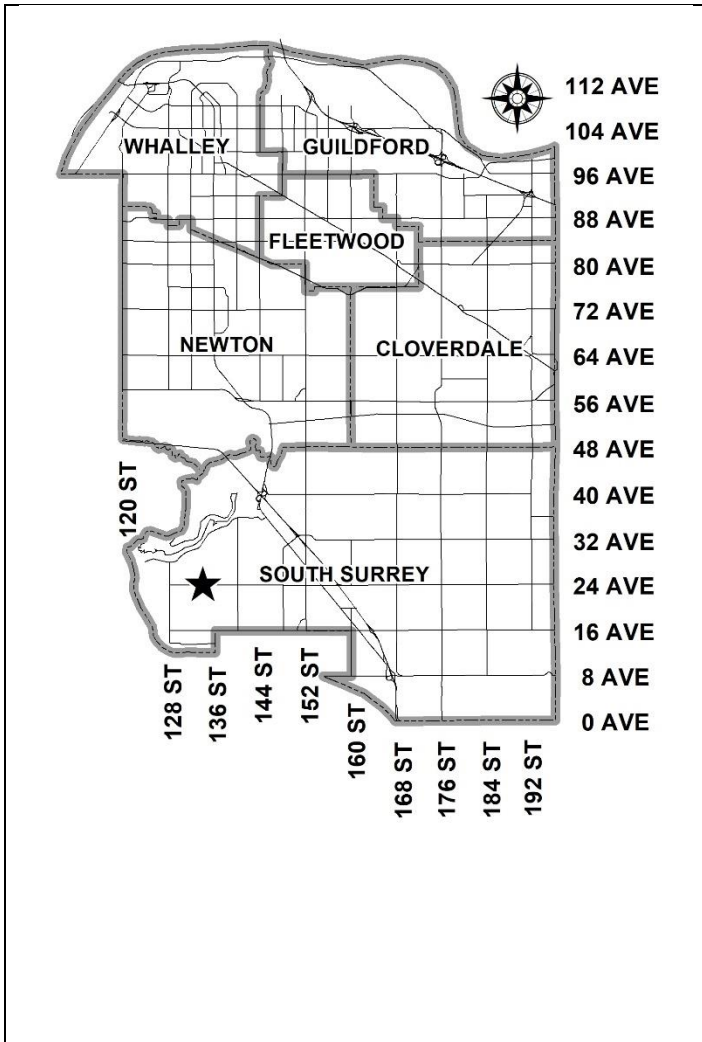


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7922-0129-00**

Planning Report Date: June 10, 2024



**PROPOSAL:**

- **OCP Amendment** from Suburban Density Exception Area (max 2 upa) to Urban
- **LAP Amendment** from Half-Acre Gross Density to new Urban land use designations
- **Rezoning** from RA to RF, RF-13 and RM-23

to allow subdivision from 13 existing lots to approximately 26 RF lots, 39 RF-13 lots and 88 RM-23 lots (153 lots total).

**LOCATION:**

- 13583 24 Avenue, 13545 24 Avenue  
 13491 24 Avenue, 13477 24 Avenue  
 13445 24 Avenue, 13421 24 Avenue  
 2417 134 Street, 13341 24 Avenue  
 13317 24 Avenue, 13293 24 Avenue  
 2432 132 Street, 13241 24 Avenue  
 13525 24 Avenue

