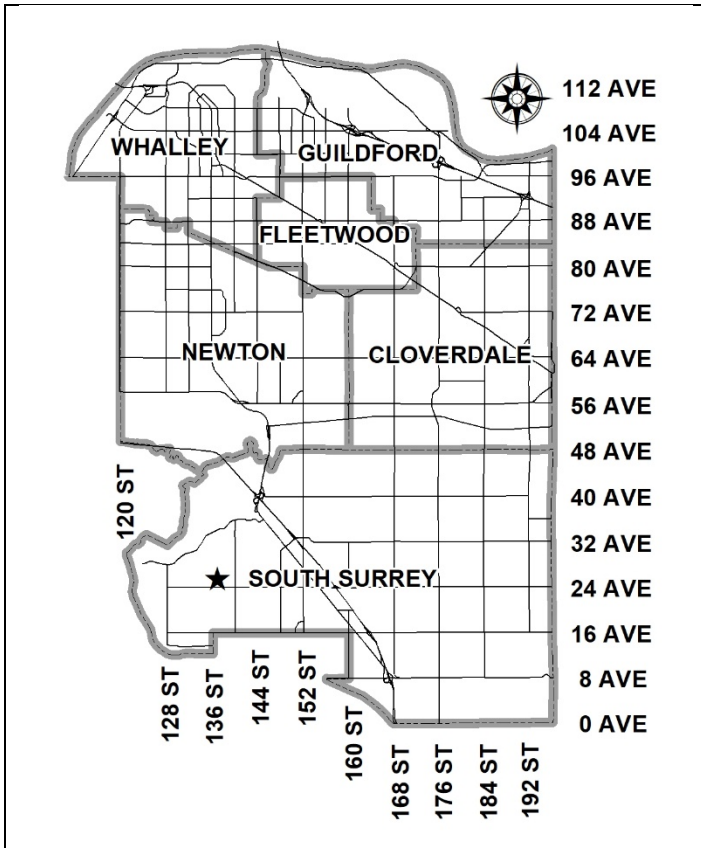


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0307-00

Planning Report Date: April 29, 2019



**PROPOSAL:**

- **LAP Amendment** from "One Acre" to "Half-Acre Gross Density" for a portion of the property
- **Rezoning** from RA to RH for a portion of the property

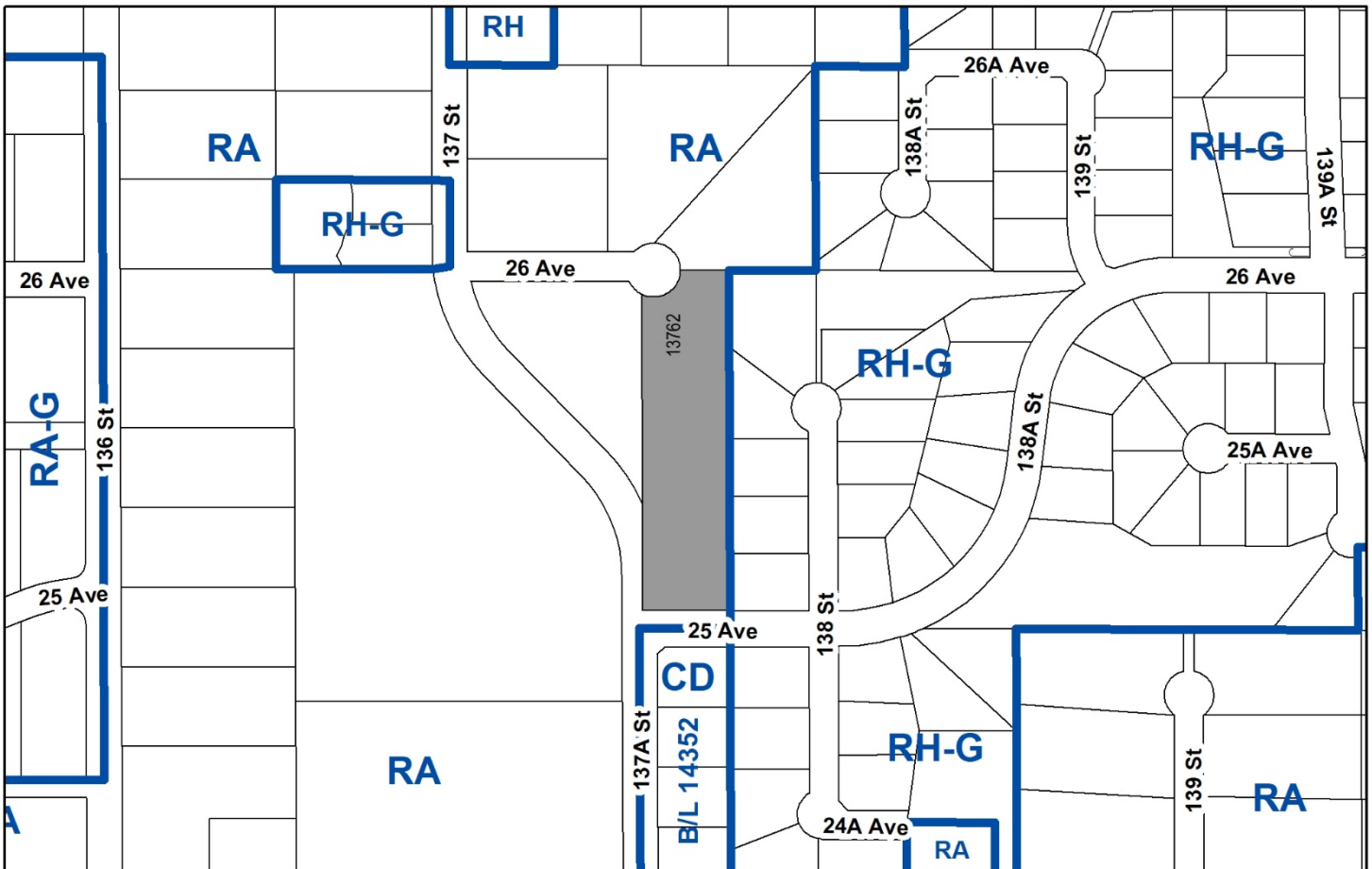
to allow subdivision into 3 residential lots and one park lot.

