

## INTER-OFFICE MEMO

Regular Council - Public Hearing  
Monday November 28, 2022 - Supplemental Information  
B.2 7917-0085-00, B.3 7922-0091-00  
B.4 7918-0108-00 B.8 7922-0202-00  
B.9 7920-0062-00 B. 11 7921-0339-00  
B.12 7921-0368-00 B. 16 7922-0149-00

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TO: **Mayor & Council**

FROM: **Acting General Manager, Planning & Development  
General Manager, Parks, Recreation & Culture**

DATE: **November 28, 2022** FILE: **1300-16**

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RE: **Park Comments Related to Proximity of Amenities Surrounding  
Development Applications  
Regular Council – Public Hearing – November 28, 2022  
Agenda Items B.2., B.3., B.4., B.8., B.9., B.11., B.12., B.16.**

### INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

### BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

### DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.  
Acting General Manager,  
Planning & Development



Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk  
City Manager

## PUBLIC HEARING: November 28, 2022

Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
PH B.2.	7917-0085-00	<i>Fraser View Park is the closest active park with amenities that include, open space, paths and a dog off leash area and has inventoried natural areas. The park is 300 metres walking distance from the development.</i>
PH B.3.	7922-0091-00	<i>Hawthorne Rotary Park is the closest active park with amenities that include, a recreational trail network, a dog off leash area, open space, playgrounds, and a water park and has inventoried natural areas. The park is 500 metres walking distance from the development.</i>
PH B.4.	7918-0108-00	<i>Invergarry Park is the closest active park with amenities that include, a recreational trail network, a playground, and open space and has inventoried natural areas. The park is 475 metres walking distance from the development.</i>
PH B.8.	7922-0202-00	<i>Frank Hurt Park is the closest active park with amenities that include, a playground and a recreational trail network and includes inventoried natural areas. The park is 865 metres walking distance from the development.</i>
PH B.9.	7920-0062-00	<b><i>In Report:</i></b> <i>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</i> <b><i>Correction:</i></b> <i>Panorama Village Park is the closest active park with amenities that include, a playground, open space, and paths and is approximately 650 metres walking distance from the subject site. Springwood Forest Park is the closest park with inventoried natural areas and is 250 metres walking distance from the development site.</i>
PH B.11.	7921-0339-00	<i>Crescent Beach is the closest active with amenities that include, paths, volleyball courts, and beach access and inventoried natural areas. The park is 90 metres walking distance from the development.</i>
PH B.12.	7921-0368-00	<i>Fun Fun Park is the closest active park with amenities that include, a playground, paths, and open space and includes inventoried natural areas. The park is 520 metres walking distance from the development.</i>
PH B.16.	7922-0149-00	<i>Edgewood Park is the closest active park with amenities that include, a playground, paths, sports court, and open space, and includes inventoried natural areas. The park is 230 metres walking distance from the development. 0.31 hectares of parkland will be provided from the development site at the corner of 20 Ave and 166 St.</i>

