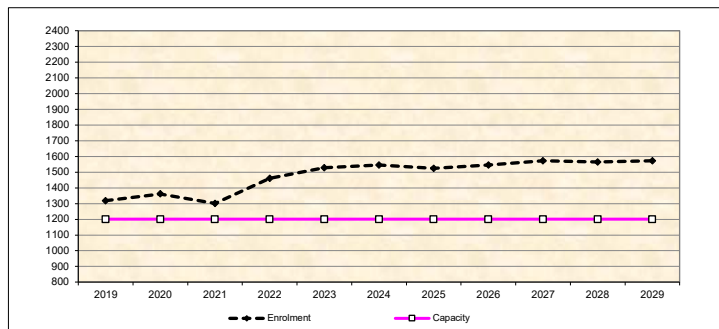
As part of the District's Five-Year Capital Plan request, the district is requesting an 8-classroom addition to accommodate future anticipated enrolment growth. The Ministry of Education supported this project in March 2020 to move forward to have a feasibility study prepared. Until the addition is open, the district can manage future growth with portables on site.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

**Semiahmoo Trail Elementary**



**Elgin Park Secondary**



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

## BUILDING GUIDELINES SUMMARY

Surrey Project: #7921-0135-00  
 Project Location: 2811 Semiahmoo Trail, 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:

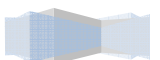
The area surrounding the subject property consists of a majority of homes built approximately 2-5 years ago which are larger estates ranging from 5000sf up to 9000 sf. The style of the homes in the area "traditional west coast" and "neo-traditional". There is Sunnyside Acres Urban Forest directly South of the subject property.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 2-5 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 12:12. 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 also modern homes that are more recently built and currently under construction.

#### 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 to 3 storey homes.
- 3) Front entrances are 1 and 2 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 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.

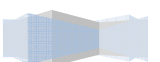
**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**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.

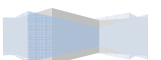
**Roof Pitch:** Minimum roof pitch must be 4:12.



- 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 40 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:** **\$12,500** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.  
Date: October 18, 2021

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc  
\_\_\_\_\_  
Date: October 18, 2021



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 21-0135-00


Address: 2811 – Semiahmoo Trail

Registered Arborist: Tim Vandenberg

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)	107
<b>Protected Trees to be Removed</b>	47
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	60
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder/ Cottonwood &amp; Dead Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = <u>6</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 40 X two (2) = <u>80</u></li> </ul>	86
<b>Replacement Trees Proposed</b>	10
<b>Replacement Trees in Deficit</b>	76
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	1