**LOCATION:** 13762 – 26 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban (Density Exception Area 5 u.p.h. (2 u.p.a.) max)

**LAP DESIGNATION:** One Acre Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning of a portion of the site.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the southern half of the property from "One Acre" to Half-Acre Gross Density".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP), and the Suburban Density Exception Area of the OCP (maximum 5 units per hectare or 2 units per acre).
- The proposed lots are similar in size to those of the "Half-Acre Residential Zone (RH-G)" properties adjacent to the southern portion of the property and the larger "One-Acre Residential Zone (RA)" properties to the north.
- The proposal will result in an appropriate transitional density between the "Half-Acre Gross Density" designated lots to the south and east and the "One Acre" designated lots to the north.
- The applicant has agreed to convey a 6 metre (20 ft.) wide corridor, along the northern boundary of the property, to the City at no cost, to provide a connection between 26 Avenue and the City owned greenbelt to the east of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached (Appendix II), from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant 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; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate a portion of the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

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:**

2 Elementary students at Chantrell Creek Elementary School  
1 Secondary student at Elgin Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2020.

Parks, Recreation &  
Culture:

The Parks Department supports the conveyance of the proposed 6 metre (20 ft.) corridor to the City without compensation.

### SITE CHARACTERISTICS

Existing Land Use:

One single family dwelling on an acreage lot

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 26 Avenue):	Single family dwellings on acreage lots	One Acre Residential	RA
East:	Single family dwellings on half-acre gross density lots & park	Half-Acre Gross Density	RH-G
South (Across 25 Avenue):	Single family dwellings on half-acre gross density lots	Half-Acre Gross Density	CD (By-law No. 14352) (based on RH-G)
West:	Park & Chantrell Creek Elementary School (Across 137 St)	Half-Acre Gross Density  Chantrell Creek is outside LAP; OCP designation: Suburban (Density Exception Area maximum 5 u.p.h. (2 u.p.a.))	RA

### DEVELOPMENT CONSIDERATIONS

#### Background and Proposal

- The property is 9,202 square metres (2.27 acres) in area and is located between 25 Avenue and 26 Avenue and to the east of 137A Street.
- The property is designated "Suburban" in the Official Community Plan (OCP) and is identified as a "Suburban Density Exception Area", which limits density to a maximum of 5 units per hectare (u.p.h.) (2 units per acre (u.p.a.)). The property is also located in the Central Semiahmoo Peninsula Local Area Plan (LAP), which designates the property as "One Acre".

- The applicant is proposing an amendment to the LAP to redesignate the southern half of the property from "One Acre" to "Half-Acre Gross Density" and to rezone the southern half of the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", to allow subdivision of the property into one (1) acreage lot and two (2) half-acre lots.
- Proposed Lot 1 is on the northern half of the site and will retain its "One Acre" LAP designation and RA zoning. Lot 1 is proposed to be 4,555 square metres (1.13 acres) in area and approximately 49 metres (161 ft.) wide. The existing principle dwelling, and accessory building is proposed to be retained on Lot 1.
- Proposed Lots 2 and 3 will be redesignated to "Half-Acre Gross Density" in the LAP and rezoned to RH. Lot 2 is proposed to be 1,948 square metres (0.48 acres) in area and approximately 40 metres (131 ft.) wide, while Lot 3 is proposed to be 2,135 square metres (0.53 acres) in area and approximately 41 metres (135 ft.) wide.
- All three (3) proposed lots exceed the minimum lot dimension requirements of their respective zones.
- The applicants are proposing to retain all existing structures on proposed Lot 1. A location certificate, prepared by Cameron Land Surveying Ltd., dated February 22, 2019, was submitted to the City, demonstrating that the existing structures would comply to the setback, floor area ratio, and lot coverage requirements of the RA Zone on proposed Lot 1, should the application be supported by Council.
- The applicants have agreed to convey a 6 metre (20 ft.) wide strip (Lot 4) along the northern boundary of the site to the City without compensation (Appendix II). The conveyed land will prove a connection between 26 Avenue and the City owned greenbelt to the east of the site.

#### 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 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.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$3,000 for three (3) proposed lots.

## PRE-NOTIFICATION

- Prior to the City mailing pre-notification letters, the applicant engaged the owners of the three properties on the north side of 26 Avenue, to get an early measure on how the immediate neighbours perceived the proposal. These property owners provided letters of support to the applicant.
- Pre-notification letters were sent on October 26, 2018 to 137 properties that are within 100 metres (328 ft.) of the subject site, including the Ocean Park Community Association and the Ocean Park Business Association. An email was sent to the Semiahmoo Residents Association to inform them of the application. Development proposal signs were installed on the site on October 16, 2018.
- Staff received responses from five area residents, three of which were supportive of the proposal and two of which opposed the proposal. Two of the supportive responses were from property owners previously engaged by the applicant. Concerns were expressed by respondents who supported and opposed the proposal. These concerns are summarized below:

- Concern was expressed that the plan amendment would diminish the estate character of the neighbourhood and negatively affect the values of surrounding properties.

*(The subject property is 9,202 square metres (2.27 acres) in area, which is larger than any property in the immediate area. The proposal will result in one one-acre property and two half-acre properties, which are in keeping with the suburban character of the neighbourhood. The proposed half-acre lots will interface with the existing RH-G lots to the east and south and will provide a suitable transition between the one-acre and half-acre gross density areas of the Central Semiahmoo Peninsula Local Area Plan).*

- Respondents expressed a variety of concerns regarding traffic. Comments regarding traffic that were raised include: both the long term and temporary impact the project would have on traffic and pedestrian safety, the preference to see no road widening or new lanes, and the preference for road widening along 137A Street to improve traffic flow.

