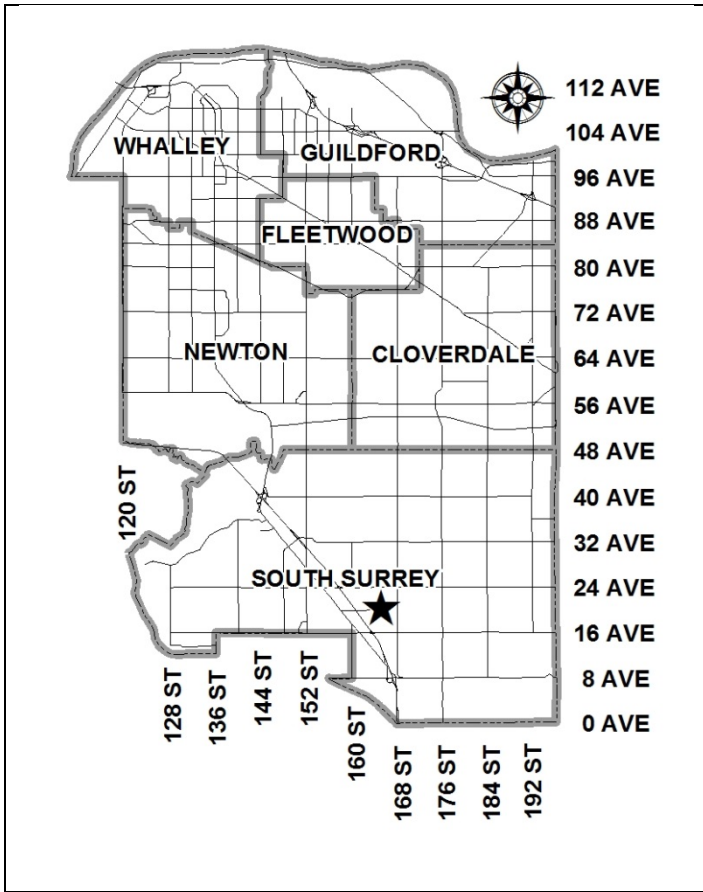


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0290-00

Planning Report Date: September 14, 2015

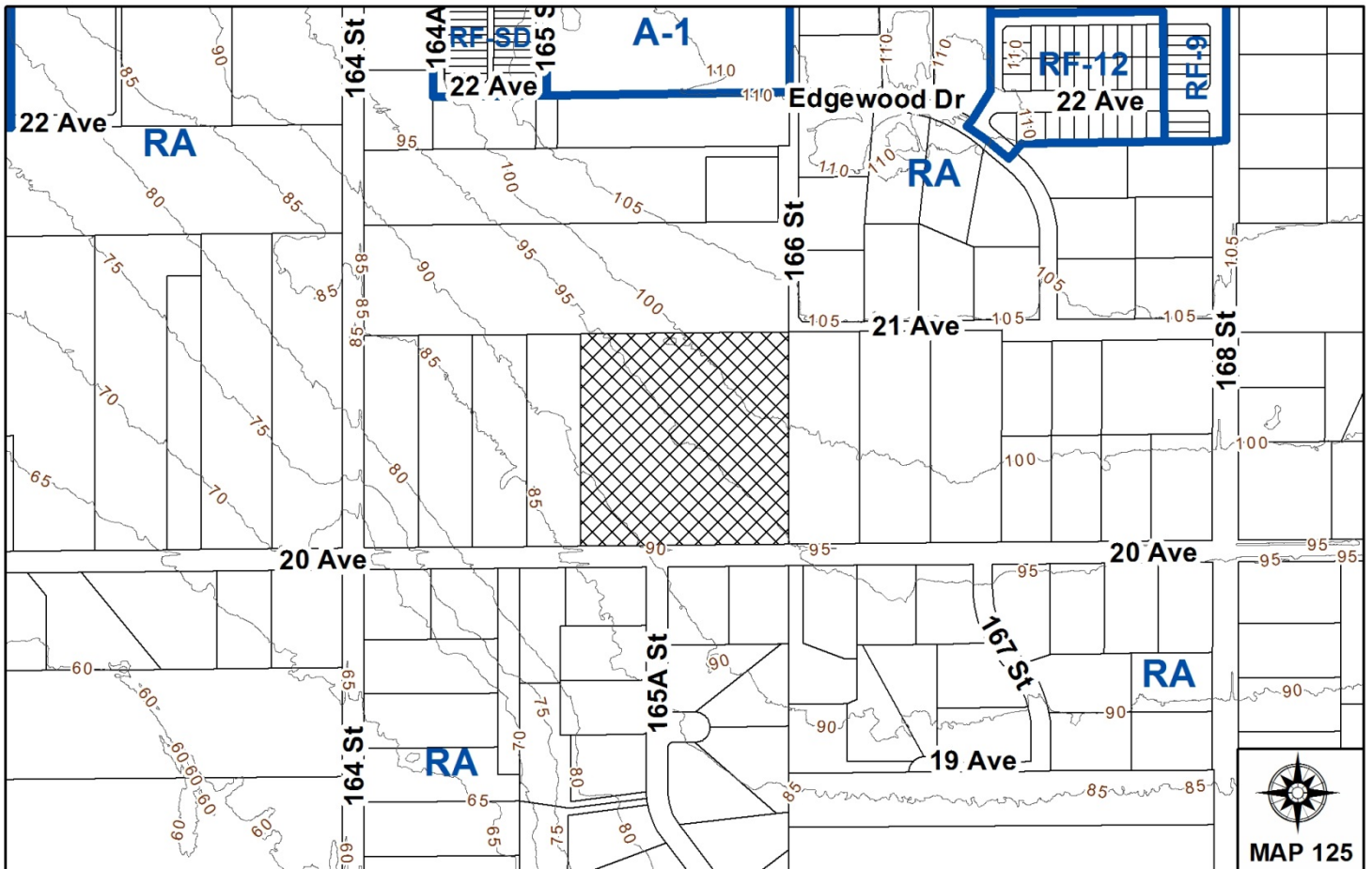


**PROPOSAL:**

- **Rezoning** from RA to RF-12
- **Minor NCP amendment** to change the location of roads and drainage corridors on the subject site and to show proposed multi-use pathways on the NCP Land Use Concept map
- **Development Variance Permit**

in order to allow subdivision into 62 single family small lots.

**LOCATION:** 16543 - 20 Avenue  
**OWNER:** Double Dot Investment Group Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Medium Density Residential 10-15 upa



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed minor amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to change the location of roads and drainage corridors on the subject site and to show proposed multi-use pathways on the NCP Land Use Concept map.
- The applicant is proposing the following variances:
  - to vary the RF-12 Zone to permit a front access double garage on proposed Lots 1, 56 and 59;
  - to vary the RF-12 Zone to permit a reduction in lot width from 14.0 metres (46 feet) to 13.4 metres (44 feet) on proposed Lots 8 and 21;
  - to vary the RF-12 Zone to permit an increase in the front yard setback from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lots 50-55 and 60-62;
