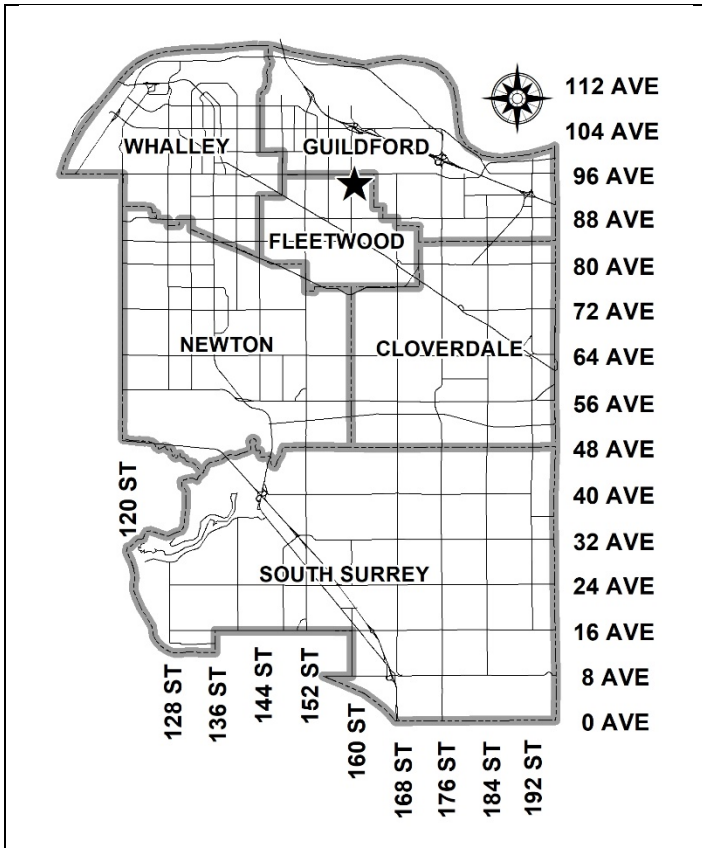


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0116-00

Planning Report Date: April 17, 2023



PROPOSAL:

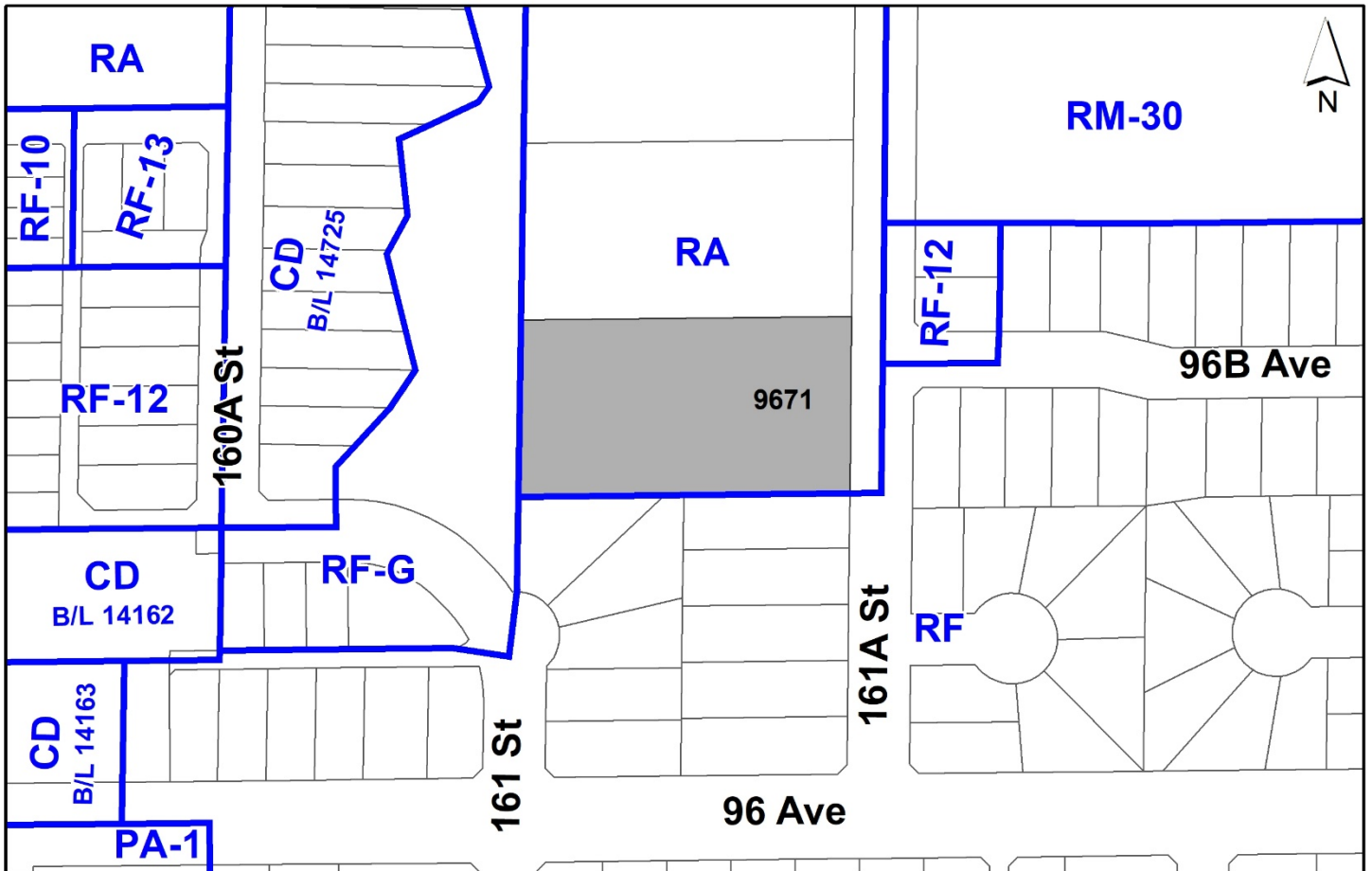
- **Rezoning** from RA to RF-13
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into four single family lots and one lot to be conveyed to the City for conservation purposes.