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0062-00

Planning Report Date: October 3, 2022

**PROPOSAL:**

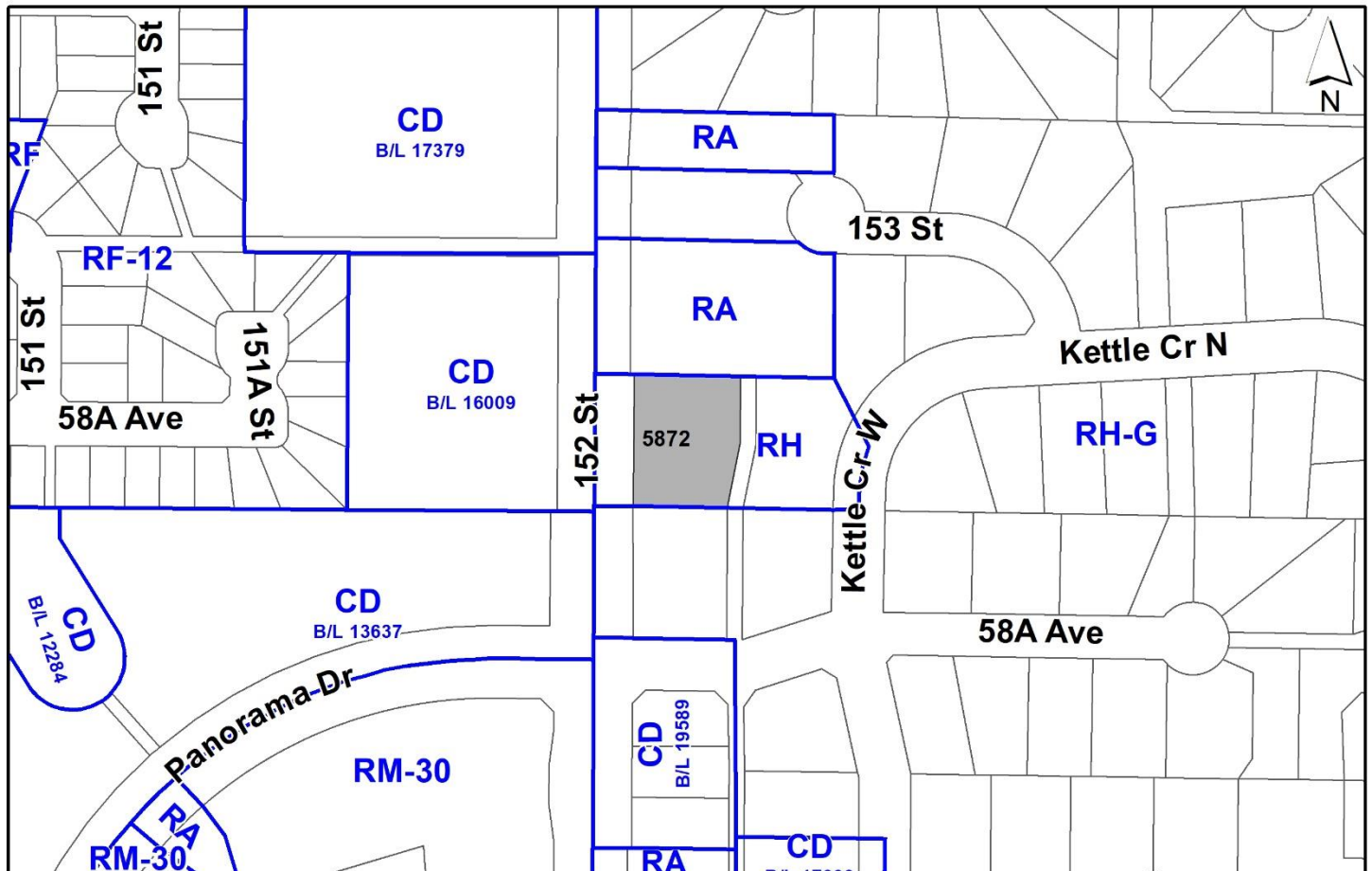
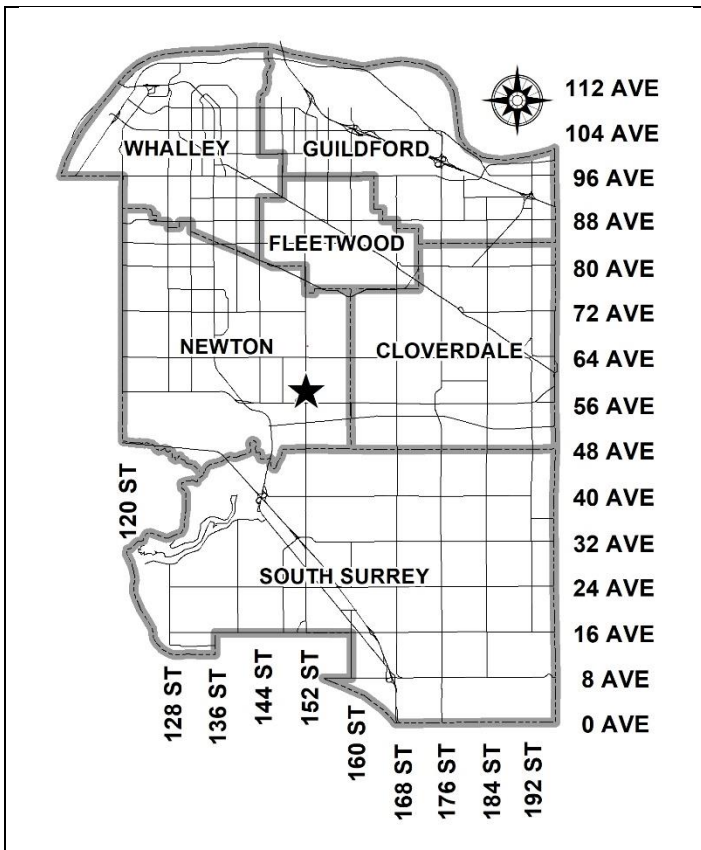
- **OCP Amendment** to remove site from Suburban Density Exception Area
- **Rezoning** from RH to RQ
- **Development Variance Permit**

to allow subdivision from one (1) into two (2) suburban single family lots, and to permit retention of the existing single family dwelling on Lot 1.

**LOCATION:** 5872 - 152 Street

**ZONING:** RH

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



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposed amendment to the Official Community Plan (OCP) to remove the site from the Suburban Density Exception Area.
- Proposed variance to the rear and side yard setback requirements of the RQ Zone in order to retain the existing single family dwelling on Lot 1.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Suburban designation in the Official Community Plan (OCP). However, the proposal does not comply with the Suburban Density Exception Area (max 2 upa) designation in the OCP.
- The proposed density and lot dimensions are appropriate for this part of Sullivan Heights, and the proposed lots align with existing suburban lots in the neighbourhood located within the Suburban Density Exception Area.
- Although some area residents have raised objections to the proposal as a result of the pre-notification process, the applicant has provided letters of support from immediate neighbours who would be most impacted by the proposed development.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 5: Suburban Density Exception Areas for the subject site by removing the site from the Suburban density Exception Area, and a date be set for Public Hearing (Appendix V).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7920-0062-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum (east) rear yard principal building setback of the RQ Zone from 7.5 metres to 3.85 metres to the principal building face on proposed Lot 1, to retain the existing building on Lot 1; and
  - (b) to reduce the minimum (south) side yard principal building setback of the RQ Zone from 2.4 metres to 1.75 metres to the principal building face on proposed Lot 1, to retain the existing building on Lot 1.
5. 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) Approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (f) 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.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban Density Exception Area	RH
North:	Single Family Residential	Suburban Density Exception Area	RA <i>(Proposed RQ lots under Development Application No. 7917-0294-00)</i>
East (Across Rear Lane):	Single Family Residential	Suburban Density Exception Area	RH
South:	Single Family Residential	Suburban Density Exception Area	RH-G
West (Across 152 St):	Multiple Unit Residential	Urban	CD (By-Law No. 16009)