  - to vary the RF-12 Zone to permit an increase in the southerly side yard setback from 1.2 metres (4 feet) to 4.2 metres (14 feet) for proposed Lots 57 and 58.
  - to vary the RF-12 Zone to reduce the front yard setback for the principal building from 4.0 metres (13 feet) to 3.0 metres (10 feet), to reduce the front yard setback for the veranda from 2.0 metres (7 feet) to 1.5 metres (5 feet) and to increase the permitted size of the second storey from 80% of the size of the first storey to 90% of the size of the first storey, for proposed Lot 36.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposal complies with the land use designation of the Sunnyside Heights NCP. The applicant is proposing a minor NCP amendment to change the location of roads and drainage corridors arising from the change to the road pattern initiated by the application (File No. 7911-0029-00) immediately to the north, which in turn is due to the relocation of the proposed elementary school. The drainage corridors follow the local road network and therefore need to be amended concurrently.
- An amendment to the Sunnyside Heights NCP Land Use Concept map is also proposed to align with the various multi-use pathways contained in the Surrey Greenways Plan, approved by Council on June 11, 2012. The greenways are currently not fully shown in the NCP, and adding them to the NCP will ensure that citizens and developers seeking information about properties within the Sunnyside Heights NCP area understand the extent of the greenways network.

