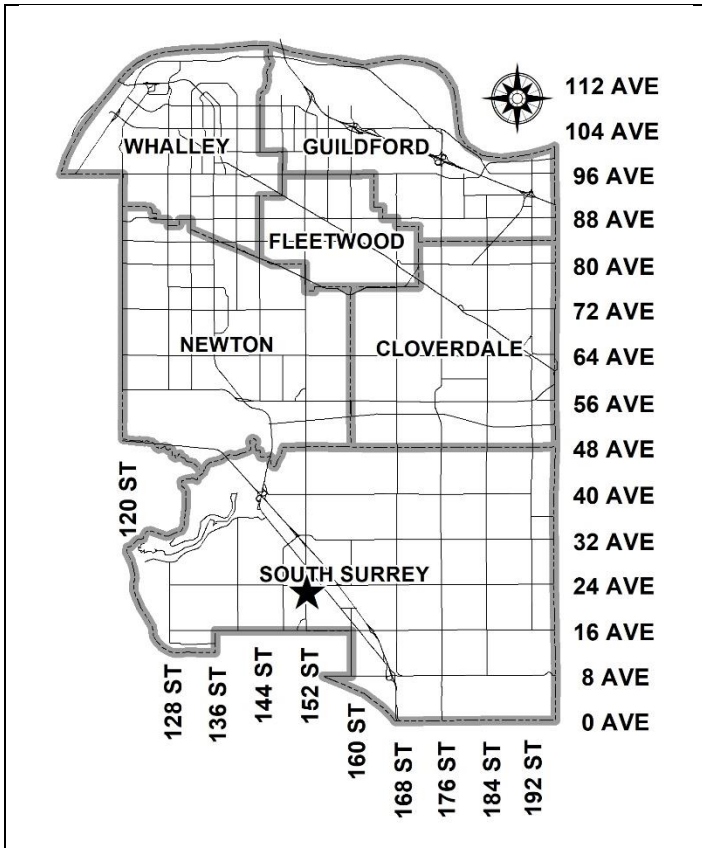


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0010-00

Planning Report Date: June 27, 2022



PROPOSAL:

- **Development Variance Permit**

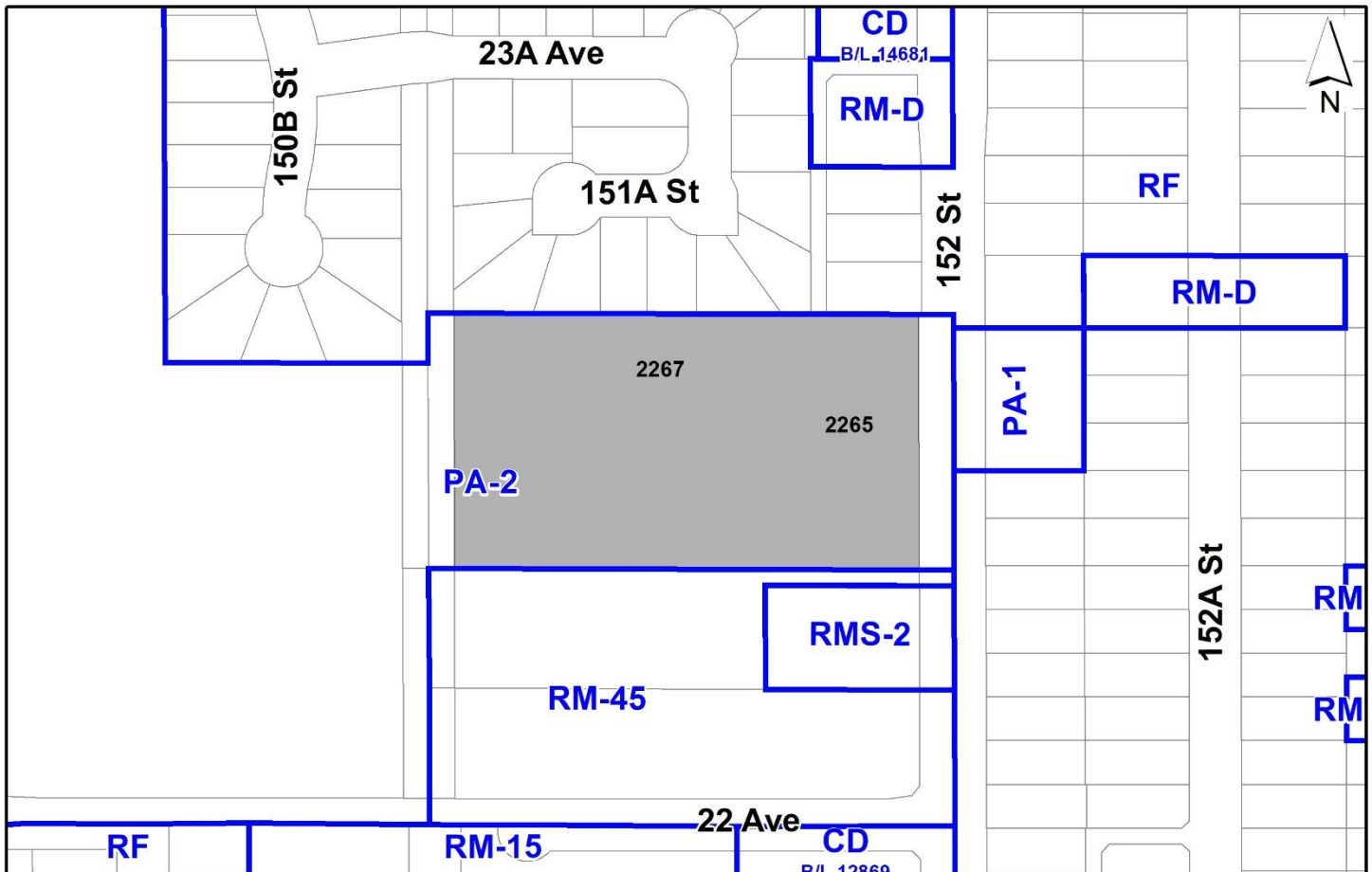
to increase the maximum structure height and to vary the Semiahmoo Trail Design Guidelines to permit the development of an outdoor play space for White Rock Christian Academy.