*(The applicant will be required to dedicate a portion of the property to achieve the ultimate 20 metre (66 ft.) road allowance of 137A Street and construct the road to a Through Local Road standard, which includes pavement widening, a grass boulevard and curb and gutter. The road widening will improve traffic circulation, sight lines, and pedestrian safety at the intersection of 137A Street and 25 Avenue.*

*There is no additional dedication required for the frontages along 25 Avenue or 26 Avenue as both roads are already at the ultimate local road allowance.*

*The layout does not propose a lane; access is to be from 137A Street for proposed Lot 2 and 25 Avenue for Proposed Lot 3).*

- A concern was raised regarding the character of the proposed homes, recommending that strong building guidelines are imposed, and that no exemption be given to exceed the allowable square footage in the Zoning By-law.

*(Design Guidelines and a Character Study, prepared by Simplex Home Design, were submitted for review by city staff. Staff have reviewed the submissions and have determined that the Design Guidelines recommend suitable architectural styles for the neighbourhood. Should Council support the proposed rezoning and LAP amendment, a building scheme will be registered on Title of the property as a condition of approval.*

*No Development Variance Permits are being proposed as part of this application.)*

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing that the southern half of the property be redesignated to "Half-Acre Gross Density" and to rezone the same area to "Half-Acre Residential Zone (RH)", to allow subdivision into two half acre lots and one one-acre lot on the northern half of the property.
- The property is located within the Suburban Density Exception Area in the Official Community Plan (OCP), which limits density to 5 units per hectare (u.p.h.) (2 units per acre (u.p.a.)). The proposal has a gross unit density of 3.3 u.p.h. (1.3 u.p.a.) and therefore complies with the property's OCP designation.
- There are two land use designations in the Central Semiahmoo Peninsula LAP: "One Acre" and "Half-Acre Gross Density". The property is located on a boundary between the two land use designations, with the properties to the north being designated "One Acre" and the properties to the east and south being designated "Half-Acre Gross Density".
- The property is 9,202 square metres (2.27 acres) in area and is larger than any other residential property in the immediate neighbourhood. The proposal achieves lot sizes that are in keeping with those in the immediate neighbourhood and establishes an appropriate transition between the "One Acre" designated properties north of 26 Avenue, which are approximately 5,815 square metres (1.4 acres) and the "Half-Acre Gross Density" designated properties located to the east of the property and to the south across 25 Avenue, which are approximately 1,454 square metres (0.4 acres) in size.
- While the applicant is proposing to amend a portion of the property's LAP designation to "Half-Acre Gross Density", they are proposing to rezone the same area of the property to the "Half-Acre Residential Zone (RH)" and not the "Half-Acre Residential Gross Density Zone (RH-G)". The RH-G zone is intended to provide for small suburban lots with 15% of the lot area reserved as open space. The applicants cannot achieve an appropriate RH-G layout, since the applicants are seeking to retain the existing principle dwelling and accessory building on the northern lot (proposed Lot 1), which is better suited to a large suburban lot as opposed to a small suburban lot.

- The proposal will provide a public amenity by establishing a 6 metre (20 ft.) wide connection from 26 Avenue to an existing park walkway network to the east of the property. The new park connection will include a public walkway and greenspace. The park connection will improve public access to greenspace and improve pedestrian connectivity in the neighbourhood.

## DESIGN PROPOSAL AND REVIEW

### Building Scheme and Lot Grading

- The applicant has retained Tejeshwar Singh of Simplex Home Design, as the design consultant for this application. The design consultant conducted a character study of the surrounding homes and based on the findings has proposed a set of Building Design Guidelines. A summary of the Building Design Guidelines is attached as Appendix V.
- The Character Study found that the homes in in the surrounding property are approximately 10 years old and are constructed in traditional styles. The Design Guidelines recommend that new homes should have a strong relationship with the neighbouring homes and have similar massing, scale, and materials.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. The plan was reviewed by staff and found to be generally acceptable.
- In-ground basements may be achievable without bringing a significant amount of fill on the property, based on the preliminary lot grading plan. The final lot grading plan will be incorporated into the detailed engineering design for the proposed lots, which is required prior to Final Adoption.

## TREES

- Corey Plester and Peter Mennel, 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	37	34	3
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Horsechestnut	1	0	1
Katsura	1	0	1
Sitka Willow	8	8	0
Hawthorn	1	0	1
Plum	2	0	2



Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Western Red Cedar	19	1	18
Douglas Fir	4	1	3
Sawara Falsecypress	2	0	2
Scots Pine	1	0	1
Norway Spruce	1	0	1
Yellow Cedar	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>41</b>	<b>10</b>	<b>31</b>
<b>Additional Trees in existing Open Space</b>	<b>22</b>	<b>0</b>	<b>22</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>10</b>	
<b>Total Retained and Replacement Trees</b>		<b>44</b>	
<b>Contribution to the Green City Fund</b>		<b>\$17,600</b>	