- 
- The proposed variance for front access garages on proposed Lots 1, 56 and 59 will provide a more consistent streetscape along 165A Street. The proposed variance to reduce lot width on proposed Lots 8 and 21 is not discernable, given the presence of the 5-metre (16 feet) wide drainage corridor along the south boundary of these lots. Furthermore, these lots will accommodate double-car garages. The increase in setbacks in the proposed lots along 20 Avenue reflects the impact of the proposed 3-metre wide (10 feet) statutory right-of-way (SRW) for a multi-use pathway, which was not previously identified in the NCP. The variances proposed for Lot 36 are due to efforts to retain a tree in the rear yard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0290-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the RF-12 Zone to permit a front access double garage on proposed Lots 1, 56 and 59;
  - (b) to vary the RF-12 Zone to permit a reduction in lot width from 14.0 metres (46 feet) to 13.4 metres (44 feet) on proposed Lots 8 and 21;
  - (c) to vary the RF-12 Zone to permit an increase in the front yard setback from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lots 50-55 and 60-62;
  - (d) to vary the RF-12 Zone to permit an increase in the southerly side yard setback from 1.2 metres (4 feet) to 4.2 metres (14 feet) for proposed Lots 57 and 58; and
  - (e) to vary the RF-12 Zone to reduce the front yard setback for the principal building from 4.0 metres (13 feet) to 3.0 metres (10 feet), to reduce the front yard setback for the veranda from 2.0 metres (7 feet) to 1.5 metres (5 feet), and to increase the permitted size of the second storey from 80% of the size of the first storey to 90% of the size of the first storey, for proposed Lot 36.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant for the purposes of tree retention; and
  - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the Sunnyside Heights NCP to to change the location of roads and drainage corridors on the subject site and to show all proposed multi-use pathways, currently shown in the Surrey Greenways Plan (2012), on the NCP Land Use Concept map when the project is considered for final adoption (Appendix VIII).

### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

31 Elementary students at Pacific Heights School  
16 Secondary students at Earl Marriot School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer of 2016.

Parks, Recreation & Culture: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and various farm buildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential, under application at 3 <sup>rd</sup> Reading for single family small lots (File No. 7911-0029-00).	Urban/ Medium Density Residential 10-15 upa	RA
East:	Single family residential.	Urban/ Cluster Residential 6-10 upa	RA
West:	Single family residential, under application (pre-Council) for single family small lots (File No. 7915-0280-00).	Urban/ Medium Density Residential 10-15 upa	RA
South (Across 20 Avenue):	Single family residential.	Urban/ Multiple Residential 10-15 upa	RA

## JUSTIFICATION FOR PLAN AMENDMENTS

- The applicant is proposing a minor NCP amendment (Appendix VIII) to change the location of roads and drainage corridors arising from the change to the road pattern initiated by the application (File No. 7911-0029-00) immediately to the north, which in turn is due to the relocation of the proposed elementary school. The drainage corridors follow the local road network and therefore need to be amended concurrently.
- The proposed changes to the road network maintain the integral grid road network principle established in the Sunnyside Heights NCP.
- The subject site is impacted by a proposed 3-metre (10 feet) wide statutory right-of-way (SRW) for a multi-use pathway along 20 Avenue, which is currently shown in the Surrey Greenways Plan (2012), but not in the NCP. An amendment to the Sunnyside Heights NCP Land Use Concept map is proposed to align with the various multi-use pathways contained in the Surrey Greenways Plan (2012).
- Displaying the greenways on the NCP Land Use Concept map will ensure that citizens and developers seeking information about properties within the Sunnyside Heights NCP area understand the extent of the greenways network.

## DEVELOPMENT CONSIDERATIONS

### Proposal

- The subject site consists of one property at 16543 – 20 Avenue with a total area of 3.81 hectares (9.41 acres). The property is zoned "One-Acre Residential Zone (RA)" and is designated "Urban" in the Official Community Plan (OCP). The site contains a single family dwelling and various farm buildings which are required to be demolished prior to final adoption.
- The applicant is proposing to rezone the site to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into 62 RF-12 lots. The applicant is also proposing a number of variances, which are discussed below.
- With the exception of the lots where variances are proposed, the proposed RF-12 lots meet the minimum lot width, depth and area requirements of the Zoning By-law.

### Building Design Guidelines & Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has proposed a set of building design guidelines.
- New homes will be constructed either with the typical designs common throughout Surrey or with a more contemporary style utilizing flatter roofs, and concrete and metal finishes. Vinyl is not permitted as a cladding material. Asphalt shingles in a "shake profile" only, environmentally sustainable roof products, roll roofing or metal roofing are permitted as roofing materials.