LOCATION: 2265 - 152 Street
 (2267 - 152 Street)

ZONING: PA-2

OCP DESIGNATION: Urban

TCP DESIGNATION: Civic



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the maximum structure height requirements of the "Assembly Hall 2 (PA-2) Zone".
- Proposing to reduce the minimum setback requirements from Semiahmoo Trail.

RATIONALE OF RECOMMENDATION

- The proposed outdoor play space will facilitate active lifestyles and social interaction for White Rock Christian Academy students.
- The proposed outdoor play space will result in an improvement over the existing site conditions. As the subject site is currently a gravel field, the proposal provides a space for students to engage in physical activity.
- The proposed landscaping plan is harmonious with the Semiahmoo Trail, utilizing plants local to the area and enhancing the site's aesthetic appeal.
- The proposed sports court cover will protect the court from adverse weather conditions. This will extend the usefulness of the court by allowing students to play during the cold and wet seasons of the year.
- The Surrey Heritage Advisory Committee (SHAC) has demonstrated support for the proposal.
- The Friends of the Semiahmoo Heritage Trail have indicated support for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0010-00 (Appendix I) varying the following, to proceed to Public Notification:
 - to increase the maximum structure height requirements of the "Assembly Hall 2 (PA-2) Zone" from 4 metres to 6.3 metres; and
 - to reduce the minimum setback requirements of the Semiahmoo Trail from 10 metres to 5.7 metres.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | TCP Designation | Existing Zone |
|---------------------------|---------------------------------|-------------------------|---------------|
| Subject Site | White Rock Christian Academy | Civic | PA-2 |
| North: | Single family dwellings | Low Density Residential | RF |
| East (Across 152 Street): | Royal Canadian Legion Branch #8 | Low-Rise Residential | PA-1 |
| South: | Low-rise residential building | Low-Rise Residential | RM-45 |
| West: | Semiahmoo Trail | N/A | PA-2 |

Context & Background

- The subject site is 17.5 hectares in area and is located at 2265 – 152 Street in the Semiahmoo Town Centre.
- The site is zoned “Assembly Hall 2 (PA-2) Zone”, designated “Urban” in the Official Community Plan (OCP), and designated “Civic” in the Semiahmoo Town Centre Plan (TCP).
- White Rock Christian Academy currently accommodates 650 students from Junior Kindergarten to Grade 12, with two classes per grade.
- White Rock Christian Academy is entering Phase 2.5 of its campus expansion at the subject site. Phase 1, which resulted in the construction of a Junior School, was completed in September 2018. Phase 2, for the development of a Senior School, was completed in December 2020. Phase 3 is expected to begin in 2025, and is proposing to include a new gymnasium, theatre, cafeteria, and administration office.
- Phase 2.5 proposes the development of an outdoor play space for the White Rock Christian Academy campus. The outdoor play space will be comprised of a covered sports court and a sports field.

- Under the Semiahmoo Trail Design Guidelines, a wooden split-rail fence is required to be constructed on the property line fronting the trail. However, the applicant will retain the existing chain-link fence. Retention of the existing chain-link fence is necessary for security reasons, as it helps prevent students from leaving the school campus unsupervised and prevents people from entering the property through Semiahmoo Trail.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to increase the maximum allowable structure height of the “Assembly Hall 2 (PA-2) Zone” from 4 metres to 6.3 metres.
- The applicant is proposing to decrease the minimum setback requirements of the Semiahmoo Trail from 10 metres to 5.7 metres.