**Context & Background**

- The subject site is located on the east side of 152 Street at the edge of the Sullivan Heights Suburban Density Exception Area. The site is adjacent to the South Newton Neighbourhood Concept Plan but is not located within a secondary plan area.
- The site is approximately 2,019 square metres in area, 36.2 metres wide, and 50.7 metres deep.
- The subject site was previously rezoned and subdivided under Development Application No. 7911-0221-00. The application received Final Adoption from Council on March 11, 2013, for rezoning from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to permit subdivision from one (1) into two (2) suburban half-acre lots.
- To the west of the subject site across 152 Street, Development Application No. 7905-0218-00, which received Final Adoption from Council on November 20, 2006, rezoned the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" to develop a 35-unit townhouse complex.
- To the south of the subject site, Development Application No. 7915-0347-00, which received Final Adoption from Council on June 26, 2017, rezoned the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)" and "Comprehensive Development Zone (CD)" based on RH-G to permit subdivision into 13 half-acre gross density type residential lots.
- Lots created under Development Application No. 7915-0347-00 ranged from 733 to 1,389 square metres in area and 19.3 to 30.0 metres in width. No OCP Amendment was required, however lots created under the development along 152 Street are similar to the subject proposal in terms of density, lot area, lot width, and lot depth.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)".
- Proposed Lot 1 is 1,056 square metres in lot area, 25.75 metres in lot width, and 41.02 metres in lot depth. Proposed Lot 2 is 963 square metres in lot area, 24.99 metres in lot width, and 36.18 metres in lot depth.
- The applicant is proposing an OCP Amendment to remove the subject site from the Sullivan Heights Suburban Density Exception Area. Although some area residents have raised objections to the proposal as a result of the pre-notification process, the applicant has provided letters of support from immediate neighbours who would be most impacted by the proposed development.
- Previous development applications in the area created suburban lots similar in size to proposed lots on the subject property without requiring an OCP Amendment to remove the properties from the Suburban Density Exception Area.
- The applicant is proposing to retain the existing single family dwelling on Lot 1. A spatial separation report was required to ensure that the existing dwelling would align with the proposed RQ Zone and meet spatial separation requirements. A spatial separation report, prepared by Simplex Consultants Ltd. and dated January 13, 2022, was reviewed, and found generally acceptable to the Building Division.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,019 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	2,019 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	9.9 units per hectare (gross)
<b>Range of Lot Sizes</b>	963 – 1,056 square metres
<b>Range of Lot Widths</b>	24.99 – 25.75 metres
<b>Range of Lot Depths</b>	36.18 – 41.02 metres

### Referrals

Engineering:

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

School District:	<p><b>The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</b></p> <p>1 Elementary student at Sullivan Elementary School 0 Secondary students at Sullivan Heights Secondary School</p> <p>(Appendix III)</p> <p><b>Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.</b></p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2023.</p>
Parks, Recreation & Culture:	<p>Parks Planning supports the retention of City trees as shown in the project arborist report.</p> <p>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</p>
Ministry of Transportation & Infrastructure (MOTI):	<p>Preliminary Approval is granted for the rezoning under its revised form for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i>.</p>

### Transportation Considerations

- The proposed lots will be required to have access from the rear lane. No access is permitted from 152 Street.
- The rear lane along the east property line will be constructed to the Lane standard. Speed bumps will be constructed along the southern portion of the lane.
- The proposed development is located in close proximity to transit service. A bus stop is located less than 180 metres away from the subject site along 152 Street. The bus stop is serviced by bus route 342 with connections between Langley Centre and Newton Exchange, bus route 345 with connections between King George Station and White Rock Centre, and bus route 375 with connections between White Rock and Guilford.

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Regional Growth Strategy (RGS).



## Official Community Plan

### Land Use Designation

- The proposal complies with the "Suburban" designation of the Official Community Plan (OCP). However, the proposal does not comply with the "Suburban Density Exception Area" of the OCP.

### Amendment Rationale

- Under the Official Community Plan (OCP), the subject site is designated "Suburban" and within a Suburban Density Exception Area (i.e., Figure 5). The maximum unit density is limited to 5 units per hectare. An OCP Amendment to remove the site from the Suburban Density Exception Area is necessary to accommodate the proposed two (2) lot subdivision with a density of 9.9 units per hectare (Appendix V).
- The proposed development is located at the edge of the Suburban Density Exception Area in the OCP along 152 Street. The proposed lot sizes are complementary to the surrounding areas and align with existing properties within the Suburban Density Exception Area to the east, south, and southeast of the subject property.
- Previous development applications in the area created suburban lots similar in size to proposed lots on the subject property without requiring an OCP Amendment to remove the properties from the Suburban Density Exception Area. For example, Development Application No. 7915-0347-00 created thirteen (13) single family lots, ranging from 733 to 1,389 square metres in area.
- The house sizes that can be achieved under the proposed amendments will be in keeping with the house sizes that can be achieved on surrounding RH-G zoned properties, and the existing single family dwelling is proposed to be retained on the northern lot.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit rate for the number of units above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

### Zoning By-law

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)" and parking requirements.