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: February 27, 2023

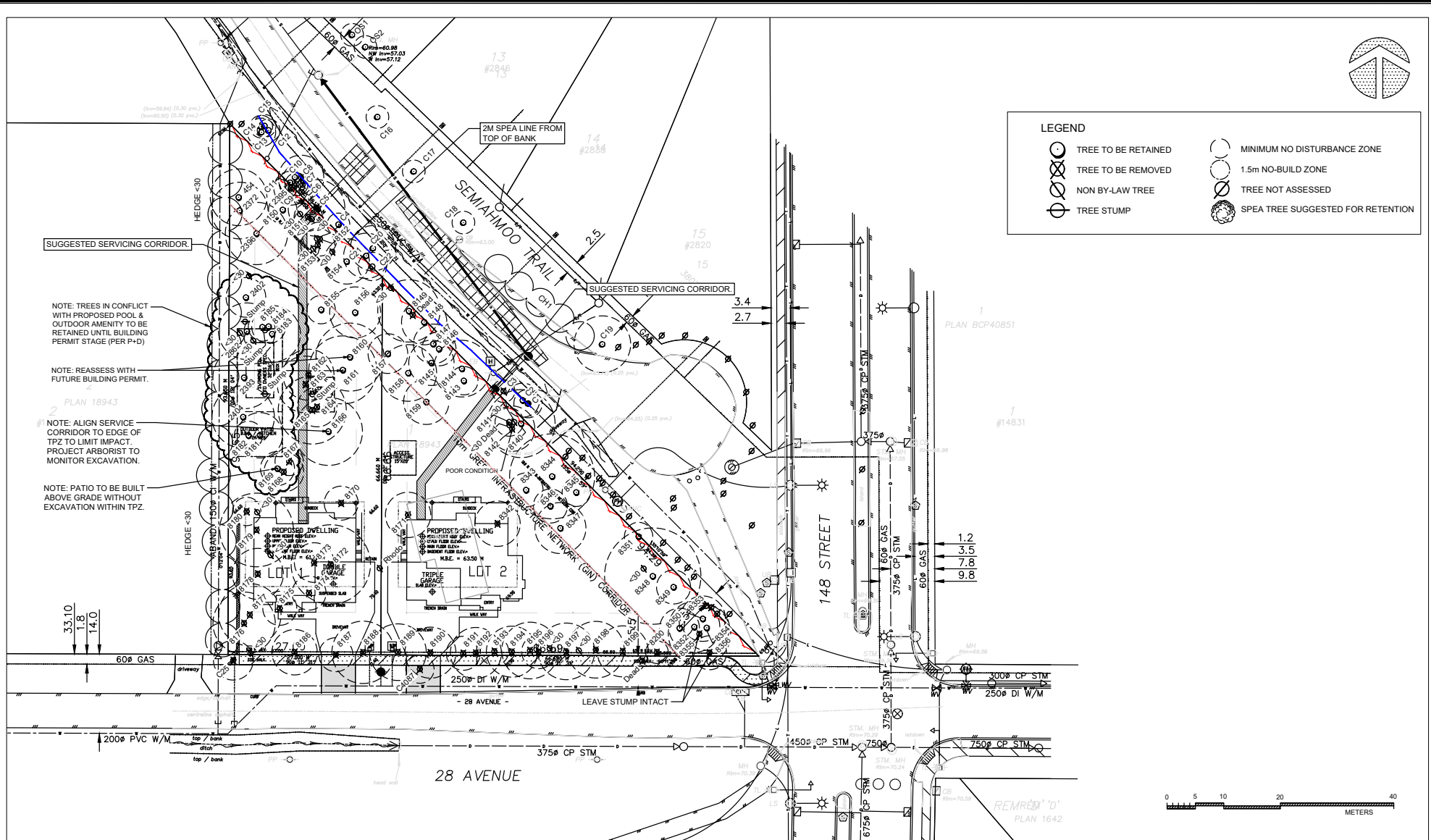


Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON BY-LAW TREE
	TREE STUMP
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT ASSESSED
	SPEA TREE SUGGESTED FOR RETENTION



SUGGESTED SERVICING CORRIDOR

NOTE: TREES IN CONFLICT WITH PROPOSED POOL & OUTDOOR AMENITY TO BE RETAINED UNTIL BUILDING PERMIT STAGE (PER P+D)

NOTE: REASSESS WITH FUTURE BUILDING PERMIT.

PLAN 18943

NOTE: ALIGN SERVICE CORRIDOR TO EDGE OF TPZ TO LIMIT IMPACT. PROJECT ARBORIST TO MONITOR EXCAVATION.

NOTE: PATIO TO BE BUILT ABOVE GRADE WITHOUT EXCAVATION WITHIN TPZ.

33.10  
1.8  
14.0

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

© Copyright Reserved.  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

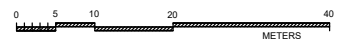
PROJECT TITLE  
**2811 SEMIAHMOO TRAIL**  
SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT  
\_\_\_\_\_