Referrals

Engineering: The Engineering Department has no objection to the project.

Surrey Heritage
Advisory Committee: The application was presented to the Surrey Heritage Advisory Committee (SHAC) on June 8, 2022. The SHAC has no objection to the project.

POLICY & BY-LAW CONSIDERATIONS

Secondary Plans

Land Use Designation

- The subject site is designated “Civic” in the Semiahmoo Town Centre Plan (TCP). As noted in the Semiahmoo TCP, civic facilities are essential for the overall health and wellness of residents.
- The proposal will result in the development of an outdoor play space for students that encourages active lifestyles, learning, and opportunities for social interaction. Therefore, the proposal complies with the subject site’s Semiahmoo TCP designation.

Themes/Objectives

- The proposed outdoor play space is supported by the following Semiahmoo TCP policies:
 - 7.1 – Community and recreation facilities serve as community hubs that bring people together, supporting community capacity, and a sense of place.

The Semiahmoo TCP promotes civic facilities as spaces that strive to serve families and children through fostering a sense of belonging and connection. The proposed outdoor play space will provide opportunity for students and families to engage in social interaction and educational exchange, facilitating stronger bonds with their community.

Zoning By-law

Height Variance

- The applicant is requesting the following variance:
 - to increase the maximum structure height requirements of the PA-2 Zone from 4 metres to 6.3 metres.
- The proposed variance is required to accommodate the construction of an outdoor covered sports court. Increased height for the proposed structure is necessary to play various sports, such as basketball and volleyball.
- The proposed cover will protect the sports court from adverse weather conditions, such as wind and rain. This will extend the usefulness of the court by allowing students to play during the cold and wet seasons of the year.
- In order to mitigate noise impacts produced by students using the sports court, the applicant is proposing a landscaping plan consisting of shrubs and dwarf conifers between the sports court and residential units to the south.
- Staff support the requested variance to proceed for consideration.

Semiahmoo Trail Setback Variance

- The applicant is requesting the following variance:
 - to decrease the minimum setback requirements of the Semiahmoo Trail from 10 metres to 5.7 metres.
- The proposed variance is required to accommodate the development of an all-weather sports field that will be used by students throughout the year. The sports field will be made of artificial turf and will require minimal maintenance once constructed.
- The proposed sports field is expected to have minimal impact on the Semiahmoo Trail and improve the current conditions of the immediate area. The sports field is proposed to be sited on an existing gravel field.
- The applicant is proposing landscaping between the outdoor play space and Semiahmoo Trail to mitigate any potential impacts of the development. The landscaping plan will be comprised of local plants commonly found along the Semiahmoo Trail and will provide wildlife habitat and aesthetic appeal.
- Staff support the requested variance to proceed for consideration.

PUBLIC ENGAGEMENT

- The subject development application was reviewed by the Friends of the Semiahmoo Heritage Trail, who initially expressed opposition to the proposal.
- The Friends of the Semiahmoo Heritage Trail stated that the development application may result in the removal of trail-side trees, altering the character of the Semiahmoo Trail. In addition, they raised concerns over retention of the chain-link fence and noted that a wooden split-rail fence was required under the Semiahmoo Trail Design Guidelines.
- Planning staff met with the Friends of the Semiahmoo Heritage Trail on June 14, 2022, to address their concerns.
- Staff demonstrated that the subject development application was supportable, as it was expected to improve the existing site conditions. As the subject site is currently a gravel field, the development application provides a landscaping plan that is harmonious with the Semiahmoo Trail, providing wildlife habitat and aesthetic appeal.
- Staff confirmed that the existing chain-link fence was allowed to be maintained, as it was constructed at its current location prior to 2006, when the Semiahmoo Trail was added to the Zoning Bylaw.
- Staff worked closely with the applicant to maximize tree retention on the subject site and Semiahmoo Trail. The applicant is proposing the removal of one City tree, due to safety concerns of the tree encroaching onto the outdoor play space. This removal was supported by Parks Planning staff. All other identified trees are proposed for retention.
- After meeting with Planning staff, the Friends of the Semiahmoo Heritage Trail indicated support for the development application.