<b>RQ Zone (Part 15C)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	10 units per hectare (gross)	9.9 units per hectare (gross)
<b>Lot Size</b>		
Lot Size:	930 square metres	963 – 1,056 square metres
Lot Width:	24 metres	24.99 – 25.75 metres
Lot Depth:	30 metres	36.18 – 41.02 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

### Setback Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum (east) rear yard principal building setback of the RQ Zone from 7.5 metres to 3.85 metres to the principal building face for proposed Lot 1, to retain the existing building on Lot 1; and
  - (b) to reduce the minimum (south) side yard principal building setback of the RQ Zone from 2.4 metres to 1.75 metres to the principal building face for proposed Lot 1, to retain the existing building on Lot 1.
- The above setback variances are necessary to retain the existing single family residential dwelling on the subject site. The applicant has provided a spatial separation report confirming that the proposed building setbacks are at a sufficient distance. Staff have reviewed the spatial separation report and find it acceptable.
- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- Building Design Guidelines was registered on title for the subject site under Development Application No. 7911-0221-00 and can remain on title unchanged. Styles recommended for the site include Neo-Heritage, Neo-Traditional, and West Coast Modern.
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd., and dated March 2, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on March 8, 2022, and Development Proposal Signs were installed on March 9, 2022. Staff received seven (7) responses from the public commenting that they do not want increased density in the neighbourhood, do not want larger out-of-character homes to be built on properties in the area, and would like to maintain the spacious half acre gross density lots in the community (*staff comments in italics*):

*The proposed subdivision is consistent with the pattern of development in the surrounding neighbourhood. Although the surrounding zoning is "One-Acre Residential (RA) Zone", "Half-Acre Residential Gross Density (RH-G) Zone" and "Comprehensive Development (CD) Zone", the surrounding lots and corresponding houses are similar in size to the proposed subdivision.*

*Staff note that within the Zoning Bylaw, the proposed "Quarter Acre Residential (RQ) Zone" regulates house sizes to a maximum floor area ratio of 0.60 for the first 560 square metres, and 0.35 for the remaining lot area in excess of 560 square metres, provided 39 square metres of the floor area is only used as a garage or carport. The surrounding RH-G and CD Zones have identical regulations in place regarding maximum floor area. As the proposed lot areas will be similar in size to the surrounding properties, the corresponding houses will also be similar in size to houses within the area.*

- A pre-notification letter was sent to the Panorama Neighbourhood Association, who did not provide a response.

**TREES**

- Rhythm Batra, 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Dogwood, Pacific	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	0	1
Douglas Fir	13	3	10
Blue Spruce	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>16</b>	<b>4</b>	<b>12</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>20</b>	
<b>Contribution to the Green City Program</b>		<b>\$1,100.00</b> <i>for removal of one (1) off-site tree</i>	

- The Arborist Assessment states that there are a total of 16 mature trees, and no Alder and Cottonwood trees, on the subject site. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 8 replacement trees on the site. The applicant is proposing 8 replacement trees, meeting City requirements.
- One (1) off-site tree is also proposed for removal. The applicant will be required to provide a Green City Contribution of \$1,100.00 for proposed off-site tree removal, representing a 2 to 1 replacement ratio for the proposed removal.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$1,100.00 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. OCP Redesignation Map
- Appendix VI. Development Variance Permit No. 7920-0062-00