**ZONING:**

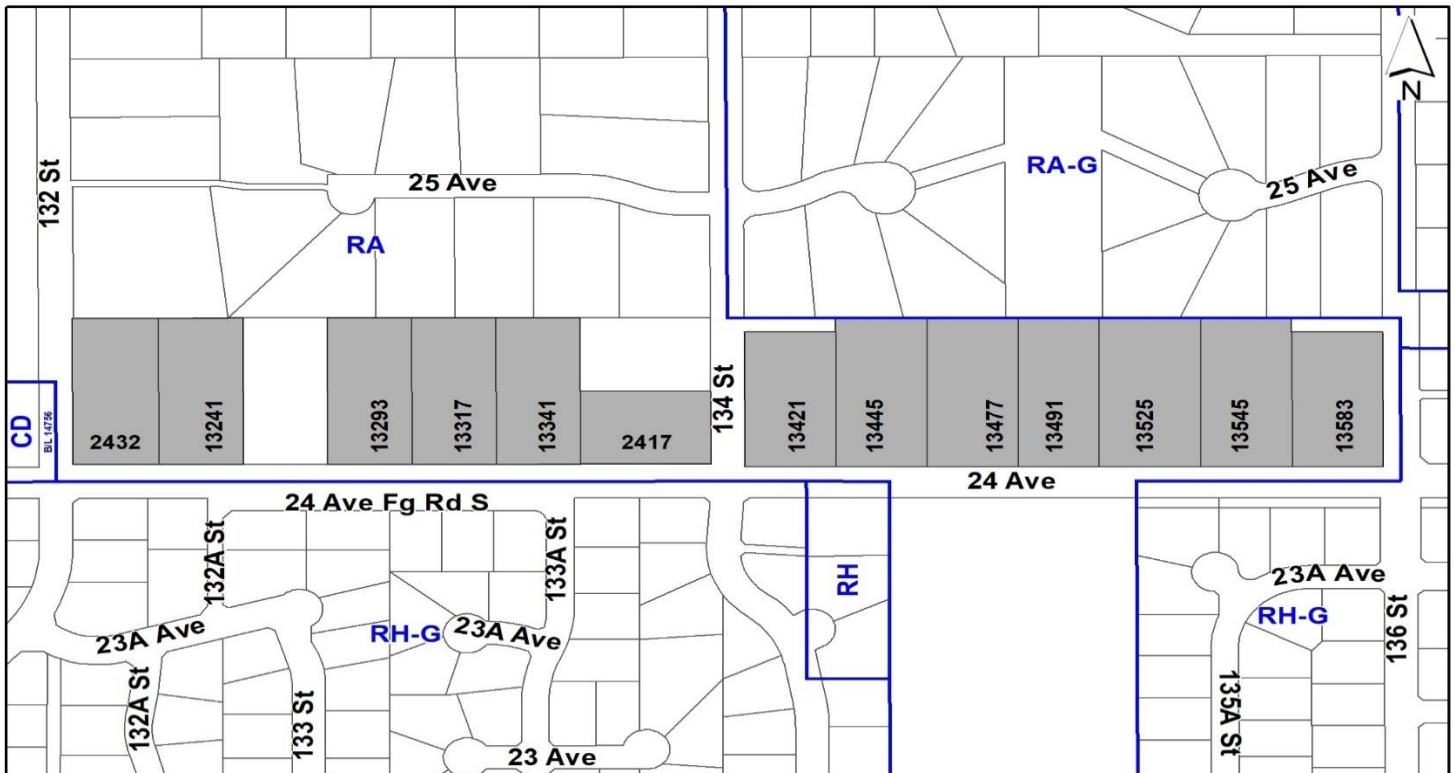
RA

**OCP DESIGNATION:**

Suburban Density Exception Area (max 2 upa)

**LAP DESIGNATION:**

Half-Acre Gross Density



## RECOMMENDATION SUMMARY

The Planning & Development Department recommends that this application be denied.

However, if Council is of the view that there is merit to proceeding with an application that proposes an urban form of development, Council could refer the application back to staff to explore urban development options that respond more sensitively to concerns regarding neighbourhood character/density, land development and drainage engineering requirements, school capacity issues, park requirements, and neighbourhood concerns. This would require a reduction in density from what is currently proposed.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment from Suburban Density Exception Area (2 upa) to Urban.
- Proposing an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) from Half-acre gross density to new Urban land use designations, which are not currently included in the LAP.

## RATIONALE OF RECOMMENDATION

- The proposal is a significant departure from the land use designations of the Official Community Plan (OCP) and the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The proposal is out of character with the existing suburban residential neighbourhood. The area is characterized by large suburban lots with most being approximately one acre in size.
- Significant opposition has been expressed by area residents. Area residents have expressed concern that the proposal is out of context with the existing neighbourhood, about increased traffic, strain on existing infrastructure, and removal of existing mature trees.
- Staff note that there may be rationale to consider future urban development in the Semiahmoo Peninsula. The local area is well-served by existing neighbourhood amenities including schools, parks, community services and local businesses. Urban development is aligned with the City's and the Province's goals of increasing housing supply. However, without a broader land use and infrastructure review and policy planning process for the wider neighbourhood, the proposal is not supportable.
- There are a number of close-by planned urban areas in South Surrey, including Rosemary Heights, Grandview Heights, the King George Corridor South and Semiahmoo Town Centre, which have available capacity to accommodate urban development and which would be more appropriate to accommodate growth at this time.

- A holistic approach to address infrastructure issues, through a neighbourhood-wide engineering servicing strategy, is necessary to accurately service the proposed denser development for the area. Staff are concerned that piecemeal development would exacerbate drainage problems and create sanitary constraints in the area, and set a precedent for further proposals in advance of the development of an engineering servicing strategy through a neighbourhood planning process.
- The School District has indicated that it is not supportive of the proposal. The District's current student projections do not reflect unplanned considerable increases in density, and piecemeal urban development is likely to lead to capacity issues at the catchment schools. There are no current plans to expand these schools to accommodate urban development in the area, and any future school expansion plans should happen in concert with a neighbourhood policy planning process.
- While long-term it is expected that there will be a plan developed that can accommodate urban development in this neighbourhood, it is not currently within the City's Community Planning Division's work plan and it is not expected in the foreseeable future. At this time there are many significant planning processes underway to support urban development in transit-oriented areas (e.g. Fraser Highway) which are presently taking precedence over development in this area. The initiation of a neighbourhood policy planning process would also require support from the majority of neighbourhood residents. Based on the feedback that staff have received through the prenotification process, the majority of neighbourhood residents do not currently want significant change in neighbourhood character such as urban redevelopment.

## RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

However, if Council is of the view that there is merit to proceeding with an application that proposes an urban form of development, Council could refer the application back to staff to explore urban development options that respond more sensitively to concerns regarding neighbourhood character/density, land development and drainage engineering requirements, school capacity issues, park requirements, and neighbourhood concerns. This would require a reduction in density from what is currently proposed.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	13 single family homes on acreage properties	Half-acre gross density	RA
North:	Single family properties	One-acre	RA
East (Across 136 Street):	Single family properties	Half-acre gross density	RH-G
South (Across 24 Avenue):	Single family properties	Half-acre gross density	RH and RH-G
West (Across 132 Street):	Single family property and Crescent Park	Suburban in OCP (outside of LAP area)	CD Bylaw 14756 and RA

### Context & Background

- The subject site consists of thirteen (13) acreage properties with a total gross site area of 7.1 hectares on the north side of 24 Avenue, between 132 Street and 136 Street. The properties are designated “Suburban Density Exception Area (max. 2 upa)” in the OCP and “Half-Acre Gross Density” in the Central Semiahmoo Peninsula Local Area Plan (LAP). The site parcels are zoned “One-Acre Residential Zone (RA)”.
- The site is within an existing and well-established suburban neighbourhood. To the north of the site are existing acreage estate properties designated “One-Acre” in the LAP. To the south are existing half-acre gross density properties designated “Half Acre Gross Density” in the LAP, and Elgin Park Secondary School. To the east are recently created half-acre gross density lots, developed under Development Application No. 7915-0449-00 which completed in early 2022.
- 132 Street is one of the LAP’s boundaries; there are smaller suburban lots to the west of the site, across 132 Street, as well as Crescent Park. Crescent Park is a large 52-hectare destination park in South Surrey, with walking trails through forested areas, baseball diamonds, a multi-purpose field, tennis and pickleball courts and a playground.

- The subject site is across the street from Elgin Park Secondary School, and within approximately 500 metres from Chantrell Creek Elementary School and Chantrell Creek Park.
- The site is also approximately 1.2 kilometres from Sunnyside Acres Urban Forest Park and approximately 2 kilometres away from the South Surrey Athletic Park and South Surrey Recreation Centre.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject proposal includes the following:
  - Official Community Plan (OCP) Amendment to redesignate the subject site from “Suburban Density Exception Area (max 2 upa)” to “Urban”;
  - Central Semiahmoo Peninsula Local Area Plan (LAP) Amendment to redesignate the site from “Half-Acre Gross Density” to new “Urban” land use designations;
  - Rezoning from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)”, “Single Family Residential 13 Zone (RF-13)”, and “Multiple Residential 23 Zone (RM-23)”; and
  - Subdivision to create 26 RF lots, 39 RF-13 lots and 88 RM-23 lots (153 lots total).
- Two (2) parks are proposed to be conveyed to the City through the development, including one at the southwest corner of the site, at the intersection of 24 Avenue and 132 Street, and another extending down from the existing greenbelt to the north of the existing lot at 13491 – 24 Avenue (Appendix I).

	Proposed
<b>Lot Area</b>	
Gross Site Area:	7.1 hectares
Road & Park Dedication:	2.2 hectares
Net Site Area:	4.9 hectares
<b>Number of Lots:</b>	153
<b>Unit Density:</b>	31.2 units per hectare (net)

## Referrals

**Engineering:** The Engineering Department has concerns in permitting piecemeal applications and densification without addressing neighbourhood-wide servicing constraints.

**School District:** **The School District has advised that there will be approximately 142 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

73 Elementary students at Chantrell Creek Elementary School  
45 Secondary students at Elgin Park Secondary School

(Appendix II)

The School District advises that current student projections and school capacities do not factor unplanned major increases in density as this development proposes. For example, the projected 73 elementary students would result in Chantrell Creek Elementary School being over-capacity at a number that the District has not anticipated until beyond 2033, their 10 year planning horizon. Therefore, the District has raised concerns regarding the proposal with regard to its potential impact on school capacities and precedent setting prior to a neighbourhood policy planning process.

**Parks, Recreation & Culture:** The proposed park locations are not supported by Parks. Should Council refer the application back to staff, the Parks, Recreation and Culture Department will review further the park provision needs and locations within the development area.

## Transportation Considerations

- 24 Avenue is an arterial road. At this location, it has one travel lane in each direction, and a left-turn bay for left-in access to Elgin Park Secondary School. Currently there are no road improvements within the City's Ten Year Plan (2023-2032) planned for the section of 24 Avenue fronting the subject site.
- If the subject application were to proceed, typical road dedication and frontage construction requirements would be applicable. These are not limited to, but would include:
  - Dedication along 24 Avenue to achieve 12 metres from centreline and frontage construction;
  - Dedication along 132 Street to achieve 12 metres from centerline and frontage construction;
  - Dedication along 136 Street to achieve 12 metres from centreline and frontage construction;
  - Dedication and construction of any new proposed roads; and
  - Dedication and construction of any new proposed Lanes.