- The Arborist Assessment states that there is a total of 41 protected trees on the site, excluding Alder and Cottonwood trees. 37 existing trees, approximately 47% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 34 trees can be retained as part of this development proposal, including Alder and Cottonwood Trees
- All trees on Proposed Lot 1 will be retained. 34 of the 44 trees being removed are of the Alder and Cottonwood varieties. Alder and Cottonwood trees pose challenges for retention as they have an invasive root structure, which can be damaging to buildings and infrastructure. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- There are 22 trees on the adjacent park lots to the west (2580 – 137 Street) and the east (2571 - 138 Street) that have root protection zones adjacent to the property lines of the subject site. These 22 trees are to be retained.
- 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 54 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, excluding proposed Lot 1), the deficit of 44 replacement trees will require a cash-in-lieu payment of \$17,600 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on August 15, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The Site is located in the Central Semiahmoo Peninsula Local Area Plan.</li> <li>• The proposal complies with the Official Community Plan designation for the site.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The OCP limits density on the site to 5.0 units per hectare (u.p.h.) (2.0 units per acre (u.p.a.)). The proposal has a density of 3.3 u.p.h. (1.3 u.p.a.).</li> <li>• The two half-acre lots will have dwellings with secondary suites.</li> <li>• The proposal provides backyard gardens on each lot.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposal will incorporate the following Low Impact Development Standards: Absorbent Soils, Roof Downspout Disconnection, On-lot Infiltration trenches/sub-surface chambers, Sediment Control Devices, and Perforated Pipe Systems.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposal will be connected to off-site pedestrian paths and incorporate covered outdoor areas and pedestrian specific lighting.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• None provided</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None provided</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• This development involves the community in the planning process through the legislated engagement requirements.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheet
- Appendix II. Survey Plan and Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. LAP Plan Amendment

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

BD/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.27 Acres
Hectares	0.9202 Hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	40 - 49
Range of lot areas (square metres)	1,948 - 4,555
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	3.3 uph & 1.3 upa
Lots/Hectare & Lots/Acre (Net)	3.4 uph & 1.4 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	35%
Total Site Coverage	28.5%
<b>PARKLAND</b>	
Area (square metres)	166
% of Gross Site	1.8%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<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	NO

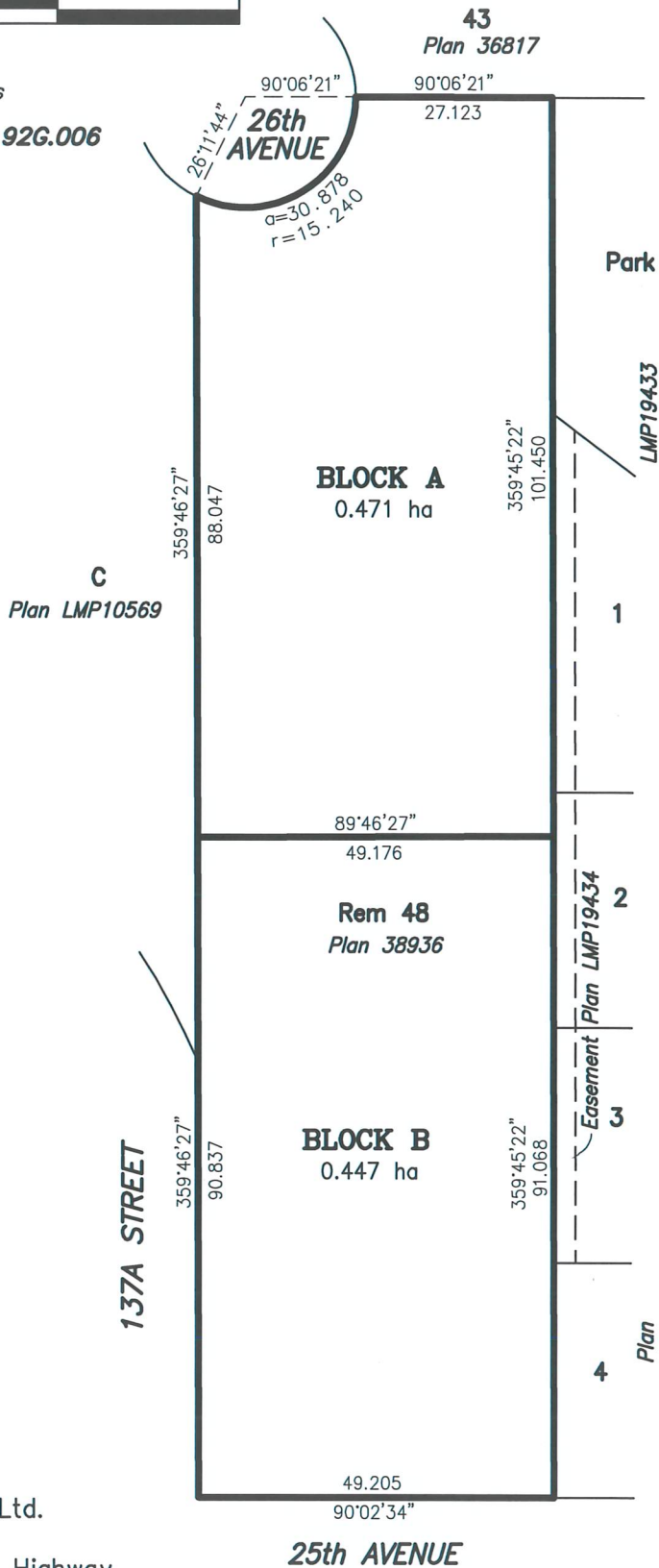
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_ OF LOT 48, EXCEPT: PART DEDICATED ROAD ON PLAN LMP 43557; SECTION 21, TOWNSHIP 1, NWD, PLAN 38936**