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

JC/cm

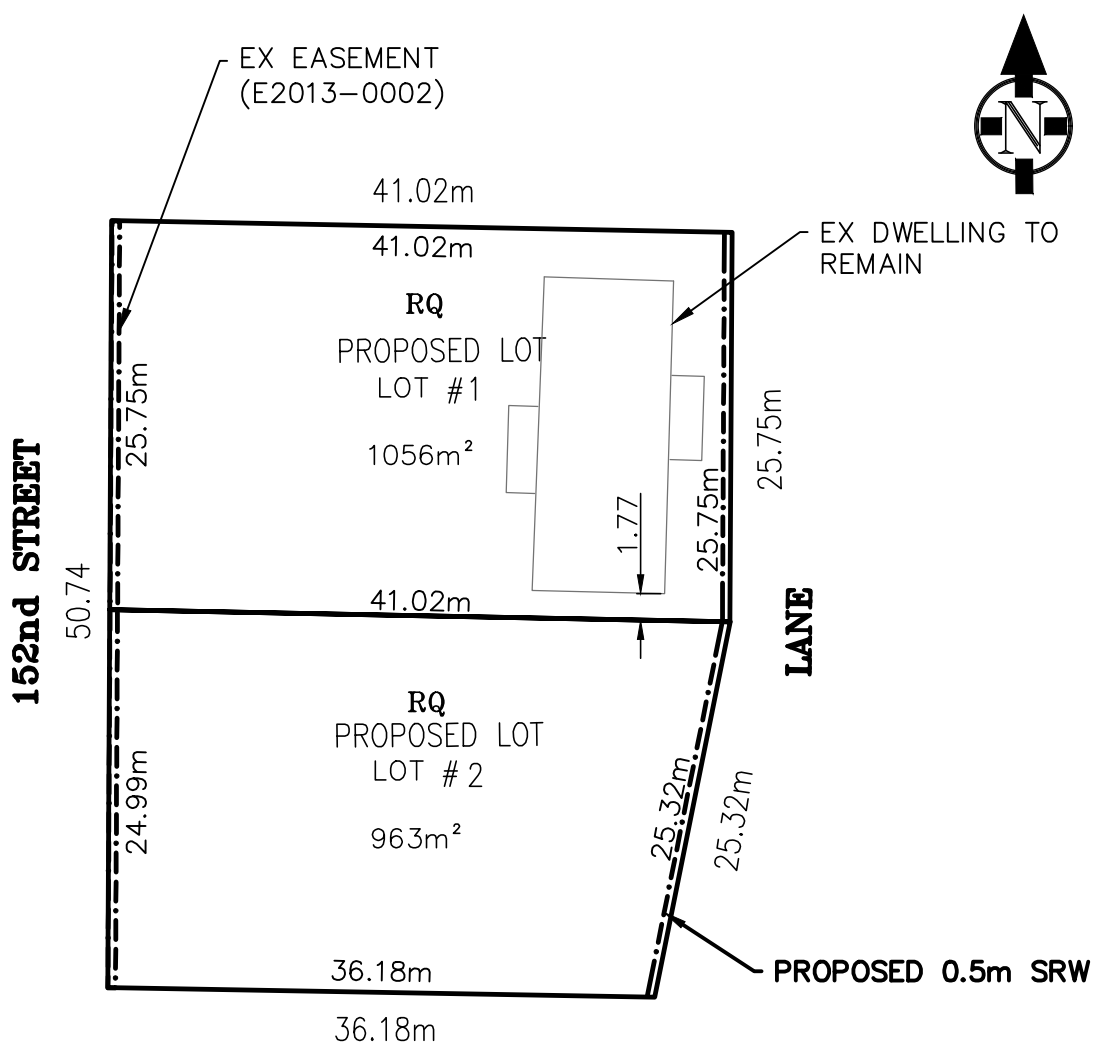
# PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE:                     RH                    

PROP. ZONE:                     RQ                    

CIVIC ADDRESS: 5872-152 STREET, SURREY, B.C.

LEGAL: LOT 1 SECTION 11 TOWNSHIP 2 PLAN EPP26804 NWD



Westridge Engineering & Consulting Ltd.

SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6

TEL: (778) 564 - 6506

info@westridgeengineering.ca

PRELIMINARY LAYOUT PLAN  
FOR PLANNING PURPOSES ONLY

WEL-2019-C1032

DATE: 16 NOV 2021

SCALE: 1:500



## INTER-OFFICE MEMO

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

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

DATE: **September 28, 2022**  
~~April 18, 2022~~ PROJECT FILE: **7820-0062-00**

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RE: **Engineering Requirements  
Location: 5872 152 Street**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment, except for the requirements listed below.

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Register 0.5m Statutory Right of Way along east side of 152 Street

***Works and Services***

- Construct the lane.
- Construct sidewalk along 152 Street.
- Construct 250mm drainage main along the lane.
- Construct 200mm sanitary main along the lane.
- Provide storm, sanitary and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Services Manager  
IJ

NOTE: Detailed Land Development Engineering Review available on file



March 17, 2022

Planning

**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.

Sullivan Elementary along with Goldstone Park, Woodward Hill and Cambridge Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. The District opened an eight-classroom addition to Sullivan Elementary in September 2021. This provided the space required to meet future space needs over the next 10 years.

June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodland and Cambridge.

Sullivan Heights Secondary is currently undergoing construction; a new 700 capacity of addition will be open in the winter of 2022.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0062 00 (Updated Mar 17, 2022)

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	0

September 2021 Enrolment/School Capacity

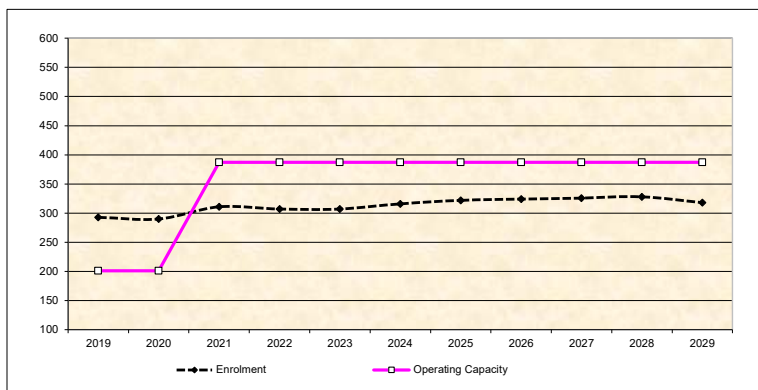
<b>Sullivan Elementary</b>	
Enrolment (K/1-7):	42 K + 269
Operating Capacity (K/1-7)	38 K + 349
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1646
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	4
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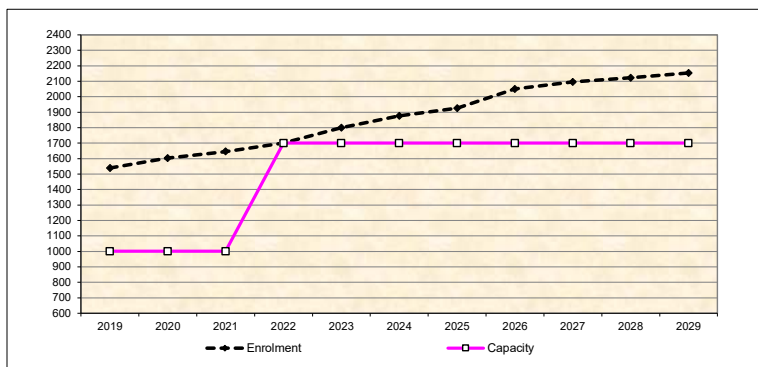
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Sullivan Elementary**