- 24 Avenue carries a higher volume of vehicular traffic through this section at peak times before and after school starts/ends at Elgin Park Secondary School. The applicant has proposed traffic improvements on 24 Avenue, including the addition of a parking pocket on 24 Avenue, new crosswalks, and parking pockets on the proposed new north-south road across the street from the school, 135 Street. These road improvements have not been reviewed in full by staff. If the subject application were to be supported, these road improvements and considerations would need to be reviewed in detail so that an appropriate traffic improvement concept could be executed to address the known traffic issues at Elgin Park Secondary School.
- There is limited bus route access in this neighbourhood.

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

### **Regional Growth Strategy**

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy.

### **Official Community Plan**

#### Land Use Designation

- The proposal does not comply with the existing “Suburban Density Exception Area (2 upa max)” land use designation in the OCP.

#### Amendment Rationale

- The subject site is in a central location within an existing and established suburban neighbourhood. Staff are not supportive of the proposed amendment.

### **Secondary Plans**

#### Land Use Designation

- The proposal does not comply with the existing “Half-Acre Gross Density” land use designation in the LAP.

#### Amendment Rationale

- The subject site is in a central location within an existing and established suburban neighbourhood. Staff are not supportive of the proposed amendment.

## **APPLICANT’S JUSTIFICATION FOR THE PROPOSAL**

- The applicant has provided a rationale letter for the application, which is attached as Appendix IV.

- The applicant indicates that the current OCP (2014) and LAP (1993) are outdated and need to be reassessed to accommodate more attainable housing options in the plan area to address the growing housing affordability issue throughout the Lower Mainland. They also state that there is a need to address housing demand and increase housing diversity in the neighbourhood by offering a mix of housing types.
- The applicant states that the location is in close proximity to existing schools, which underscores the suitability for accommodating increased and more attainable housing options in the neighbourhood, which would be very desirable for families with children.
- The results of their public consultation process are outlined in the letter, emphasizing the finding that many respondents expressed concern regarding housing affordability, and demonstrated a willingness to consider more housing diversity.
- Traffic is a major concern along 24 Avenue in this area, and the applicant has proposed a traffic improvement concept that includes several traffic improvement measures, including a pullout lane on 24 Avenue, new pedestrian crosswalks, and a drop-off street parking area on the proposed 135 Street.
- The applicant has expressed a commitment to tree retention through retaining significant rows of trees along various sections of the site, and through a robust onsite tree replacement plan.
- The applicant believes that the proposed development will create an inclusive and vibrant community which will benefit the neighbourhood (Appendix IV).

## STAFF COMMENTS

- Staff note that there may be rationale to consider future urban development in the Semiahmoo Peninsula. The local area is well-served by existing neighbourhood amenities including schools, parks, community services and local businesses. Urban development is aligned with the City's and the Province's goals of increasing housing supply. However, without a broader land use and infrastructure review and policy planning process for the wider neighbourhood, the proposal is not supportable.
- A holistic approach to address infrastructure issues, through a neighbourhood-wide engineering servicing strategy, is necessary to accurately service the proposed denser development for the area. Staff are concerned that piecemeal development would exacerbate drainage problems and create sanitary constraints in the area, and set a precedent for further proposals in advance of the development of an engineering servicing strategy through a neighbourhood planning process.
- There are known erosion and drainage concerns in this area, and a neighbourhood detention system would be required to support urban development, assuming the wider neighbourhood redevelops. Without a neighbourhood engineering servicing strategy in place for the area, this is not achievable. Staff are concerned that piecemeal development would exacerbate drainage problems in the area and set a precedent for further development proposals in advance of a neighbourhood planning process.



- The School District has indicated that it is not supportive of the proposal. The District's current student projections do not reflect unplanned considerable increases in density, and piecemeal urban development is likely to lead to capacity issues at the catchment schools. There are no current plans to expand these schools to accommodate urban development in the area, and any future school expansion plans should happen in concert with a neighbourhood policy planning process.
- The subject site contains a significant number of mature trees. Typically, single family small lots do not allow for considerable opportunities for tree retention. Therefore, outside of the proposed park areas, staff do not expect significant opportunities for tree preservation within the proposed lots. Staff consider the mature trees in this area to be an important neighbourhood character element. However, this has not been reviewed in detail as an arborist report has not yet been submitted or reviewed.
- While long-term it is expected that there will be a plan developed that can accommodate urban development in this neighbourhood, it is not currently within the City's Community Planning Division's work plan and it is not expected in the foreseeable future. At this time there are many significant planning processes underway to support urban development in transit oriented areas (e.g. Fraser Highway) which are presently taking precedence over development in this area. The initiation of a neighbourhood policy planning process would also require support from the majority of neighbourhood residents. Based on the feedback that staff have received through the prenotification process, the majority of neighbourhood residents do not currently want significant change in neighbourhood character such as urban redevelopment.
- Significant opposition has been expressed by neighbourhood residents, which is outlined in the following section of this report.