TREES

- Terry Thrale, 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 | 6 | 1 | 5 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Norway Maple | 1 | 0 | 1 |
| Ornamental Cherry | 5 | 0 | 5 |
| American Ash | 4 | 0 | 4 |
| Coniferous Trees | | | |
| Lawson's Cypress | 8 | 0 | 8 |
| Douglas Fir | 5 | 0 | 5 |
| Total (excluding Cottonwood Trees) | 23 | 0 | 23 |

| | |
|---|--------------|
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | 0 |
| Total Retained and Replacement Trees | 23 |
| Contribution to the Green City Program | \$550 |

- The Arborist Assessment states that there are a total of 23 mature trees on the site, excluding Alder and Cottonwood trees. 6 existing trees are Cottonwood trees. It was determined that 23 protected trees can be retained as part of this development proposal in addition to 5 Cottonwood trees.
- 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. This will require a total of 1 replacement tree on the site. Since no replacement trees can be accommodated on the site, the deficit of 1 replacement tree will require a cash-in-lieu payment of \$550, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site, excluding Alder and Cottonwood trees, with a contribution of \$550 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7922-0010-00
- Appendix II. Summary of Tree Survey and Tree Preservation
- Appendix III. Landscaping Plan

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0010-00

Issued To:

(the "Owner")

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: 005-833-604
Lot 17 Except: Part Road on Plan LMP14973, Section 15 Township 1 New Westminster
District Plan 59913
2265 - 152 Street
(2267 - 152 Street)

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section G of Part 32 "Assembly Hall 2 Zone (PA-2)", the maximum structure height is increased from 4 metres to 6.3 metres.
 - (b) In Section B of Part 4 "General Provisions", the minimum setback for structures abutting Semiahmoo Trail is reduced from 10 metres to 5.7 metres.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

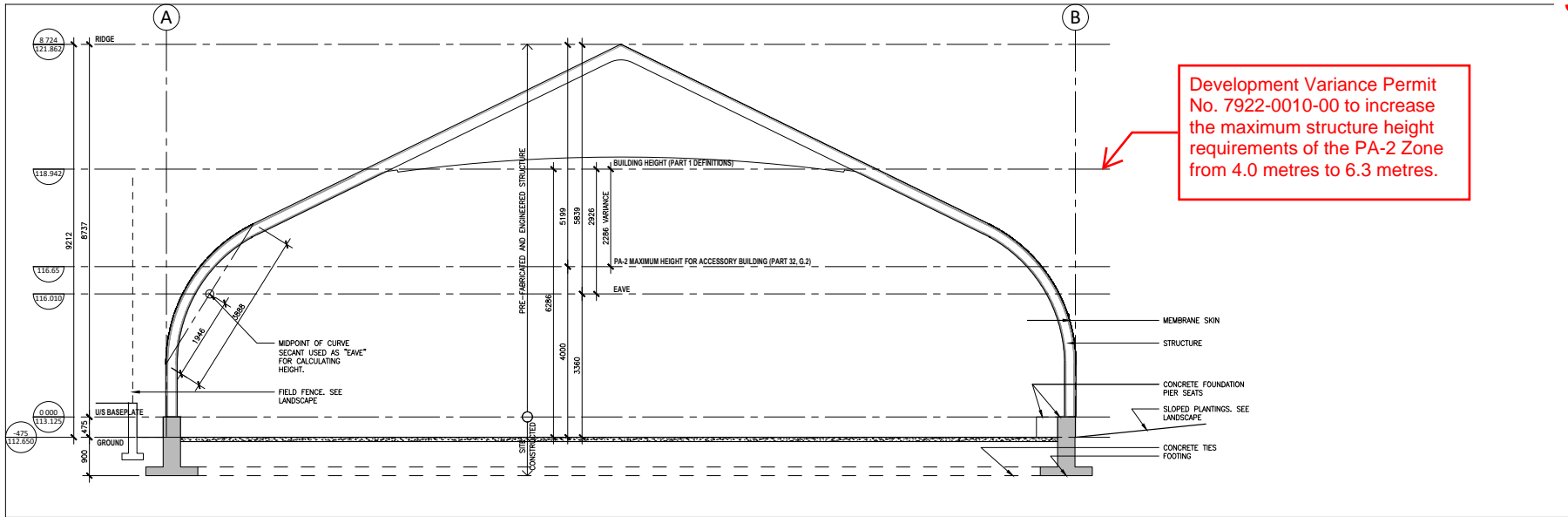
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli



Development Variance Permit No. 7922-0010-00 to increase the maximum structure height requirements of the PA-2 Zone from 4.0 metres to 6.3 metres.