**Sullivan Heights 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.



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 20-0062-00

Address: 5872 - 152 Street, Surrey

Registered Arborist: Rhythm Batra PN-8932A & Peter Mennel PN-5611A

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)	16
<b>Protected Trees to be Removed</b>	4
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	12
<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 4 X two (2) = 8</li> </ul>	8
<b>Replacement Trees Proposed</b>	8
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	1
<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 1 X two (2) = 2</li> </ul>	2
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:

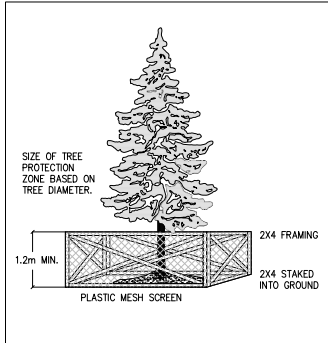
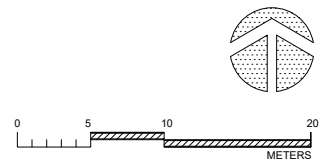
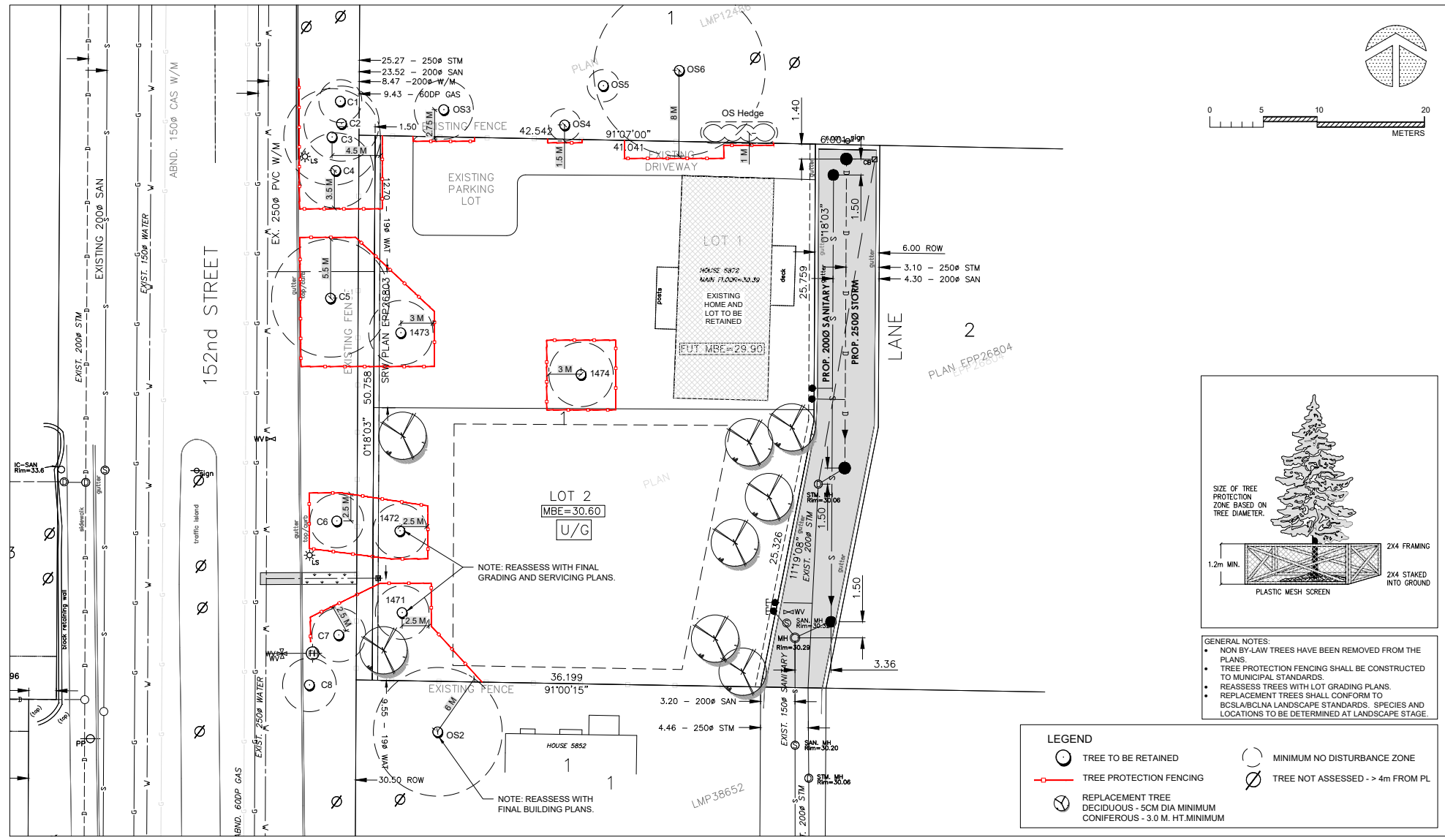
Date: February 17, 2022