SCALE 1 : 1000

All distances are in metres

City of Surrey B.C.G.S. 92G.006



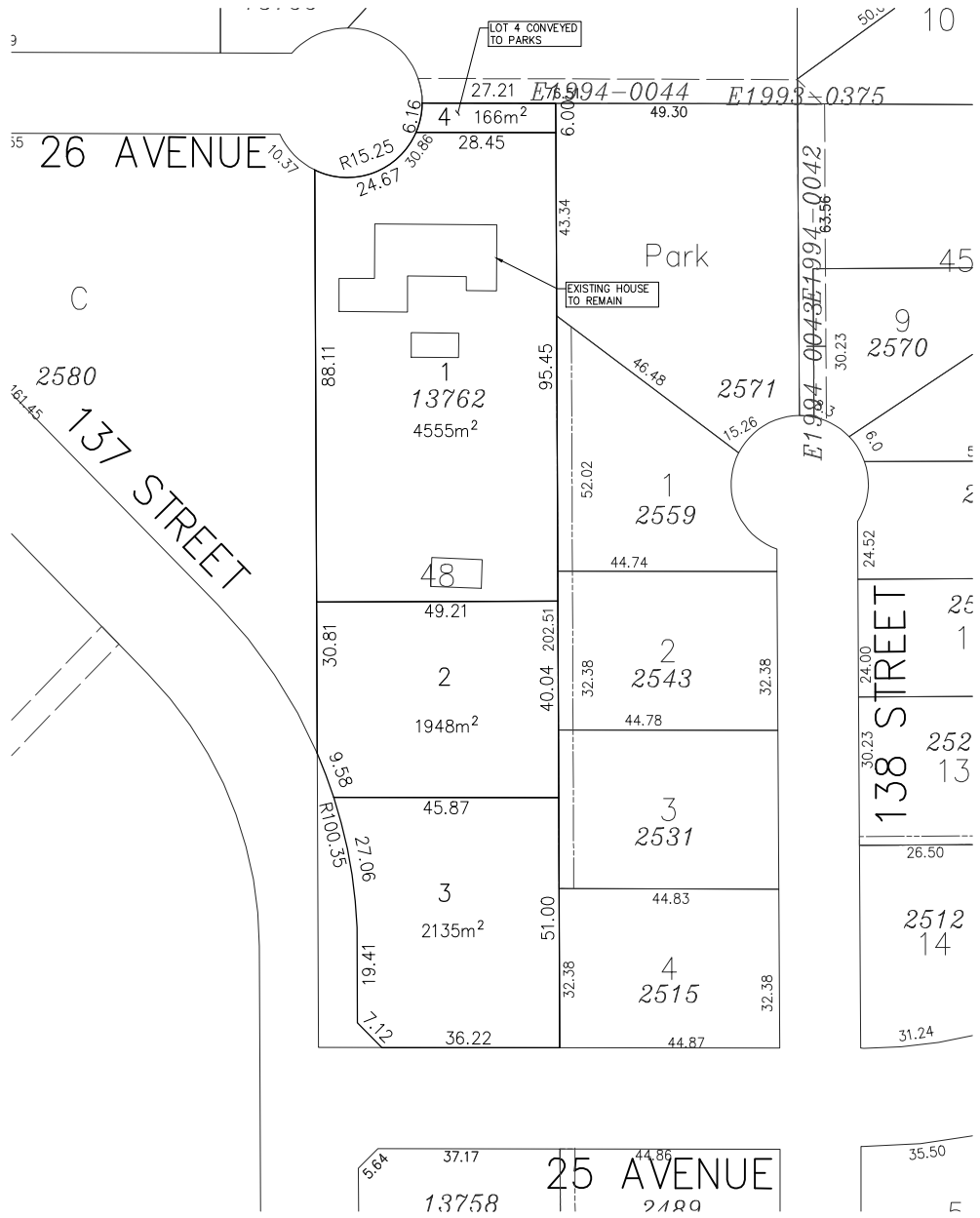
Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 – 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
File: 6735-ZONING

This plan lies within the Metro Vancouver Regional District



Certified correct to survey dated this 24th day of April, 2019.

Sean Costello, B.C.L.S.



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).

No.	Date	Revision	RS	RJ	Dr	Ch
1	2019/04/12	LOT 4 ADDED AND DEDICATED TO PARKS				

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



**ANDREW CREECH**  
 1920 - 165A STREET, SURREY, BC V3Z 9N3 PH: 604-369-3452

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 13762 - 26 AVENUE, SURREY, BC

Scale:	1:1000	Mun. Proj. No.	7918-0308-00	Dwg. No.	A
Drawn:	EK	Mun. Dwg. No.			
Designed:	NP	Job No.	18-3667	Of	
Approved:		Date	AUG/2018	Revision	1

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

C:\Projects\2018\7918-0308-00\Drawings\18-3667-01.dwg 4/25/2018 2:03:33 PM

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 23, 2019** PROJECT FILE: **7818-0307-00**

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RE: **Engineering Requirements  
Location: 13762 26 Ave**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

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

- dedicate required road dedication for 137 St to achieve the ultimate 20.0 m Through Local road allowance;
- dedicate 3.0 m x 3.0 m corner cut at the intersection of 137 St & 25 Ave;
- convey 6.0m wide strip of land to City Parks at the north end of the site.
- register 0.5m SRW along 26 Ave for inspection chambers and sidewalk maintenance;

***Works and Services***

- construct the east side of 137 St to the Through Local standard;
- construct curb bulge at the 137 St and 25 Ave intersection, crosswalk and pedestrian letdown;
- provide cash-in-leu for a 1.5 m wide concrete sidewalk along 137 St.
- construct 6.0 m concrete driveway letdowns to each lot;
- construct storm and water mains along the 25 Ave frontage;
- construct storm, water and sanitary service connections to each lot;
- construct drainage stub at the conveyed Parkland for the future walkway;
- provide cash-in-leu for a 1.5 m asphalt walkway for the conveyed Parkland at the north end of the site;
- construct letdown, bollard and lumber vehicle barrier offset along the 26 Ave frontage of the conveyed Parkland; and
- register restrictive covenant for on-site stormwater mitigation features.

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.