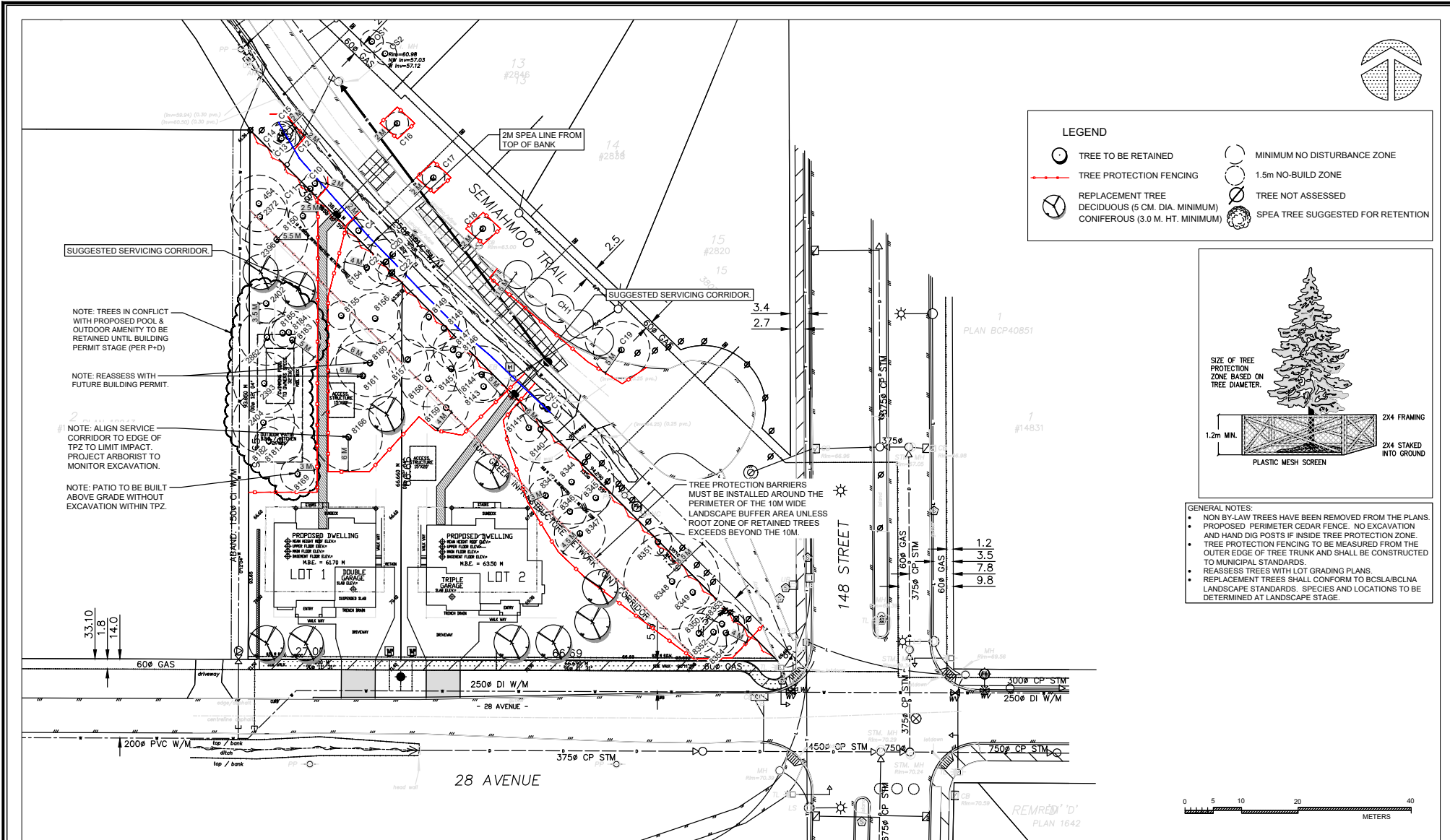
DRAWN MK  
SCALE AS SHOWN  
DATE JUNE 16, 2021

**T-1**  
SHEET 1 OF 2



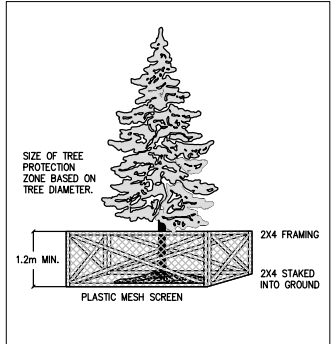
NO.	DATE	BY	REVISION
1	NOV10/21	MK	CIVIL PLAN
2	FEB22/22	AA	SITE PLAN
3	MAR22/22	MK	SITE PLAN
4	MAY11/22	MK	SPEA PLAN
5	JAN05/23	MK	REVISIONS

NO.	DATE	BY	REVISION
6	JAN31/23	MK	REVISIONS
7	FEB23/23	MK	KEY PLAN



**LEGEND**

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- REPLACEMENT TREE  
DECIDUOUS (5 CM. DIA. MINIMUM)  
CONIFEROUS (3.0 M. HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED
- SPEA TREE SUGGESTED FOR RETENTION



- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - PROPOSED PERIMETER CEDAR FENCE. NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
  - TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - REPLACEMENT TREES SHALL CONFORM TO BC S/LA/BC LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SUGGESTED SERVICING CORRIDOR

NOTE: TREES IN CONFLICT WITH PROPOSED POOL & OUTDOOR AMENITY TO BE RETAINED UNTIL BUILDING PERMIT STAGE (PER P+D)

NOTE: REASSESS WITH FUTURE BUILDING PERMIT.

NOTE: ALIGN SERVICE CORRIDOR TO EDGE OF TPZ TO LIMIT IMPACT. PROJECT ARBORIST TO MONITOR EXCAVATION.

NOTE: PATIO TO BE BUILT ABOVE GRADE WITHOUT EXCAVATION WITHIN TPZ.

TREE PROTECTION BARRIERS MUST BE INSTALLED AROUND THE PERIMETER OF THE 10M WIDE LANDSCAPE BUFFER AREA UNLESS ROOT ZONE OF RETAINED TREES EXCEEDS BEYOND THE 10M.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	NOV10/21	MK	CIVIL PLAN	6	JAN31/23	MK	REVISIONS
2	FEB22/22	AA	SITE PLAN	7	FEB23/23	MK	KEY PLAN
3	MAR22/22	MK	SITE PLAN				
4	MAY11/22	MK	SPEA PLAN				
5	JAN05/23	MK	REVISIONS				

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

© Copyright Reserved.  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**2811 SEMIAHMOO TRAIL**  
SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