- A preliminary lot grading plan has been prepared by WSP Canada Inc. and has been reviewed by staff and is sufficient to proceed. The plan shows areas with fill greater than 0.5 metres (1.6 feet) on the proposed site. These areas are minimal and are necessary to accommodate in-ground basements and to facilitate proper lot drainage.

### TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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	62	62	0
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	2	2	
Cherry/Plum	28	28	
Paper Birch	18	18	
<b>Coniferous Trees</b>			
Western Red Cedar	3	2	1
Douglas-fir	99	79	20
Grand Fir	1	1	0
Black Spruce	1	1	0
Cypress	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>153</b>	<b>132</b>	<b>21</b>
<b>Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] - <i>planner/arborist to choose</i></b>			
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>175</b>	
<b>Total Retained and Replacement Trees</b>		<b>196</b>	
<b>Contribution to the Green City Fund</b>		<b>\$45,600 (152 trees X \$300)</b>	

- The Arborist Assessment states that there are a total of 153 mature trees on the site, excluding Alder and Cottonwood trees. Sixty-three (63) existing trees, approximately 29% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 21 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The proposed alignment of the asphalt roadway for 166 Street was altered in order to maximize tree preservation on the site. The trees within the 166 Street road dedication at the southeast corner of the site are proposed to be retained within the drainage swale.
- 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 327 replacement trees on the site. Since only 175 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 152 replacement trees will require a cash-in-lieu payment of \$45,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 196 trees are proposed to be retained or replaced on the site with a contribution of \$45,600 to the Green City Fund.

### PRE-NOTIFICATION

- Pre-notification letters were sent on June 5, 2013, on January 27, 2015 and again on July 14, 2015, due to the changing nature of the application. There were 4 callers and 3 emails received. Correspondence was also received from the Little Campbell Watershed Society (LCWS). Three (3) e-mailers and 2 callers did not express any concerns with the project. One caller was concerned about the level of tree retention proposed on the site. The LCWS requested that staff pass a letter on with their concerns (primarily regarding the impact of surface run-off) to the applicant. There has been some correspondence between the applicant and the LCWS and further discussion on the storm water run-off issue can take place during the detailed engineering phase of the project.

*(The application is following the NCP in terms of use and density. Tree retention is challenging on small lot subdivisions, especially with the slopes present on this site, and the applicant has made some efforts to retain trees. In particular, the proposed alignment of the asphalt roadway (166 Street) was altered, resulting in the retention of a cluster of Douglas-fir trees in the southeast corner of the site.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 12, 2015. The table below summarizes the applicable development features of the proposal based on the 7 criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located in the Sunnyside Heights NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Each proposed lot has a backyard, which could be used for a garden.</li> </ul>



Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The applicant is proposing to utilize dry swales, natural landscaping and sediment control devices. The applicant is retaining 21 trees. Recycling and composting pick-up will be available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The applicant is providing a 3-metre (10 feet) wide statutory right-of-way along 20 Avenue to allow for the construction of a greenway.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Houses will be designed to allow for surveillance of the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>The typical notifications to area residents occurred (ie. development signage and pre-notification letters).</li> </ul>

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit a front access double garage on proposed Lots 1, 56 and 59.

Staff Comments:

- The RF-12 Zone indicates that lots which have a lane along a side lot line, which is the case for proposed Lots 56 and 59, should have their driveway access from the lane. Furthermore, the RF-12 Zone indicates that Type I corner lots should have driveway access from the side street, which is the situation for proposed Lot 1.
- The proposed variance for front access garages on proposed Lots 1, 56 and 59 will provide a more consistent streetscape along 165A Street.
- By permitting the garage to be in the front of the lot, the amount of usable backyard area is increased, which enhances livability for the owners.

(b) Requested Variance:

- To vary the RF-12 Zone to permit a reduction in lot width from 14.0 metres (46 feet) to 13.4 metres (44 feet) on proposed Lots 8 and 21.

Staff Comments:

- The proposed variance to reduce lot width on proposed Lots 8 and 21 is not discernable, given the presence of the proposed 5-metre (16 feet) wide drainage corridor, which provides a buffer to the flanking street (20A Avenue).

- The proposed lot width of 13.4 metres (44 feet) still allows for a double-car garage on these lots.

(c) Requested Variance:

- To vary the RF-12 Zone to permit an increase in the minimum front yard setback from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lots 50-55 and 60-62.