Tommy Buchmann, P.Eng.  
Development Services Manager  
R29

NOTE: Detailed Land Development Engineering Review available on file





Planning

April 4, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0307 00

**SUMMARY**

The proposed are estimated to have the following impact on the following schools:

3 Single family with suites

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

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

<b>Chantrell Creek Elementary</b>	
Enrolment (K/1-7):	32 K + 292
Operating Capacity (K/1-7)	38 K + 326
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1202
Capacity (8-12):	1200

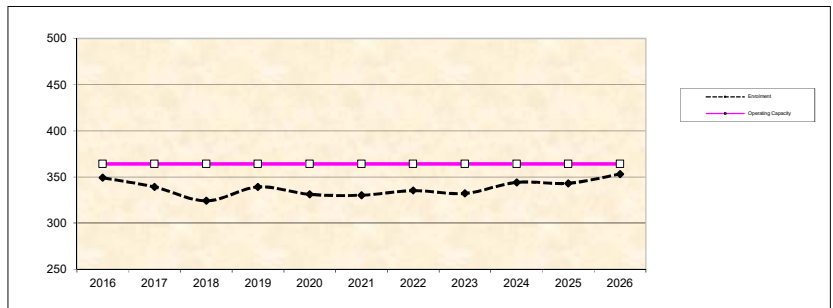
**School Enrolment Projections and Planning Update:**

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

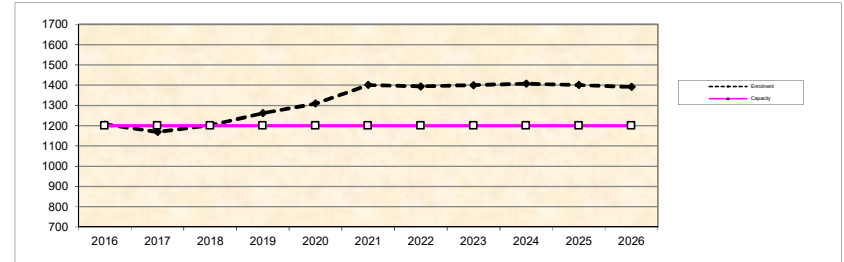
Chantrell Creek Elementary enrollment projections are showing will remain constant over the next 10 years. As of September 2018, Chantrell Creek's enrollment 324 and is projected to be 350 by 2028. There are no current plans to expand the existing school.

As of September 2018, Elgin Park Secondary is currently operating at 100% capacity. Enrolment is expected to modestly grow over the next 10 years. There are no current plans to expand the existing high school. Starting September 2021, there will be significant secondary boundary changes to the secondary schools serving the Grandview, White Rock and South Surrey communities. This will move enrolment growth around the area once the new Grandview Heights Secondary school is open.

**Chantrell Creek 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 #: 7918-0307-00  
 Project Location: 13762 - 26 Avenue, Surrey, BC  
 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:

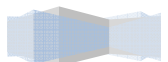
The area surrounding the subject property consists of a majority of larger homes built that are approximately 10-12 years old. There is a greenbelt immediately west of the existing house that is to remain and an elementary school west of lots 1 and 2. The style of homes in the area are more traditional.

Homes in the neighborhood include the following:

- The homes surrounding the property which are approximately 10-12 years old are traditional style of homes with mid-scale massing characteristics. All the homes range from 6000sf up to 8000sf homes. These homes have various roof pitches from 6:12 up to 16:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or cedar shingles and the cladding is primarily hardi or stucco with stone or brick.

#### 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 traditional craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1.5 storey in height.
- 4) Massing: Old homes are mostly west coast modern 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 8:12 for the newer context homes.

**Dwelling Types/Locations:** 2 or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in hardi siding 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 craftsman 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.

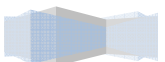
**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** None.

**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 5:12 and maximum of 16:12.



**Roof Materials:** Shake profile concrete roof tiles, or shake profile asphalt shingles, or a shake profile metal roof 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 with maximum height of 9'0".

**Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus 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

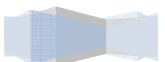
**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: October 23, 2018

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

\_\_\_\_\_  
Date: October 23, 2018



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	37	34	3
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Horsechestnut	1	0	1
Katsrua	1	0	1
Willow, Sitka	8	8	0
Hawthorn sp.	1	0	1
Plum	2	0	2
<b>Coniferous Trees</b>			
Cedar, Western Red	19	1	18
Douglas-fir	4	1	3
Falsecypress, Sawara	2	0	2
Pine, Scots	1	0	1
Spruce, Norway	1	0	1
Cedar, Yellow	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	41	10	31
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	22	0	22
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		10	
<b>Total Retained and Replacement Trees</b>		44	



## Tree Preservation Summary

Surrey Project No: 18-0307-00

Address: 13762 - 26 Avenue

Registered Arborist: Corey Plester and Peter Mennel

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)	78
<b>Protected Trees to be Removed</b>	44
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	34
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 34 X one (1) = <u>34</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = <u>20</u></li> </ul>	54
<b>Replacement Trees Proposed</b>	10
<b>Replacement Trees in Deficit</b>	44
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	22

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: March 1, 2019



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

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 V3W 0A6  
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 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

13762 - 26 AVENUE  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB05/19	MK	ADDITIONAL SURVEY
2	FEB05/19	MK	REV. GRADING PLAN
3	FEB28/19	MK	REVISIONS

NOTE: REASSESS ALL TREES WITH FINAL BUILDING CONSTRUCTION PLANS.