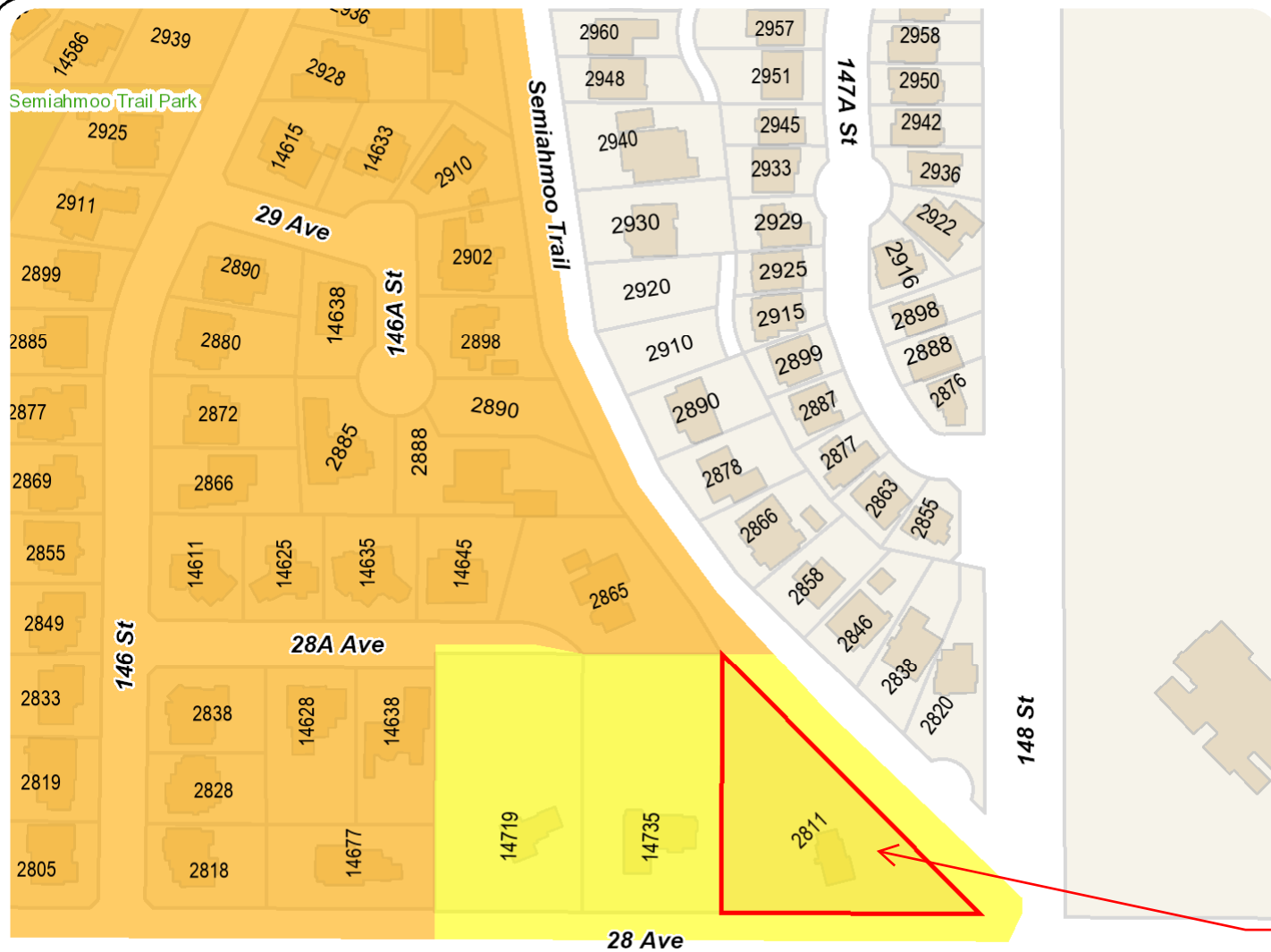
CLIENT

DRAWN  
MK

SCALE  
AS SHOWN

DATE  
JUNE 16, 2021

**T-2**  
SHEET 2 OF 2



### Legend

Park Outdoor Recreation Facilities

### Park Sports Fields

Sports Fields

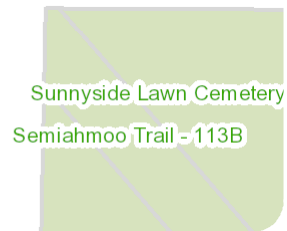
Diamonds

### Central Semiahmoo Peninsula

Half-acre gross density

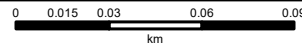
One acre

Proposed LAP Amendment from from "One Acre" designation to "Half-acre Gross Density" designation.