Staff Comments:

- The increase in setbacks in the proposed lots along 20 Avenue reflects the impact of the applicant's provision of a 3-metre wide (10 feet) SRW for a multi-use pathway that was not previously identified in the NCP.
- The proposed setbacks allow for a landscaped separation between the greenway and the front of the proposed dwellings. Specifically, the principal building will be set back 3.5 metres (11 feet) from the statutory right-of-way (SRW) boundary and a porch or veranda will be set back 2.0 metres (7 feet) from the SRW boundary, as shown in Appendix VII.

(d) Requested Variance:

- To vary the RF-12 Zone to permit an increase in the minimum southerly side yard setback from 1.2 metres (4 feet) to 4.2 metres (14 feet) for proposed Lots 57 and 58.

Staff Comments:

- This is the same situation as (c) above.

(e) Requested Variance:

- To vary the RF-12 Zone to reduce the front yard setback for the principal building from 4.0 metres (13 feet) to 3.0 metres (10 feet), to reduce the front yard setback for the veranda from 2.0 metres (7 feet) to 1.5 metres (5 feet), and to increase the permitted size of the second storey from 80% of the size of the first storey to 90% of the size of the first storey, for proposed Lot 36.

Staff Comments:

- The applicant is proposing to save a tree in the rear yard of Lot 36. The proposed variances allow for the retention of the tree and also allow for the applicant to achieve the permitted floor area of this lot.
- The proposed variances do not bring the proposed dwelling any closer to any of the adjacent properties.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7912-0290-00
- Appendix V. School District Comments
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Sketch Showing Proposed Setbacks Along 20 Avenue
- Appendix VIII. NCP Minor Amendment Maps

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

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# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	9.41 ac
Hectares	3.81 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	62
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.0m to 15.9m
Range of lot areas (square metres)	320 sq.m. to 503 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	20.6 uph /8.3 upa
Lots/Hectare & Lots/Acre (Net)	26.9 uph/10.9 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES





- Construct temporary turnaround at west end of 20A Avenue and provide cash-in-lieu (CIL) for future removal.
- Construct south half of 21 Avenue to Local standard with minimum 6.0 m interim pavement width (ultimate 11.0 m), and sidewalk on south side.
- Provide CIL for ultimate curb extensions.
- Construct 165A Street to Local standard with 8.5 m pavement width, and sidewalk on both sides.
- Construct 165B Street to Local standard with 8.5 m pavement width, and wide sidewalk on both sides.
- Construct west side of 166 Street with 6.0 m pavement width (ultimate 10.5 m), and 3.0 m wide concrete sidewalk on west side.
- Demonstrate feasibility of locating the drainage corridor on the east side of 166 Street based on tree survey and arborist report to confirm trees to be retained on both the subject property and the property to the east (16611 20 Avenue).
- Construct interim works on 165 Street and provide CIL for future removal, if applicant is not able to secure the 6.5 m wide offsite SRW.
- Construct the east west lanes to residential standard, including and speed humps.
- Construct storm drainage system to service the proposed lots and frontage roads, and extend the storm sewers up to the tie-in point with the existing system.
- Construct drainage corridors on 20 Avenue, 20A Avenue and possible on 166 Street.
- Provide CIL for future abandonment of temporary storm sewers, if required.
- Provide onsite sustainable drainage works as required by the NCP.
- Construct 300 mm dia water main on 21 Avenue, 200 mm dia water main on 20A Avenue, from west property line to 165B Street, 200 mm dia water mains on 165A Street, 165B Street and 166 Street.
- Construct the Sunnyside Heights Sanitary trunk from the site to the tie-in point to the existing system at 163 Street and 23 Avenue.
- Provide CIL for future abandonment of temporary sanitary sewers.
- Construct sanitary sewers on all frontage roads to provide gravity service connection to each proposed lot.
- Pay any Development Works Agreement (DWA) Levies and Latecomer Agreement Charges that may become applicable between now and the completion of this subject project. Similarly, 100% DCC contributions may be required if DCC front ender agreements (DCCFEA) become applicable to this site, including 100% cash payment of Sanitary DCC relative to construction of the Sunnyside Heights sanitary trunk sewer.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT VARIANCE PERMIT

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

*PCODE par:*  
Rémi Dubé, P.Eng.  
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7912-0290-00

Issued To: Double Dot Investment Group Ltd.  
("the Owner")

Address of Owner: P.O. Box No. 708 Stn, Fort Langley  
Langley, BC  
V1M 2S1

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: 011-203-056  
Lot 7 Except: Part Subdivided By Plan 43236; Section 13 Township 1  
New Westminster District Plan 6519