1 SECTION
Scale 1:50



LAND DEVELOPMENT APPLICATION
2022 03 22

LDA (REVISED) 2022 03 22
LDA 2021 12 23

BY: **Carascadden**

PROJECT ADDRESS:
**2265 152 ST,
SURREY, BC
V4A 4P1**

JOB TITLE:
**WHITE ROCK
CHRISTIAN ACADEMY
PHASE 3**

SHEET TITLE:
SECTION

DESIGNER: **IRM**
DRAWN: **IMR**

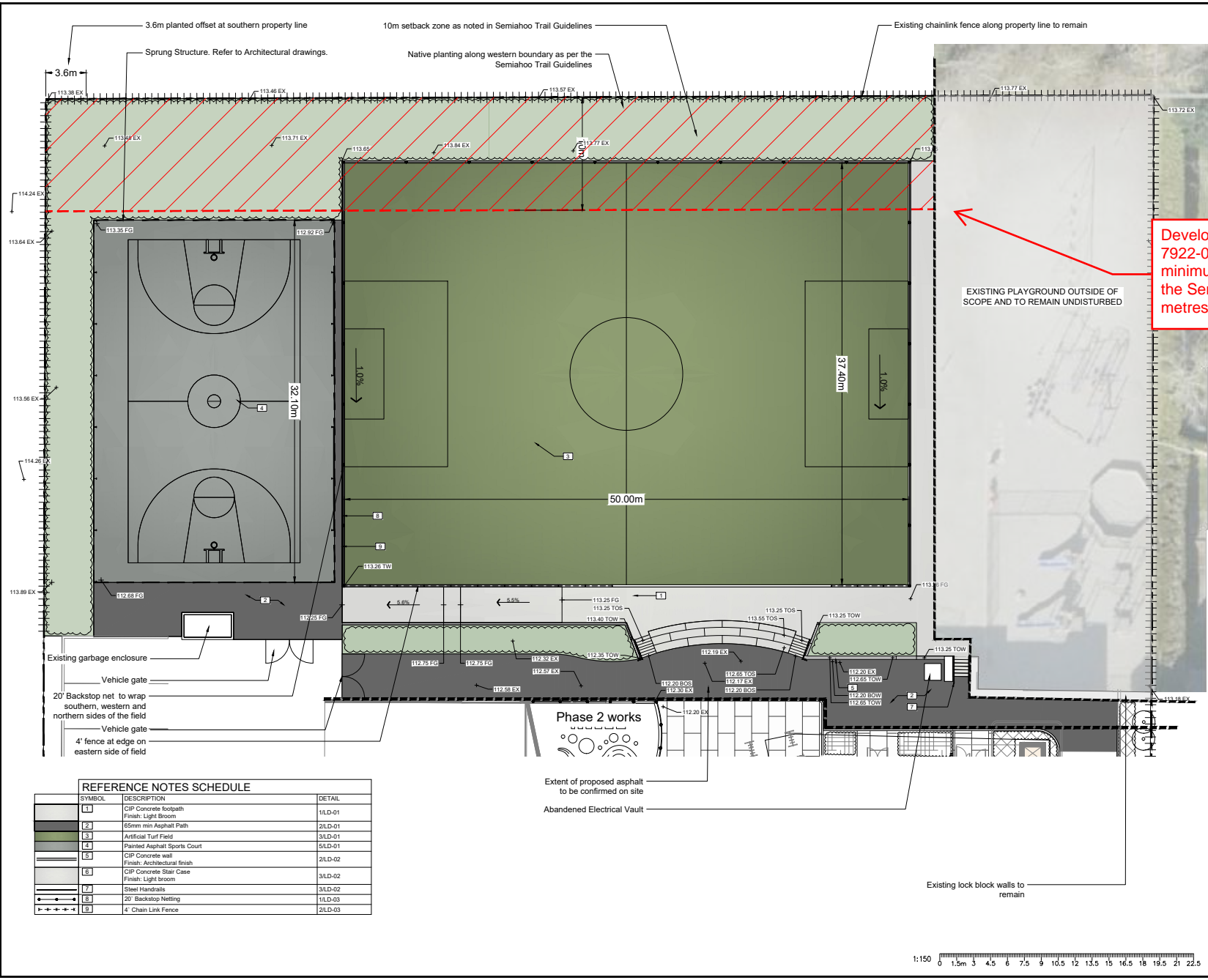
JOB NO.: **2155**
DATE: **NOVEMBER 2021**

SCALE: **1:50**
SHEET SIZE: **22X34**

PROJECT ASSOCIATED INFORMATION:
TENDER NUMBER

SHEET:
A3.1

Copyright reserved. These drawings are, and in all times, remain the exclusive property of the Architects, and cannot be used without the consent of the architects.