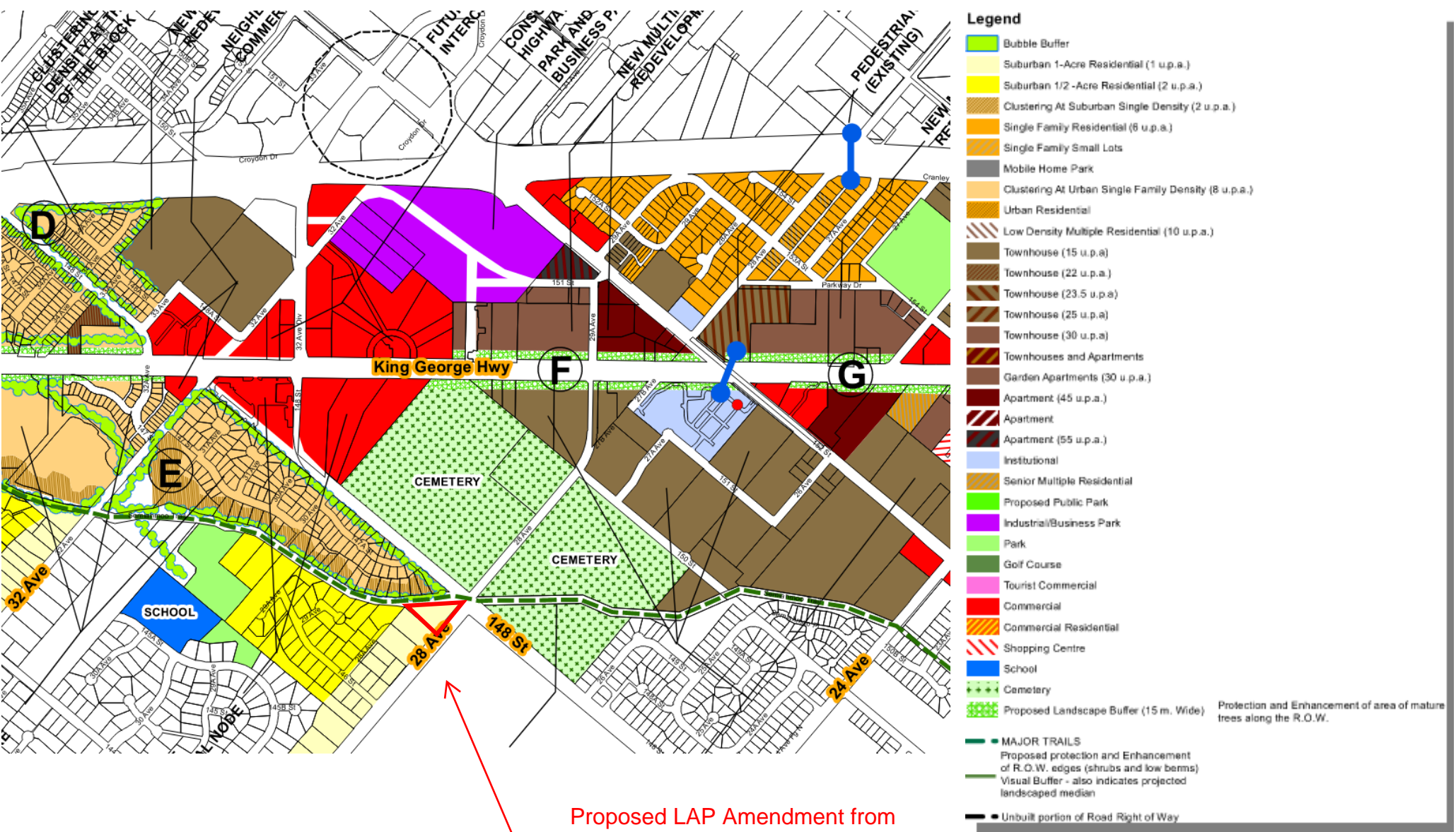


Scale: 1:2,450

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2023-02-23



Proposed LAP Amendment from "Suburban 1-Acre Residential (1 u.p.a.)" to "Suburban 1/2 -Acre Residential (2 u.p.a.)".

CITY OF SURREY

(the "City")

**HERITAGE ALTERATION PERMIT**

NO. 7921-0135-00

Issued To:

AND

(the "Permittees")

1. This Heritage Alteration Permit (the "Permit") is issued pursuant to Surrey Semiahmoo Trail Heritage Designation By-law, 2004, No. 15280, as amended (the "Heritage Instrument") for the purpose of carrying out the installation of services within the Semiahmoo Trail (as defined in the Heritage Instrument), subject to compliance by the Permittees with all statutes, bylaws, orders, regulations or agreements, except as may be specified by this Permit.
2. This Permit applies to that real property including land with or without improvements located within the City of Surrey, described as follows:

All of the portions of Semiahmoo Trail as shown in Schedule A  
attached to and forming part of this Permit.