16543 - 20 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 title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

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

- (a) to vary the RF-12 Zone to permit a front access double garage on proposed Lots 1, 56 and 59;
  - (b) to vary the RF-12 Zone to permit a reduction in lot width from 14.0 metres (46 feet) to 13.4 metres (44 feet) on proposed Lots 8 and 21;
  - (c) to vary the RF-12 Zone to permit an increase in the front yard setback from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lots 50-55 and 60-62;
  - (d) to vary the RF-12 Zone to permit an increase in the southerly side yard setback from 1.2 metres (4 feet) to 4.2 metres (14 feet) for proposed Lots 57 and 58; and
  - (e) to vary the RF-12 Zone to reduce the front yard setback for the principal building from 4.0 metres (13 feet) to 3.0 metres (10 feet), to reduce the front yard setback for the veranda from 2.0 metres (7 feet) to 1.5 metres (5 feet), and to increase the permitted size of the second storey from 80% of the size of the first storey to 90% of the size of the first storey, for proposed Lot 36.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 Westminister 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   .

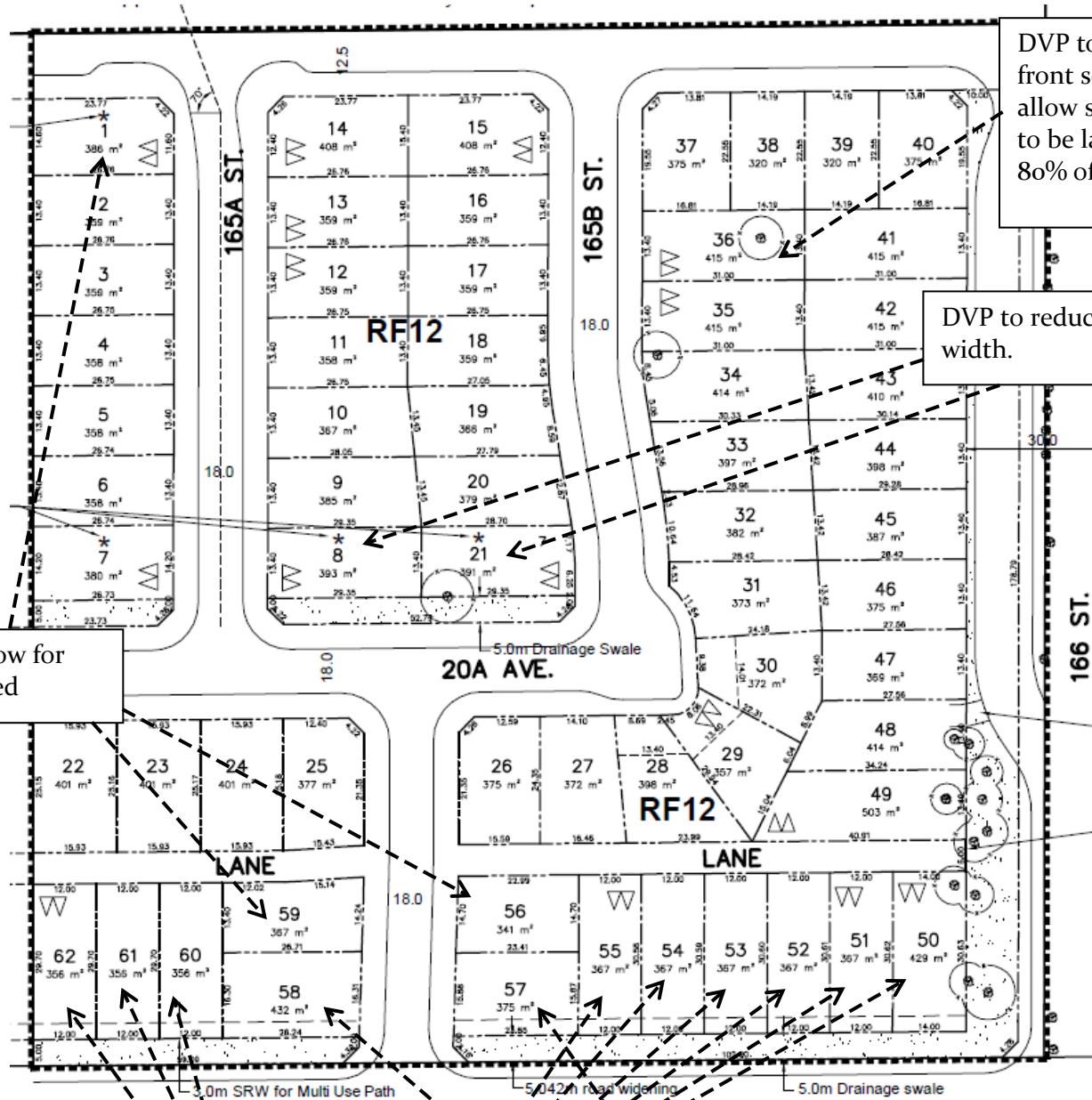
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