SHEET TITLE

**T1 - TREE PRESERVATION AND REMOVAL PLAN**

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DRAWN

MK

SCALE

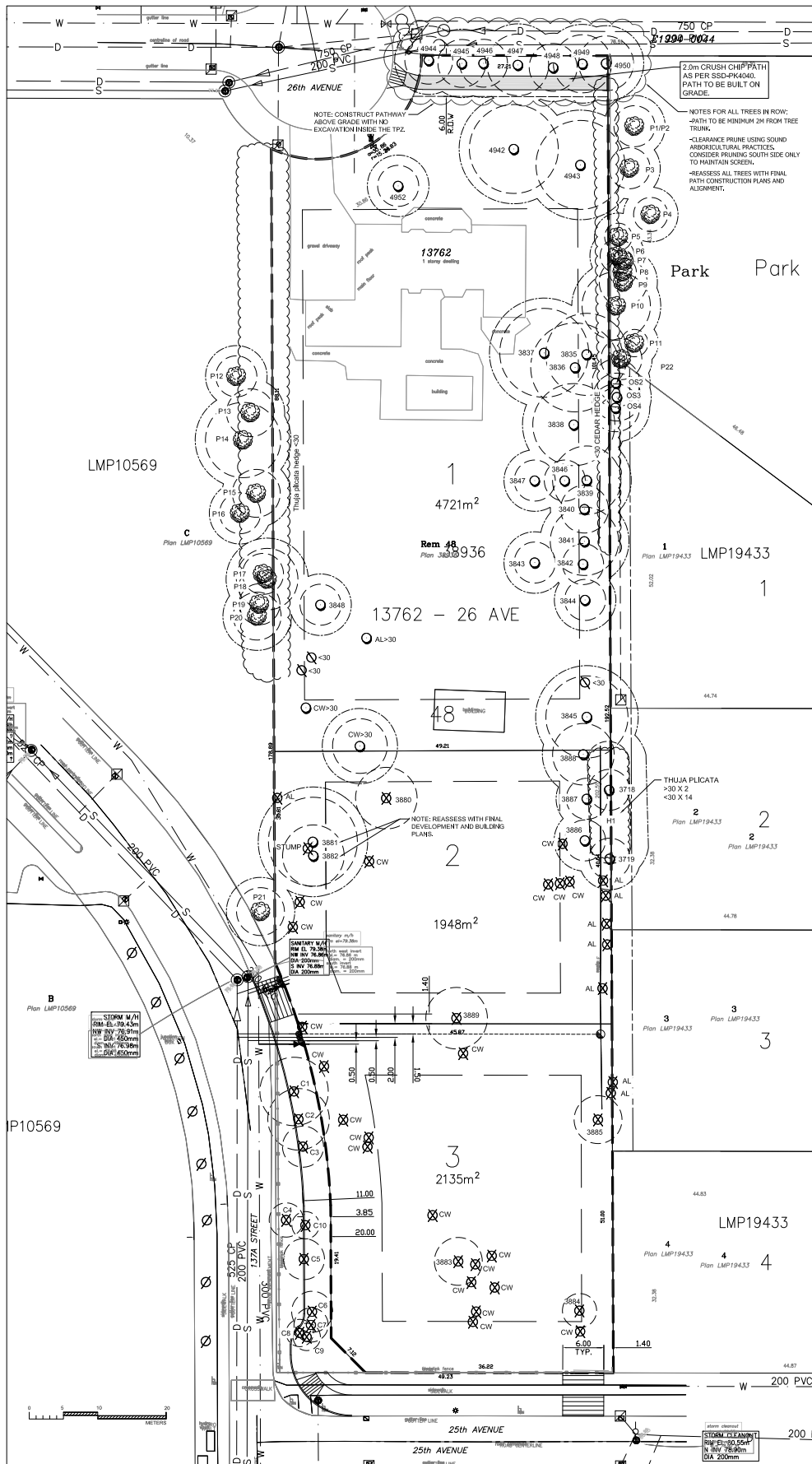
AS SHOWN

DATE

NOVEMBER 26, 2018

**T - 1**

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE TO BE ASSESSED BY SURREY'S PARKS REC AND CULTURE DEPARTMENT
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE >4m FROM PL AND DEVELOPMENT - NOT ASSESSED



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3	FEB28/19	MK	REVISIONS

NOTE: REASSESS ALL TREES WITH FINAL BUILDING CONSTRUCTION PLANS.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: 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.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS.  
 SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.  
 REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

SHEET TITLE

**T2 - TREE PROTECTION PLAN**

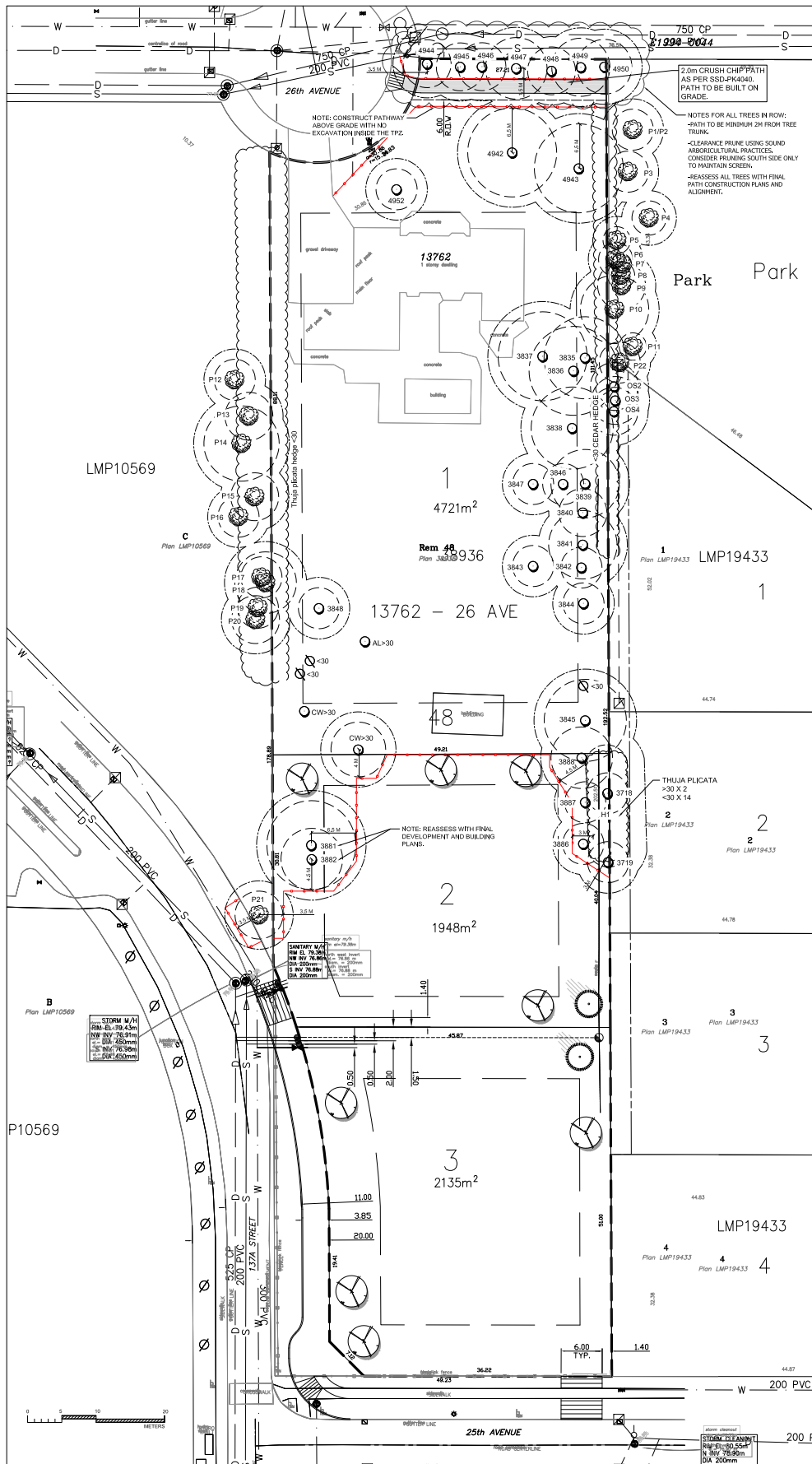
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 MK