(the "Lands")

3. None of the provisions of the Heritage Instrument are being supplemented or varied by this Permit.
4. None of the provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, are varied or supplemented by this Permit.

(Note: Terms used in this document that are italicized are defined in Surrey Zoning Bylaw, 1993, No. 12000, as amended, and shall take their meaning from the bylaw.)

5. The Permittee, its agents and subcontractors are granted permission to conduct the following alterations, actions and construction works (the "Works") in accordance with the conditions contained in this Permit:



- (a) Installation of 200mm diameter sewer extension with manhole and service connections for each proposed lot to be created in relation to Development Application No. 7921-0135-00. The sewer main will be located within the north shoulder and existing paved road. The service connections will be provided to each lot, terminating at the property line;
  - (b) Installation of a storm service connection to each lot, terminating at the property line, tying into the existing ditch, with a small headwall at the edge of the ditch;
  - (c) Removal of the existing driveway and culvert; and
  - (d) Installation of a ditch.
6. The following conditions respecting the Works shall apply:
- (a) The Permittee shall be responsible for mitigating damage to landscaping, trees, shrubs, lawns or road surfaces of the Lands due to the Works caused by the Permittee, its agents or subcontractors, and for the restoration to the original or better condition and to the satisfaction of the City of Surrey.
  - (b) Other than permitted by an approved tree retention plan for Development Application No. 7921-0135-00, no trees shall be cut down, pruned or removed from the Lands.
  - (c) For paved road surfaces of the Lands that are disturbed by the Works, the Permittee shall use as replacement paving an asphalt that matches as closely as possible the existing paved road surface of the Lands in terms of coarseness, finish and colour.
  - (d) The Works shall be undertaken in accordance with the plans attached to and forming part of this Permit (the "Drawings") attached as Schedule B.
7. The following security to guarantee the performance of the terms, requirements and conditions of this Permit apply for the Works:
- (a) The Permittee shall enter into a servicing agreement, satisfactory to the City, that includes sufficient securities for the Works including the mitigation of any physical damage to landscaping, trees, shrubs, lawns and road surfaces on the Lands.
  - (b) If the City considers that the Permittee has contravened or failed to comply with a term, requirement or condition of this Permit, the City may undertake and complete the Works required to satisfy the term, requirement or condition, or to ameliorate the effects of the contravention or noncompliance, at the cost of the Permittee. Completion of the Works shall be at the sole discretion of the City.
  - (c) The City may recover the cost of the work undertaken under Section 7(b) of this Permit and the cost of the incidental expenses incurred by the City by applying

the security provided under Section 7(a) in payment for the cost of the Works and incidental expenses, with any excess to be returned to the Permittee.

8. Minor changes to the Drawings that do not affect the general form and character of the Lands may be permitted subject to the prior written approval of the City.
9. The Works on the Lands shall be carried out strictly in accordance with the terms and conditions and provisions of this Permit.
10. The terms of this Permit or any amendment to it are binding on all persons who hold this Permit on the Lands. When the Permittee is more than one person, they shall each be bound jointly and severally by the terms, covenants and agreements on the part of the Permittee in this Permit.
11. This Permit is not a building permit, tree cutting permit or a servicing agreement.

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

---

General Manager, Planning and  
Development – Don Luymes

---

City Clerk – Jennifer Ficocelli

I ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS  
AND THE CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