# Schedule A



DVP to allow for front-loaded

DVP to reduce front setbacks, and allow second storey to be larger than 80% of first storey.

DVP to reduce lot width.

DVP to increase front yard setback.

DVP to increase side yard setback.



Friday, July 17, 2015

Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 7912-0290-00

### 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.

Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary when it opened in 2006. A new replacement school (Sunnyside Elementary) opened in September 2013 and the School District implemented boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The School District has also purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The construction of this secondary school is also a high priority in the District's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2015. Until new elementary and secondary school capital projects are approved, the School District does not support development occurring at a higher density than outlined in approved NCPs.

### SUMMARY

The proposed 62 Single family with suites are estimated to have the following impact on the following schools:

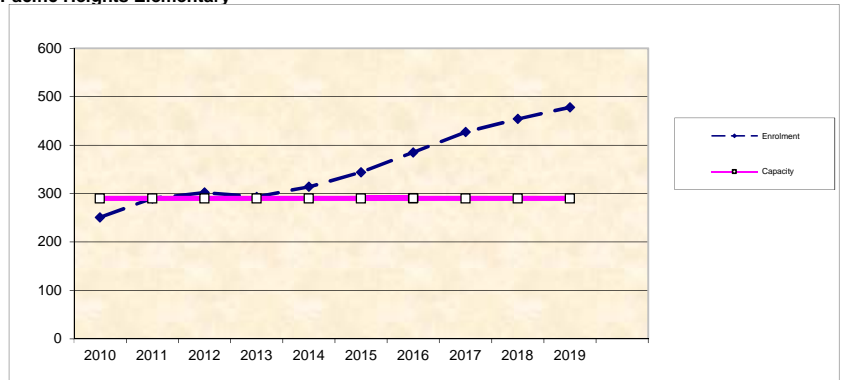
#### Projected # of students for this development:

Elementary Students:	31
Secondary Students:	16

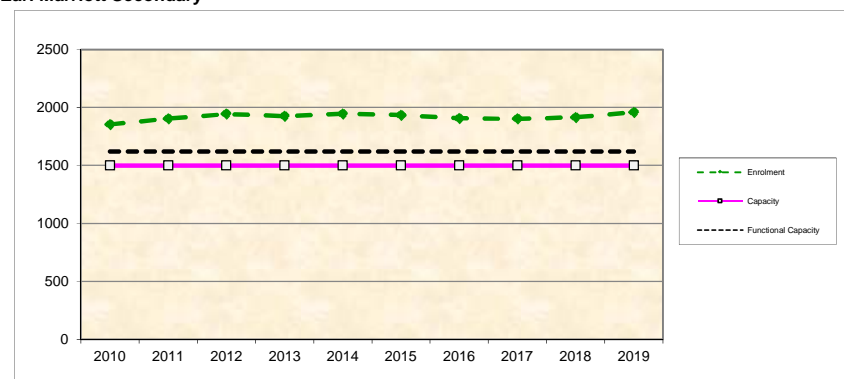
#### September 2014 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 273
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

#### Pacific Heights Elementary



#### Earl Marriott Secondary



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Table 4. Tree protection / removal and replacement summary.