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on September 19, 2023, and the Development Proposal Signs were installed on March 3, 2023.
- The applicant has initiated a number of communications with neighbourhood residents, starting in 2018 before an application was submitted in 2022. After application submission, the applicant conducted an online survey in order to obtain feedback from the community. The website was launched on August 8, 2023, and was open for almost seven weeks, until September 25, 2023.

### Pre-notification Response:

- Staff received 105 responses to the pre-notification letters and development proposal sign. All respondents expressed strong opposition to the proposal.
- The concerns raised by respondents included unsuitable neighbourhood character and lack of neighbourhood fit, traffic, density, strain on community infrastructure, and environmental impacts. The majority of the respondents reside in the immediate neighbourhood.
- Notification in the neighbourhood also led to the creation of an online petition in opposition to the project, with 4,330 signatures.

### Applicant's Consultation Response:

- As aforementioned, the applicant launched a website in August 2023. The prenotification mailouts contained the website address and it was also noted on the Development Proposal Signs for the project.
- The website outlined the details of the proposal, and asked for respondents to fill out a survey to share their feedback on the neighbourhood and the proposal.
- The survey asked respondents to answer some general questions such as where they live, and then questions about the proposal. Respondents were asked to answer how they feel about the proposed development, what types of residential densities and lot sizes they thought were appropriate, and questions regarding housing affordability and housing price.
- The applicant's consultation analysis found that housing affordability and diversity are concerns in the neighbourhood and that respondents felt there should be more options and opportunities for households and families in the area.
- The analysis also found that respondents felt that traffic congestion on 24 Avenue is an issue and that road improvements on 24 Avenue are needed.

### Petition

- An online petition with 4,330 signatures in opposition was also organized by neighbourhood residents, which cites concerns about the density proposed and the lack of fit with the existing neighbourhood character, as well as environmental concerns. The petition argues that there are many other areas in South Surrey where densification is planned for, and it does not make sense in this suburban context.

### Conclusion

- The responses received by City staff vary from those received from the applicant's survey. All of the responses to staff indicated clear opposition to the proposal. The survey asked more value-oriented questions about sentiments regarding housing affordability, diversity and choice. While survey respondents may value things like housing diversity and affordability more broadly, it is clear from the prenotification responses received by staff that there is widespread opposition in the neighbourhood to the proposal.

### **TREES**

- There are a significant number of mature trees on the subject site. The applicant has completed a tree survey and conducted a preliminary review of trees that could be targeted for retention (Appendix III). A detailed arborist report has not been provided to staff.
- If the application is referred back to staff by Council, the applicant would be required to provide a detailed arborist assessment for the subject site. Staff would work with the applicant in that case to review options for tree retention.

- Under the existing proposal consisting of mostly smaller urban lots, staff do not expect that there would be significant tree retention opportunities outside of proposed park areas, but this has not been reviewed in detail.

## CONCLUSION

- The Planning & Development Department recommends that this application be denied.
- However, if Council is of the view that there is merit to proceeding with an application that proposes an urban form of development, Council could refer the application back to staff to explore urban development options that respond more sensitively to concerns regarding neighbourhood character/density, land development and drainage engineering requirements, school capacity issues, park requirements, and neighbourhood concerns. This would require a reduction in density from what is currently proposed.
- This report is being forwarded to Council in advance of a full application review as the application involves a significant decision regarding land use, and it was not considered practical to undertake all of the work associated with refining and detailing the proposal given such a significant land use departure is proposed in this neighbourhood.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	School District Comments
Appendix III.	Preliminary Tree Assessment
Appendix IV.	Applicant's Rationale Letter

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

HK/ar





Department: **Planning and Demographics**  
 Date: **April 11, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**  
 Application #: **22-0129**

The proposed development of **88** Townhouse units and **65** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	142
---------------------------------------------------	-----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	73
Secondary School =	45
<b>Total Students =</b>	<b>118</b>

<b>Current Enrolment and Capacities:</b>	
<b>Chantrell Creek Elementary</b>	
Enrolment	341
Operating Capacity	364
# of Portables	0
<b>Elgin Park Secondary</b>	
Enrolment	1379
Operating Capacity	1200
# of Portables	4