Development Variance Permit No. 7922-0010-00: to reduce the minimum setback requirements for the Semiahmoo Trail from 10 metres to 5.7 metres

| No. | By | Description | Date |
|-----|----|----------------|------------|
| 3 | MT | Issued for DVP | 2022-05-16 |
| 2 | MT | Issued for DVP | 2022-05-12 |
| 1 | MT | Issued for DVP | 2022-04-21 |

Project:
 White Rock Christian Academy
 Phase 3
 Location:
 2267 152 St
 Surrey, BC
 V4A 4P1

| | |
|-----------------|--|
| Drawn: MT | Stamp: |
| Checked: DJ | Original Sheet Size: 24"x36" |
| Approved: DJ | |
| Scale: 1:150 | CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE CONSULTANT'S OFFICE. ALL REVISIONS SHALL BE RETURNED TO THE CONSULTANT FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR THE CONTRACTOR. |

| SYMBOL | DESCRIPTION | DETAIL |
|--------|---|--------|
| 1 | CIP Concrete footpath Finish: Light Broom | 1LD-01 |
| 2 | 65mm min Asphalt Path | 2LD-01 |
| 3 | Artificial Turf Field | 3LD-01 |
| 4 | Painted Asphalt Sports Court | 5LD-01 |
| 5 | CIP Concrete wall Finish: Architectural finish | 2LD-02 |
| 6 | CIP Concrete Stair Case Finish: Light broom | 3LD-02 |
| 7 | Steel Handrails | 3LD-02 |
| 8 | 20' Backstop Netting | 1LD-03 |
| 9 | 4' Chain Link Fence | 2LD-03 |

Z:\PROJECTS\PHASE 3 CONSTRUCTION\PR2020-05 WHITE ROCK CHRISTIAN ACADEMY FIELD UPGRADES_DWG\SITE PLAN.DWG

Tree Preservation Summary

Surrey Project No:

Address: 2265 152 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN 9275A

| On-Site Trees | Number of Trees | Off-Site Trees | Number of Trees |
|--|-----------------|--|-----------------|
| Protected Trees Identified * | 29 | Protected Trees Identified | 21 |
| Protected Trees to be Removed | 1 | Protected Trees to be Removed | 0 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 28 | Protected Trees to be Retained | 21 |
| Total Replacement Trees Required: | | Total Replacement Trees Required: | |
| - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 0 | 1 | - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 | 0 |
| - All other species to be removed (2:1) 0 X two (2) = 0 | | - All other species to be removed (2:1) 0 X two (2) = 0 | |
| Replacement Trees Proposed | 0 | Replacement Trees Proposed | - |
| Replacement Trees in Deficit | 1 | Replacement Trees in Deficit | - |
| Protected Trees to be Retained in Proposed Open Space or Riparian Areas | 0 | | |

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

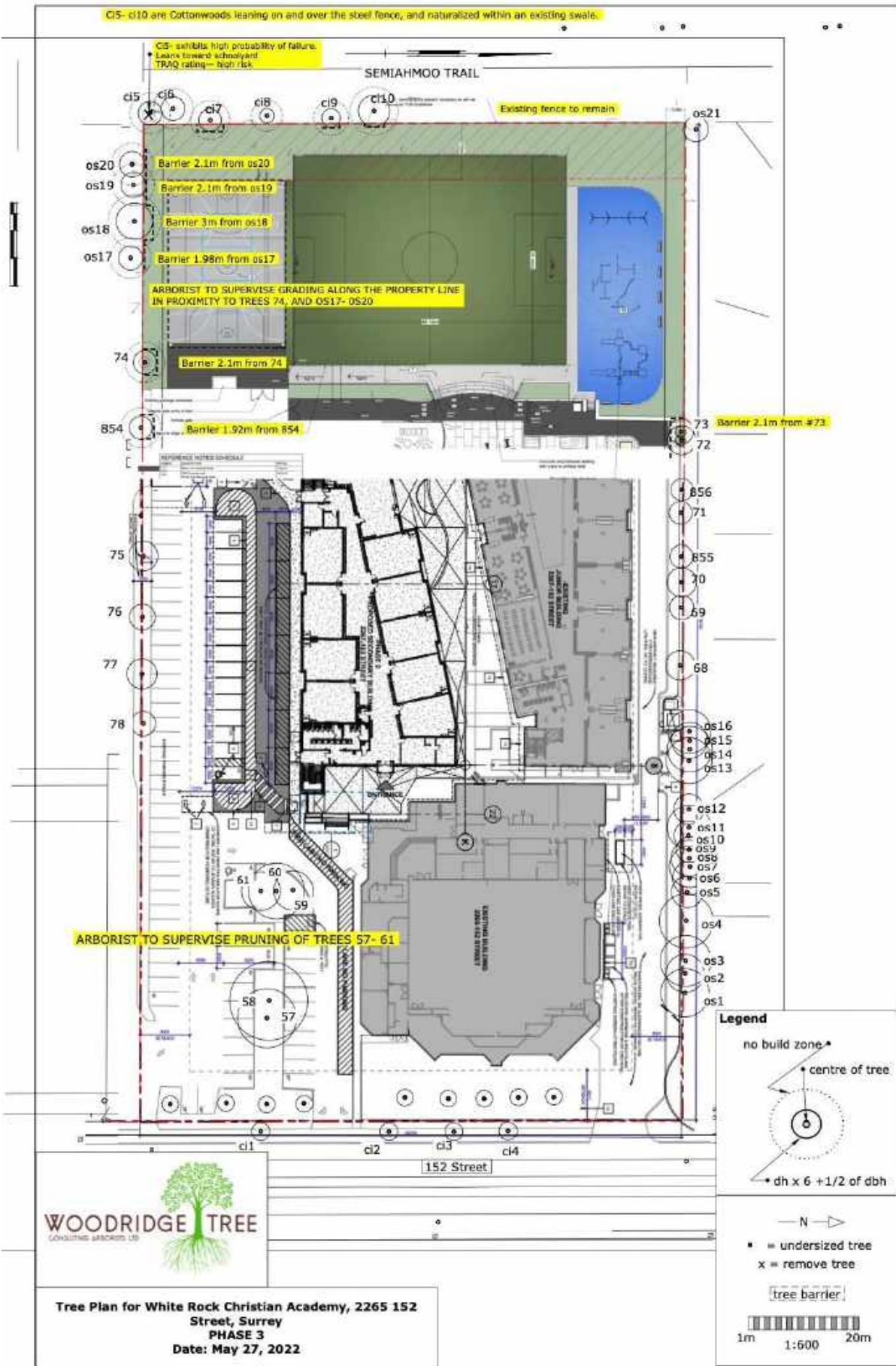
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