---

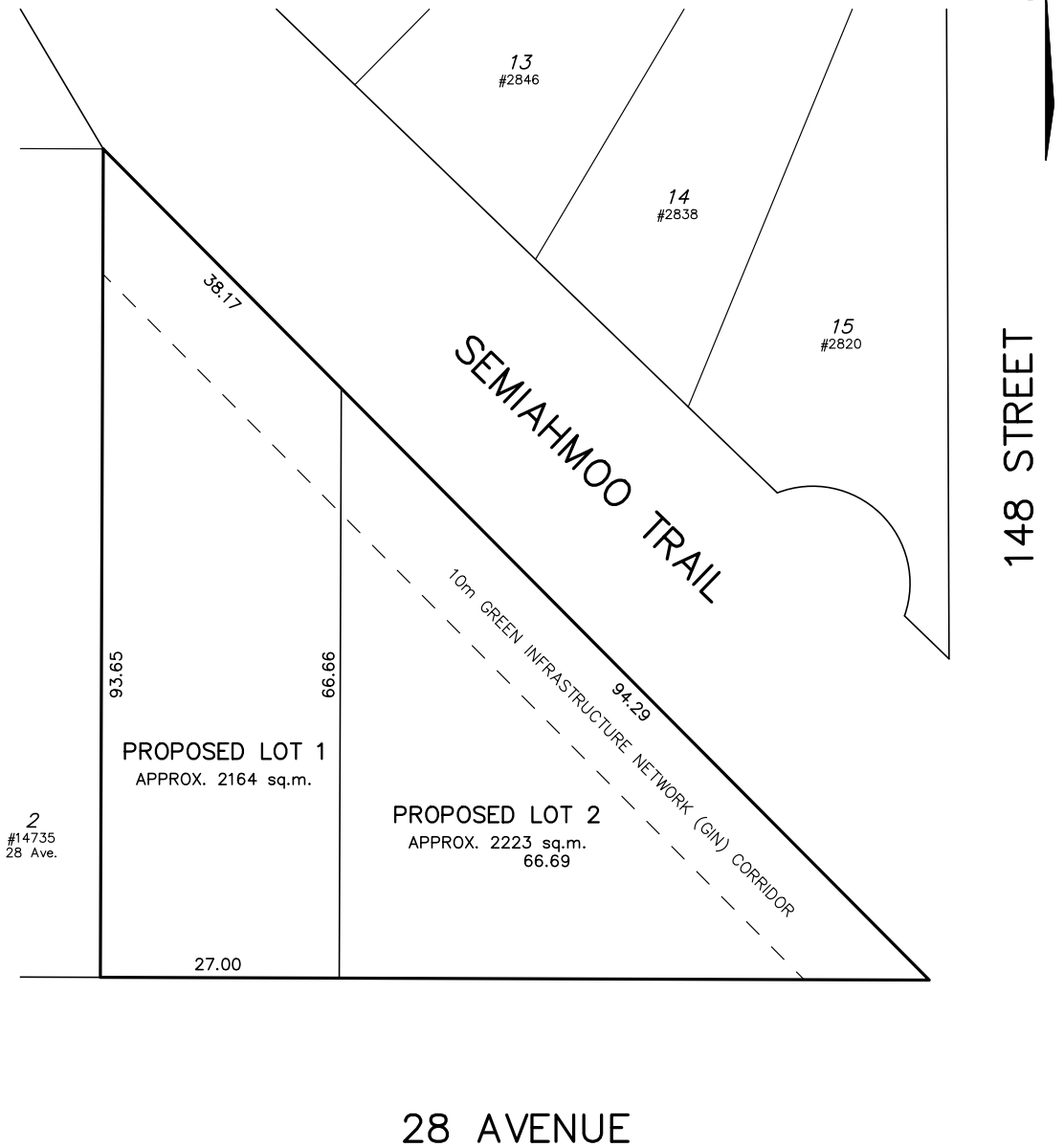
Authorized Agent (Signature)

---

Name (Please Print)