TREE PRESERVATION SUMMARY	
Surrey Project No: Address: 16543, 16545 and 16549 20th Avenue, Surrey BC Registered Arborist: Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)	
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>216</b>
<b>Protected Trees to be Removed</b>	<b>195</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>20</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{63} \times \text{one (1)} = 63$ - All other Trees Requiring 2 to 1 Replacement Ratio $132 \times \text{two (2)} = 264$	<b>327</b>
<b>Replacement Trees Proposed</b>	<b>175</b>
<b>Replacement Trees in Deficit</b>	<b>152</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>8</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $8 \times \text{two (2)} = 0$	<b>16</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>8</b>

Summary prepared and submitted by: Max Rathburn



September 8  
2015

Arborist

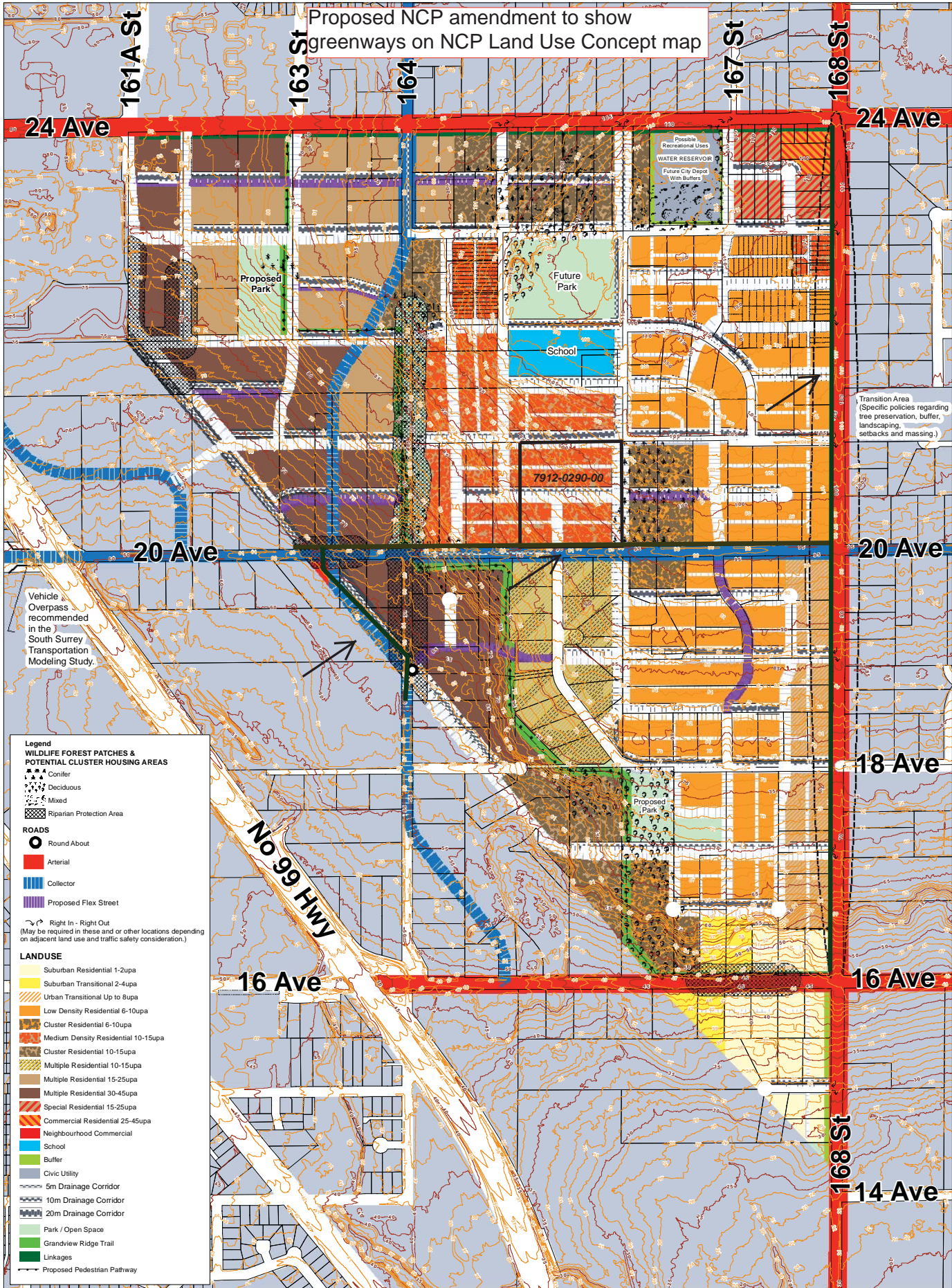
Date



7912-0290-00: Proposed minor NCP amendment at subject site



Proposed NCP amendment to show greenways on NCP Land Use Concept map



## Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007  
 Stage 2 Approved By Council Nov. 15, 2010  
 Last Amended 19 Dec., 2013

0 75 150 300 450 600 Meters

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