SCALE  
 AS SHOWN

DATE  
 NOVEMBER 26, 2018

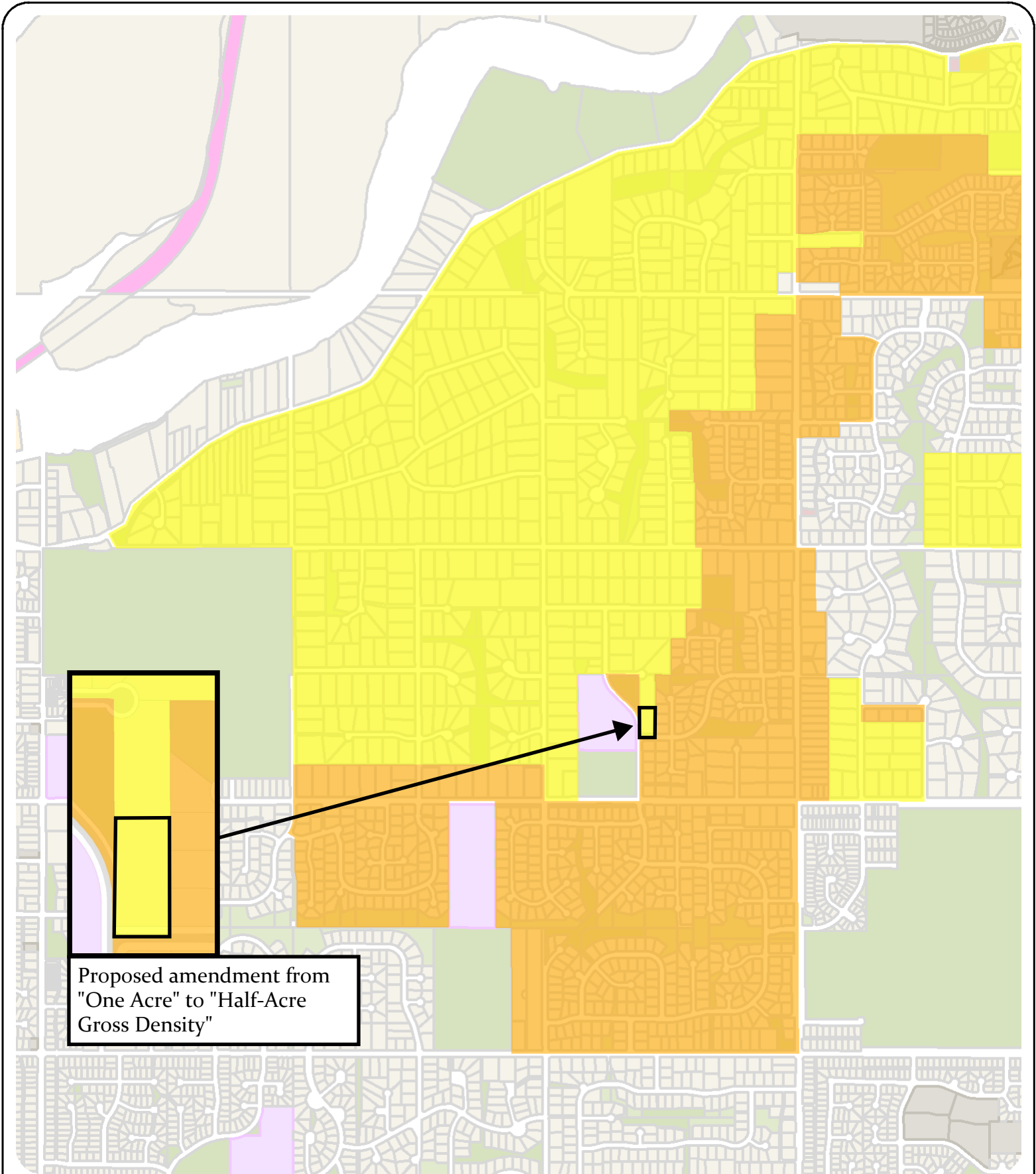
**T-2**  
 SHEET 2 OF 2



**LEGEND**

- TREE TO BE RETAINED
- TREE >4m FROM PL AND DEVELOPMENT - NOT ASSESSED
- TREE TO BE ASSESSED BY SURREY'S PARKS REC AND CULTURE DEPARTMENT
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)





Central Semiahmoo Peninsula Local Area Plan Amendment Map

Scale: 1:16,000

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Map created on: 2019-04-24