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







**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC S/LA/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND	
	TREE TO BE RETAINED
	TREE NOT ASSESSED - > 4m FROM PL
	TREE PROTECTION FENCING
	REPLACEMENT TREE DECIDUOUS - 5CM DIA MINIMUM CONIFEROUS - 3.0 M. HT. MINIMUM
	MINIMUM NO DISTURBANCE ZONE

STAMP

NO.	DATE	BY	REVISION
1	NOV17/21	MK	CIVIL PLAN
2	FEB01/22	MK	CIVIL PLAN

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

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

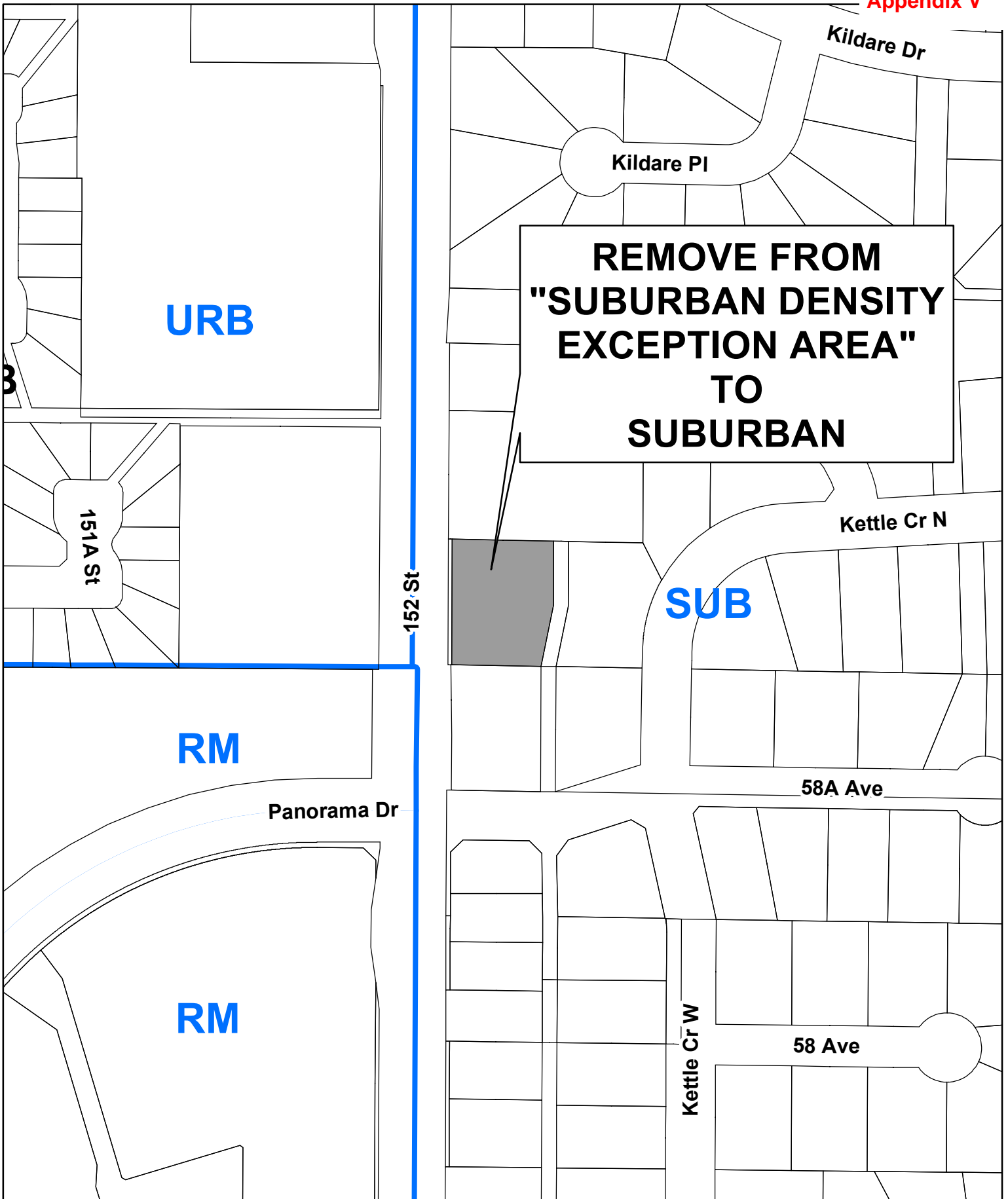
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PROJECT TITLE  
**5872 - 152 STREET**  
 SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

DRAWN  
 MK  
 SCALE  
 AS SHOWN  
 DATE  
 DECEMBER 21, 2020

**T-2**  
 SHEET 2 OF 2



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0062-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-054-711  
Lot 1 Section 11 Township 2 New Westminster District Plan EPP26804  
5872 - 152 Street

(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 titles have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

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

(a) In Section F of Part 15C "Quarter Acre Residential Zone (RQ)", the minimum (east) rear yard principal building setback is reduced from 7.5 metres to 3.85 metres to the principal building face for proposed Lot 1, to retain the existing building on proposed lot 1.