PROPOSED SUBDIVISION PLAN OF LOT 1,  
 PLAN 18943, SECTION 22, TOWNSHIP 1,  
 NEW WESTMINSTER DISTRICT

2811–Semiahmoo Trail



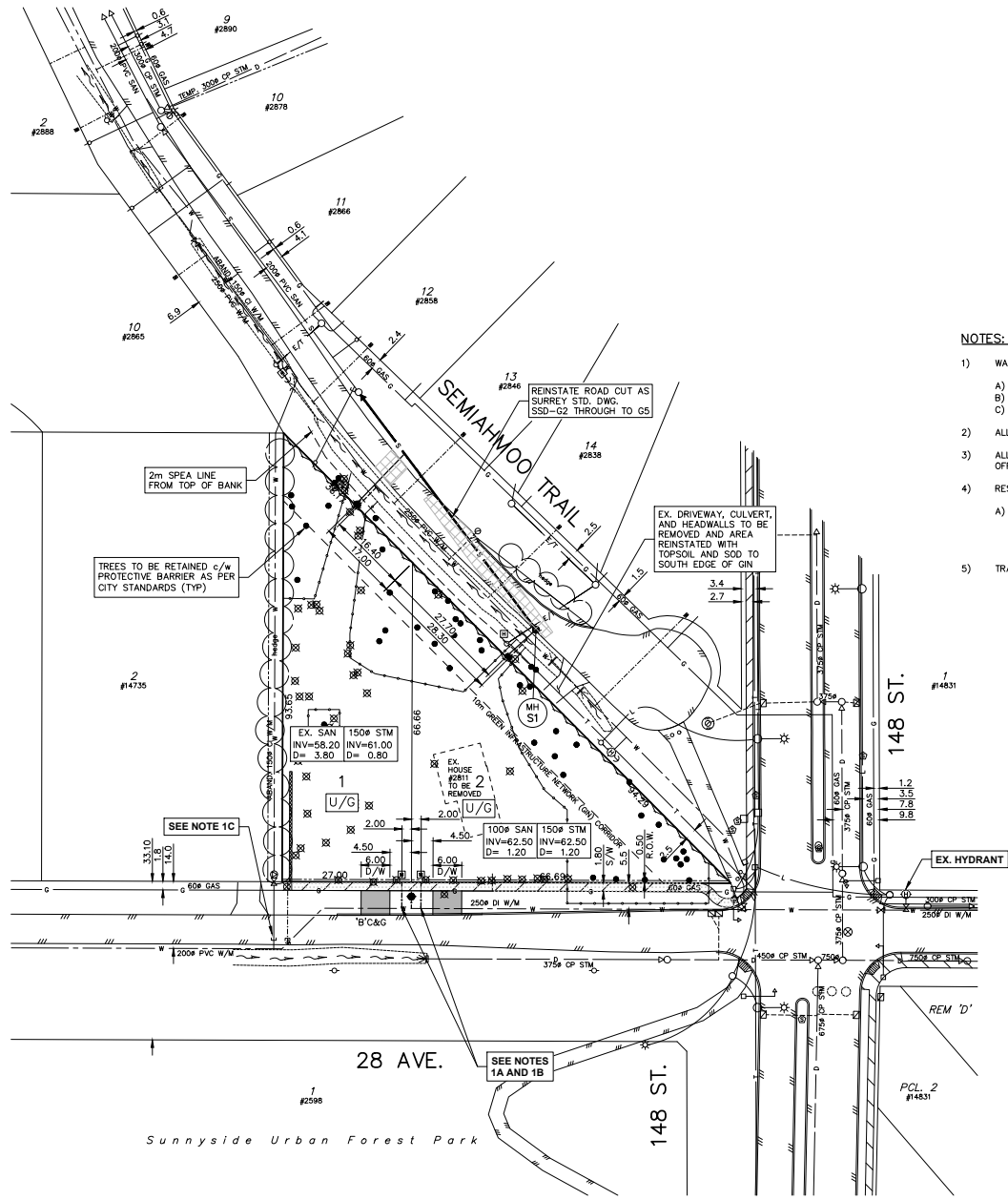
**NOTES**

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



**Coastland**  
 engineering & surveying ltd.

PROJECT No: #2803  
 LAYOUT-A  
 SCALE: 1:500  
 DATE: MAY 14, 2021



**NOTES:**

- 1) WATERWORKS BY SURREY AT DEVELOPER'S COST:
  - A) 2 - 19mm WATER CONNECTIONS TO LOTS 1 AND 2
  - B) 1 - FIRE HYDRANT AS SHOWN
  - C) CAP AND ABANDON EX. WATER SERVICE TO LOT 1
- 2) ALL LOTS TO BE SERVICED WITH UNDERGROUND HYDRO/TEL WIRING.
- 3) ALL BUILDINGS, FENCING, CONCRETE AND ASPHALT AREAS ARE TO BE REMOVED OFF SITE.
- 4) RESTRICTIVE COVENANTS TO BE IN PLACE OVER:
  - A) LOTS 1 - 2 FOR BUILDING DESIGN GUIDELINES, TREE PRESERVATION AND SUSTAINABLE DRAINAGE, (PROVIDE A MINIMUM 450mm OF TOPSOIL OVER ALL LANDSCAPING AND GRASSED AREAS). GRADE IMPERVIOUS AREAS TO DIRECT RUNOFF TOWARDS PERVIOUS AREAS.
- 5) TRAFFIC SIGNS ARE NOT REQUIRED.

LEGAL LOT 1 SECTION 22 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 18943			
BENCHMARK INTERSECTION OF 28 AVENUE & 148 STREET SCALE 0.9999921 MONS2HG048N 5433350.336 E 513737.027 ELEV 69.968m			
REV.	DATE	DESCRIPTION	BY

"BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN. ADDITION, CHANGE ORDERS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION AND FIELD REVIEWED BY ME, OR MY REPRESENTATIVE, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT, HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS."

CONSULTANT

**Coastland**  
engineering & surveying ltd.

#101, 19292 - 60 Avenue  
Surrey, BC V3S 3M2  
Phone: (604)532-9700  
Fax: (604)532-9700

Permit to Practice No. 1001893



**KULDEEP AULAKH**  
19495 - 56 AVENUE, SURREY, B.C. V5X 4W8  
CONTACT: KULDEEP AULAKH TEL: 604-530-1155  
EMAIL: KALLAKH@COASTAPPLIANCES.COM

**KEY PLAN**  
2811 - SEMIAHMOO TRAIL

SCALE: 1:500	DATE (YYYY MM) 2021 SEPTEMBER	SURREY PROJECT NUMBER 7821-0135-00
DESIGNED: MEH	Coastland Project No. 2803	DRAWING TYPE KEY
DRAWN: KDL	DWG. NO. 1 of 2	REV. 1
REVIEWED: FRY		

June 13, 2022 10:00 AM - 2803-01.dwg - Key