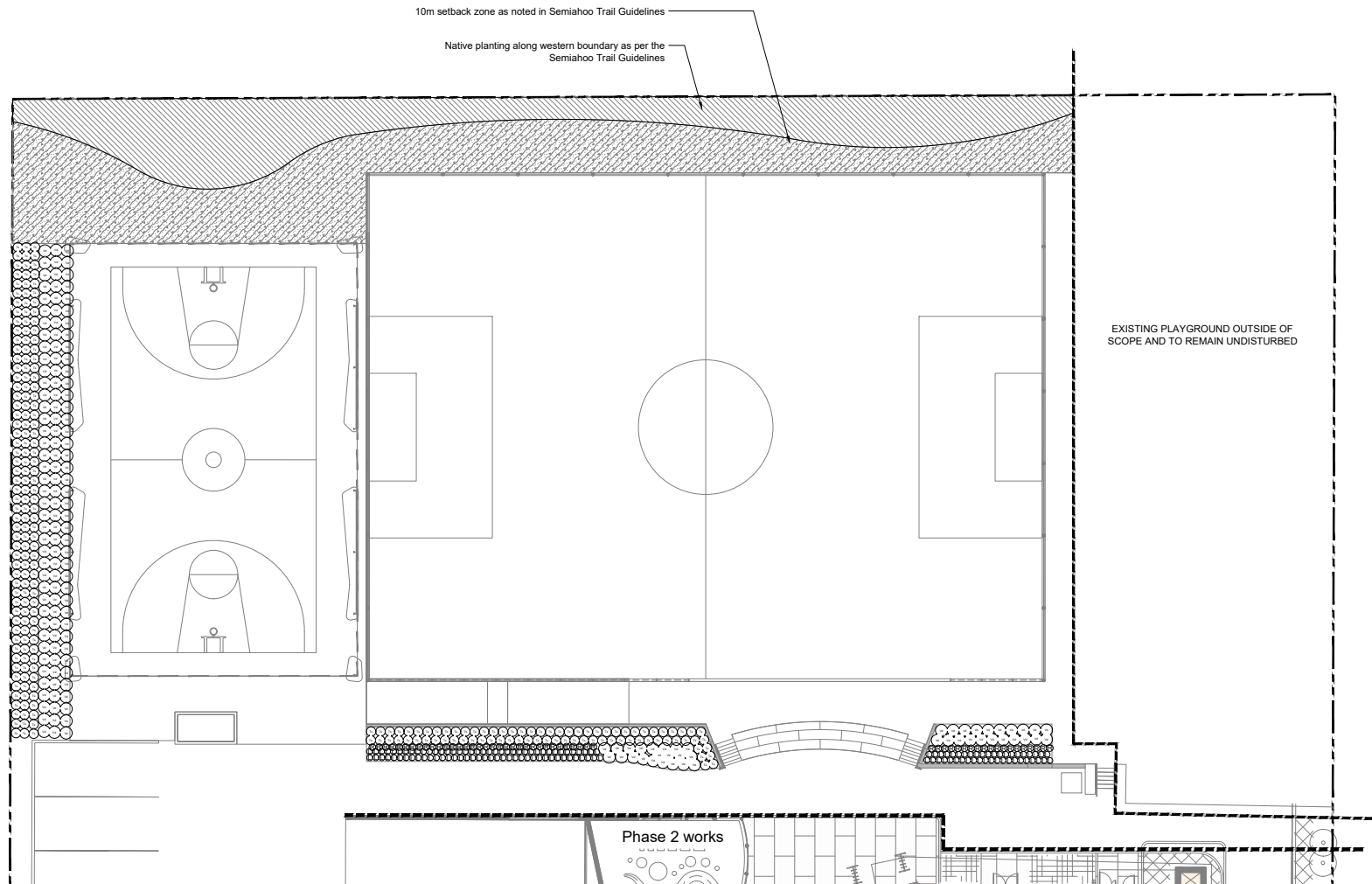
May 27, 2022

Date



FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingsway
 Fort Langley, BC | Granbury, BC
 V1M 2R6 | V5T 3J7
 www.vdz.ca 604-882-0024

Z:\PROJECTS\PR2020-05\WHITE ROCK CHRISTIAN ACADEMY FIELD UPGRADES_DWG\03\SETUPL03.PLANTING.PLAN.DWG



PLANT SCHEDULE FIELD PLANTING

| SHRUBS | BOTANICAL / COMMON NAME | CONT #1 | SPACING | QTY |
|----------------|---|---------|---------|-----|
| L | <i>Lavandula angustifolia</i> / Hidocote / Hidocote English Lavender Nursery grown, well established | | 0.45m | 121 |
| R | <i>Rutbeckia hirta</i> / Black-eyed Susan | #1 | 0.5m | 53 |
| Vd | <i>Viburnum davidii</i> / David Viburnum Nursery grown, well established | #2 | 0.9m | 165 |
| DWARF CONIFERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
| Ts | <i>Thuja occidentalis</i> 'Smargol' / Emerald Green Arborvitae B&B | 1.8m Ht | 0.7m | 238 |

SEMAHOOO PLANT SCHEDULE PLANTING

| SCREENING PLANTING | QTY | #1 | #2 | #3 | #2 | SPACING |
|---|----------------------|-----|-----|------------|-----------|---------|
| <i>Cornus sericea</i> / Red Twig Dogwood | 251.3 m ² | 194 | #2 | 60% | @ 0.9m oc | |
| <i>Rhamnus purshiana</i> / Cascara | 140 | #3 | 30% | @ 0.75m oc | | |
| <i>Symphoricarpos albus</i> / Common White Snowberry | 47 | #2 | 10% | @ 0.75m oc | | |
| GROUND COVER SHRUB GROUP | QTY | #1 | #2 | #1 | #1 | SPACING |