- (b) In Section F of Part 15C “Quarter Acre Residential Zone (RQ)”, the minimum (south) side yard principal building setback is reduced from 2.4 metres to 1.75 metres to the principal building face for proposed Lot 1, to retain the existing building on proposed lot 1.
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.
  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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  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 – Doug McCallum

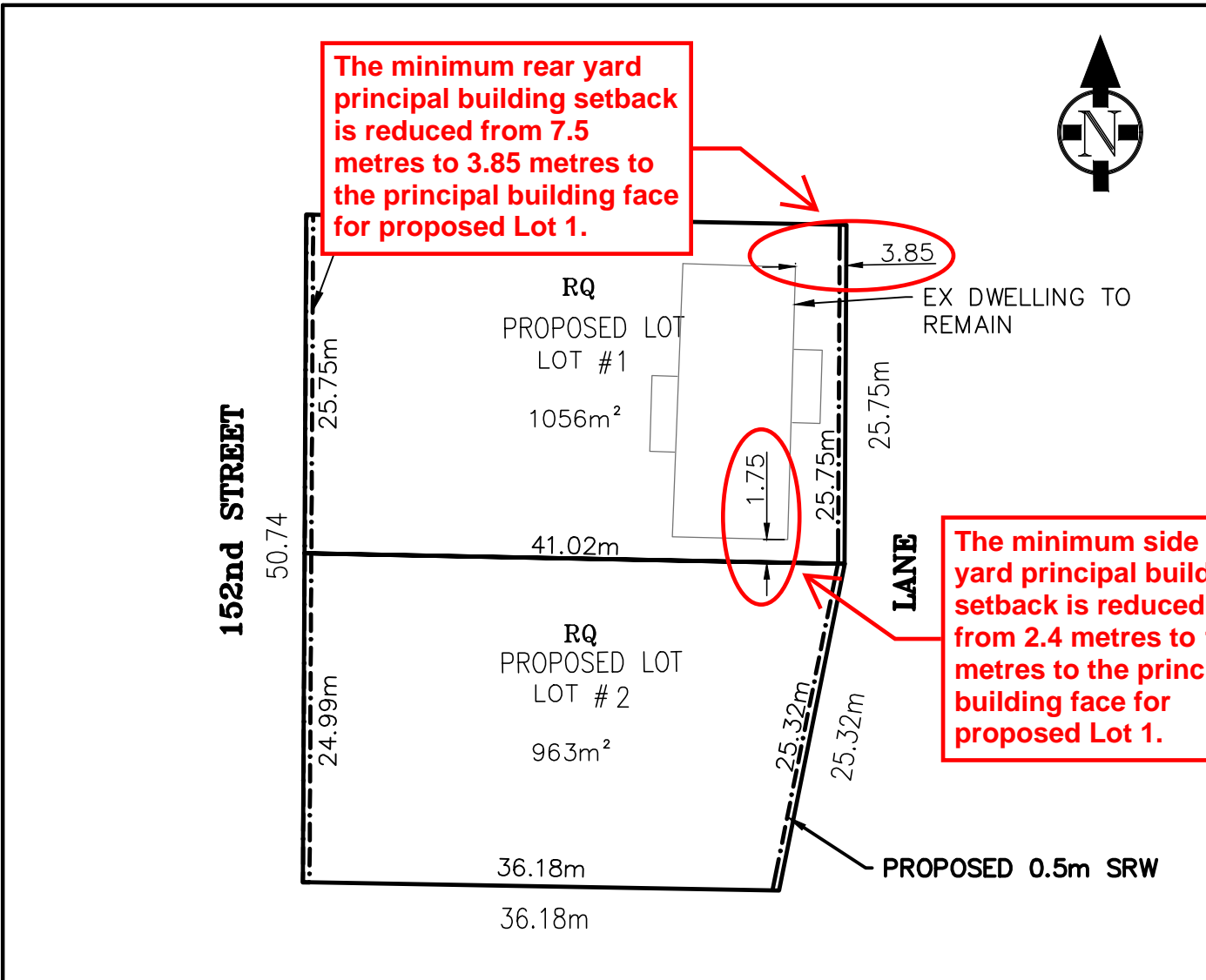
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City Clerk – Jennifer Ficocelli

# PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE:           RH            
 PROP. ZONE:           RQ          

CIVIC ADDRESS: 5872-152 STREET, SURREY, B.C.  
 LEGAL: LOT 1 SECTION 11 TOWNSHIP 2 PLAN EPP26804 NWD



The minimum rear yard principal building setback is reduced from 7.5 metres to 3.85 metres to the principal building face for proposed Lot 1.

The minimum side yard principal building setback is reduced from 2.4 metres to 1.75 metres to the principal building face for proposed Lot 1.

**DEVELOPMENT VARIANCE PERMIT REQUIRED:**  
 1. TO REDUCE THE MINIMUM (SOUTH) SIDE YARD SETBACK OF THE "QUARTER ACRE RESIDENTIAL (RQ) ZONE" FROM 2.40m TO 1.75m ON PROPOSED LOT 1  
 2. AND TO REDUCE THE MINIMUM REAR YARD SETBACK OF THE "QUARTER ACRE RESIDENTIAL (RQ) ZONE" FROM 7.50m TO 3.85m ON PROPOSED LOT 1

Westridge Engineering & Consulting Ltd.  
 SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6  
 TEL: (778) 564 - 6506  
 info@westridgeengineering.ca

PRELIMINARY LAYOUT PLAN  
 FOR PLANNING PURPOSES ONLY