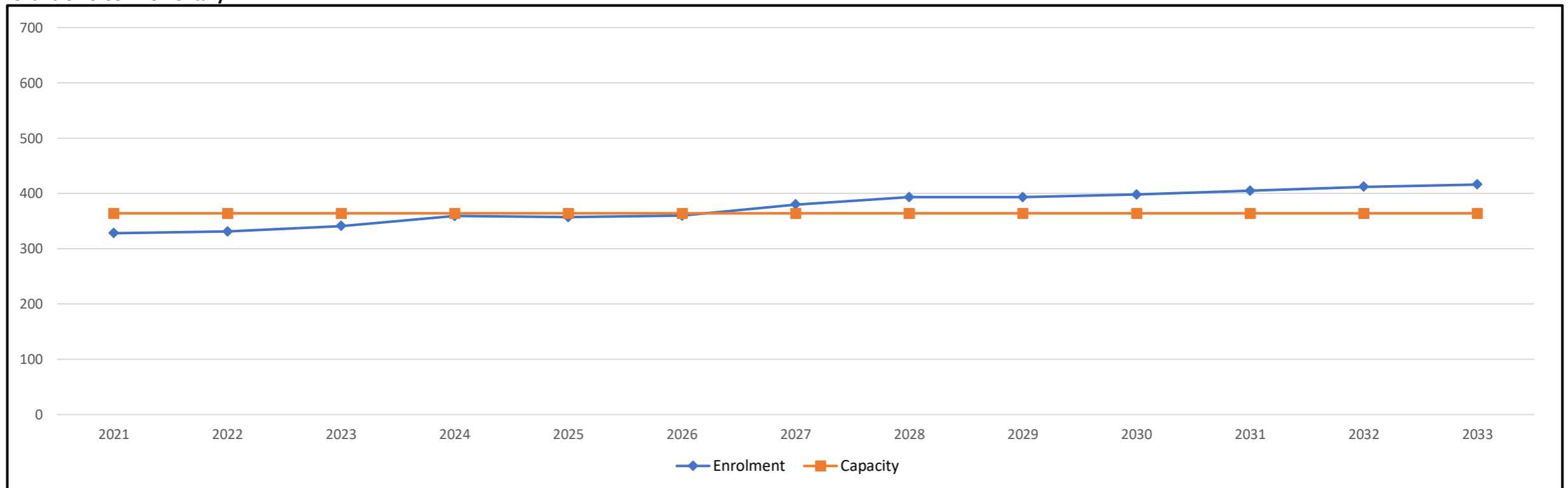
**Summary of Impact and Commentary**  
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Chantrell Creek Elementary enrollment projections over the next 10 years will slightly exceed capacity. There are no current plans to expand the existing school.

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

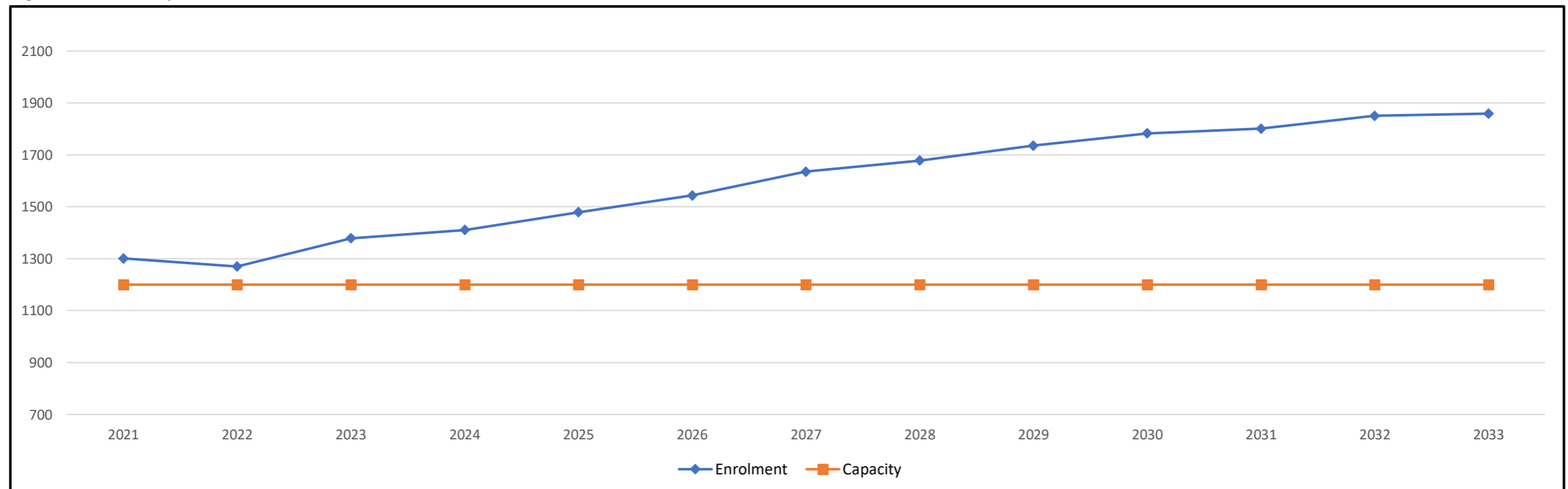
Regarding the above, current student projections and school capacities do not factor unplanned increases in density as this development proposes. For example, the projected 73 elementary students would result in Chantrell Creek Elementary being over capacity at a number we have not planned for until beyond 2033, our 10 year planning horizon. Should this development move forward, Surrey Schools requests a meeting to discuss the impacts to schools and possible mitigation measures to be proposed through the development.