| <i>Arctostaphylos uva-ursi</i> / Vancouver Jade Bearberry | 329.6 m ² | 762 | #1 | 20% | @ 0.3m oc | |
| <i>Asarum caudatum</i> / British Columbia Wild Ginger | 1,142 | #1 | 30% | @ 0.3m oc | | |
| <i>Cornus canadensis</i> / Bunchberry Dogwood | 1,142 | #1 | 30% | @ 0.3m oc | | |
| <i>Mahonia nervosa</i> / Longleaf Barberry | 339 | #1 | 20% | @ 0.45m oc | | |

Phase 2 works



EXISTING PLAYGROUND OUTSIDE OF SCOPE AND TO REMAIN UNDISTURBED

| No. | By | Description | Date |
|-----|----|----------------|------------|
| 3 | MT | Issued for DVP | 2022-05-16 |
| 2 | MT | Issued for DVP | 2022-05-12 |
| 1 | MT | Issued for DVP | 2022-04-21 |

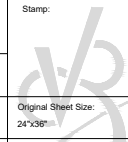
REVISIONS TABLE FOR DRAWINGS

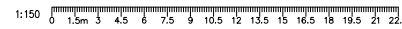
Copyright reserved. This drawing and design is the property of V&Z-R and may not be reproduced or used for other projects without permission.

| No. | By | Description | Date |
|-----|----|-------------|------|
| | | | |

REVISIONS TABLE FOR SHEET

Project:
White Rock Christian Academy
Phase 3
Location:
2267 152 St
Surrey, BC
V4A 4P1

| | |
|-----------------|---|
| Drawn: MT | Stamp: |
| Checked: DJ |  |
| Approved: DJ | |
| Scale: 1:150 | Original Sheet Size: 24"x36" CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS OR CHANGES TO DRAWINGS MUST BE APPROVED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TRADE CONSTRUCTION. |



Drawing Title: **PLANTING PLAN**
 Drawing #: **PR2020-05 L-03**