**Chantrell Creek Elementary**



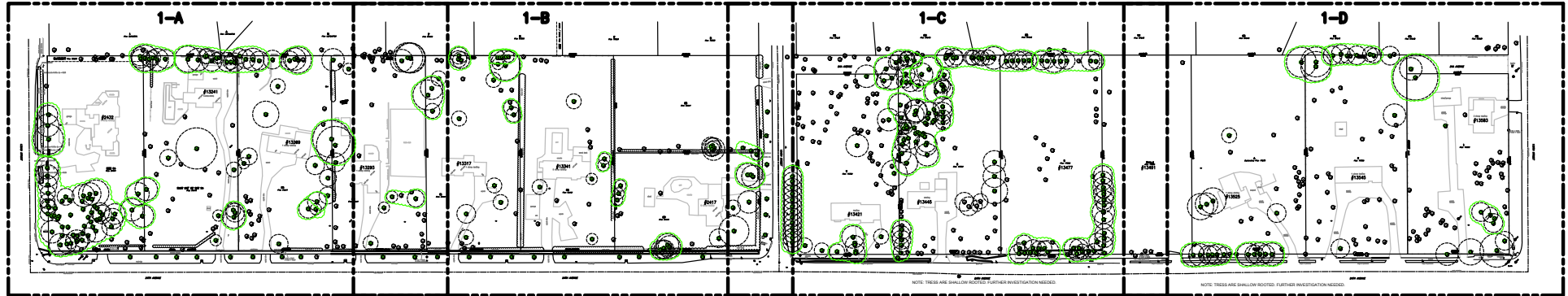
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Elgin Park Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Population** : The projected population of children aged 0-17 Impacted by the development.  
**Enrolment**: The number of students projected to attend the Surrey School District ONLY.



LEGEND

-  CONSIDER FOR RETENTION
-  MINIMUM NO DISTURBANCE ZONE
-  OTHER TREE
-  TREE GROUPS



STAMP	NO.	DATE	BY	REVISION

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

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PROJECT TITLE  
 2432 132nd STREET  
 2417 134th STREET  
 13241 13269 13293 13317 13341  
 13421 13445 13477 13525 13545 13583  
 24th AVENUE  
 SURREY, B.C.

SHEET TITLE  
 GOOD BETTER BEST PLAN

CLIENT  
 \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE JULY 5, 2018

**KEY**  
 SHEET 1 OF 5



May 30, 2024

COS File: 22-0129  
AM File: 20-1039

City of Surrey  
Planning and Development Department  
13450 104<sup>th</sup> Avenue  
Surrey, BC, V3T 1V8

**Attention:** Darren G. Todd, BED, M. Plan, MCIP & Heather Kamitakahara MCIP, RPP.

Dear Sir/Madam,

**Re:** Proposed Development Application at 2432 132 Street, 13241 24 Avenue, 13293 24 Avenue, 13317 24 Avenue, 13341 24 Avenue, 2417 134 Street, 13421 24 Avenue, 13445 24 Avenue, 13477 24 Avenue, 13491 24 Avenue, 13525 24 Avenue, 13545 24 Avenue and 13583 24 Avenue, Surrey, BC.

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Aplin & Martin Consultants Ltd. (Aplin Martin), on behalf of the client submitted a development application for the OCP Amendment, Subdivision and Rezoning for the above noted addresses in February 2022.

The purpose of this letter is to provide staff with a comprehensive rationale for the application and to discuss the project's benefits to the community.

### Site and Project Background

The subject site is 17.49 acres in total (Site 1: 2.61 acres & Site 2: 14.88 acres) currently designated as Suburban in the OCP and Half Acre Gross Density under Local Area Plan (Central Semiahmoo Peninsula).

The included properties are held by long-term homeowners who intend to pursue higher density land use designations to increase housing affordability for the young generation and benefit the community.

Aplin Martin has been working with the homeowner group on this project since 2018. We have done two neighbourhood surveys, two open house sessions, continuous consultation with various stakeholders groups, door-to-door consultation rounds and one online survey to hear the public's thoughts on this development. The project team has made changes to the proposed concept over the years based on the input received during each session.

### Planning Regulatory Context

*Official Community Plan:* The current OCP was adopted in 2014 and is now 10 years old. The current conditions and future trends have changed since the OCP was adopted. The challenges faced by community currently have shifted and there is a need to provide more housing options and diversity to the growing population. Hence, the subject application seeks OCP Amendment from Suburban to Urban to bring more density and housing diversity in the neighbourhood.

*Central Semiahmoo Peninsula Local Area Plan:* The Central Semiahmoo Peninsula LAP was adopted in 1993 and was focused on creating bigger lots and less density. The existing LAP designations should be reassessed to accommodate affordable options in the plan area to

address the growing housing affordability issue throughout the Lower Mainland. The subject application seeks a LAP Amendment from Half Acre Gross Density to a different designation to achieve the proposed density.

*Rezoning:* Currently the subject site is zoned as One Acre Residential Zone (RA). The project team has explored Quarter Acre Residential Zone (RQ) which allows minimum lot size of 930 sq. m with minimum lot width 24 m and lot depth 30 m at the beginning of the project. However, it became apparent that the RQ zoned lots will not create an effective layout and will not be feasible due to existing depth constraints of the parent lots and potential double fronting or access issues along 24 Avenue.

Understanding the importance of an effective layout, the project team has diligently explored alternative options. Consequently, the application will seek rezoning to more appropriate zones, including Single Family Residential (RF), Single Family Residential 13 Zone (RF-13), and Multiple Family 13 Zone (RM-23), aiming to optimize the site's potential for a better and more efficient layout.

### **Existing School**

There are two existing schools close to the site. Chantrell Creek Elementary School is located along 136 Street and Elgin Park Secondary school is located along 24 Avenue just right across the subject site.

The presence of nearby schools underscores the suitability of the site for accommodating increased housing needs and density. This proximity offers convenience for families seeking residential options, while simultaneously ensuring accessibility to quality education. We believe that integrating housing developments around schools will encourage sustainable urban living and a vibrant community.

### **Housing Needs, Housing Diversity and Affordability**

The surrounding area predominantly consists of large single-family lots which may no longer be suitable or affordable for current and future potential residents.

This situation raises a need to diversify housing options and address the varied requirements of the different demographic groups in the community. The proposed development aims to address the housing demand and increase housing diversity by offering a mix of housing types. The proposal includes larger single-family lots in the northern portions of the site, smaller single-family lots, and rowhouses along 24 Avenue. The rowhouses along 24 Avenue provide affordable housing options near schools for young families.

### **Public Consultation Summary**

The public consultation process with neighbouring residents began in 2018 with a series of surveys, door-to-door consultation, business consultations and open houses. The most recent public consultation, spanning about seven weeks, actively sought input from residents within the immediate neighbourhood and the broader community through an online survey.

Throughout the consultation process, the passion of the Semiahmoo Peninsula population was evident as they spoke about their neighbourhood, emphasizing tree preservation, transportation, and housing opportunities. There was a preference for limiting tree removal, coupled with apprehension about multi-family development. Residents also expressed concerns around housing affordability and demonstrated a willingness to consider a more diverse mix of housing typologies. Improvements along 24 Avenue and the existing traffic concerns were prominently highlighted.



### **Transportation Improvements on 24 Avenue**

We understand that the nearby Elgin Park Secondary school has experienced significant congestion issues during peak traffic periods. Recognizing the importance of addressing transportation challenges in this area, the project team has undertaken the exploration of potential solutions, bearing in mind that the improvements are subject to the City of Surrey's approval given 24 Ave is classified as an arterial road.

The team has proposed a traffic improvement concept that includes several traffic improvement measures. These enhancements include the addition of a pullout lane on 24 Ave, the incorporation of pedestrian crosswalks, and the establishment of drop-off street parking areas along the proposed 135 Street. Additionally, a newly proposed road 24A Ave aims to optimize traffic flow especially during peak school hours.

These safety improvements will align with City of Surrey's focus on fostering secure and livable communities by including proper cement sidewalks and improved traffic flow, contributing to a safer environment for families and the students of Elgin Park Secondary School and Chantrell Creek Elementary School.

### **Tree Protection and Park Area**

The application demonstrates a commitment to preserving the natural beauty of the area through the retention of significant rows of trees along various sections of the site, including the north property line, southwest corner, and along 134 Street and proposed 135 Street.

While some tree removal is necessary in the central portion of the site to make room for new homes, the project ensures that this is offset by a robust onsite tree replacement plan, adhering closely to the City of Surrey's tree replacement policy. There is also a total of 3,711 m<sup>2</sup> (0.92 acre) park area proposed on site and a park area which connects the Greenbelt to 24 Avenue to promote pedestrian movement around the site and the existing Elgin Park Secondary School.

By prioritizing tree protection and incorporating park areas and green spaces, the development not only enhances the aesthetic appeal of the neighborhood, but also contributes to the overall well-being and environmental sustainability of the community.

### **Conclusion**

The proposed development integrates housing development around the existing schools, along with the provision of park area and on-street pedestrian movement within the area.

The project offers a mix of single family houses and row houses, featuring smaller lots along 24 Avenue and transitioning to larger RF lots. The proposed housing options will bring housing diversity to the neighbourhood, which will appeal to different demographic groups and would also benefit the existing businesses in the area. The proposed concept addresses the public's comments regarding the provision of a mix of housing typologies, limiting tree removal, and exploring options to improve conditions along 24 Avenue.

We believe that this development will create an inclusive and vibrant community which will benefit the neighbourhood.

Please contact the undersigned should you have any questions.

Yours truly,

**APLIN & MARTIN CONSULTANTS LTD.**



Maggie Koka, MCIP, RPP  
Chief Communications Officer

SG;SX:aks  
Enclosures  
20-1039 Rationale Letter