LOCATION: 9671 - 161A Street

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.
- Approval to draft Development Permit for Hazard Lands and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum streamside setback from a Class A (red-coded) watercourse from 30 metres to 20 metres, as measured from top-of-bank.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of Tynehead.
- The proposal partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas). The subject property is located within the streamside protection area of a Class A (red-coded) watercourse.
- The proposed streamside setback ranges from a minimum of 20 meters to a maximum of 37 metres, measured from top-of-bank, and will facilitate the construction of four new single-family dwellings on the property, and the conveyance of 0.454 hectares of riparian area (or 75% of the total site area) to the City without compensation (proposed Lot 5).
- The applicant's Qualified Environmental Professional (QEP) has submitted as Ecosystem Development Plan and Impact Mitigation Plan that indicates that the proposed subdivision and future house construction, even with the reduced streamside setback, will not negatively impact the watercourse or riparian area.
- The applicant is proposing to remove a failed retaining wall and footbridge from the riparian area, remove invasive species from the subject site and plant native species adjacent to the streamside protection area.
- The proposed setback variance is fully compliant with Riparian Area Protection Regulations (RAPR). A RAPR assessment was submitted to the Province and selected for exclusion from formal review as the QEP has indicated that the proposed development will meet the Riparian Protection Standard.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots, the proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
2. Council authorize staff to draft Development Permit No. 7922-0116-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix VI) and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7922-0116-00 (Appendix VII) to proceed to Public Notification to reduce the minimum setback distance for a Class A (red-coded) watercourse from 30 metres to 20 metres.
4. 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 Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes in and about a Class A (red-coded) watercourse;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) the applicant satisfy the requirements for a P-15 agreement;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
 - (k) 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

- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RA
North:	Single Family Residential	Urban	RA
East (Across 161 A Street):	Single Family Residential	Urban	RF, RF-12
South:	Single Family Residential	Urban	RF
West:	Greenbelt	Urban	RF-G

Context & Background

- The subject property is located on the west side of 161 A Street, north of 96 Avenue. The property is designated “Urban” in the Official Community Plan (OCP) and is zoned “One Acre Residential Zone (RA)”.
- The site is approximately 6,021 square metres, with a lot width of 57 metres and a lot depth of 106 metres.
- To the north of the subject site (9723 – 161A Street), a land development application has been received proposing rezoning from RA to RF-13 to allow subdivision into four single family lots and one lot to be conveyed to the City for conservation purposes. Development Application No. 7922-0142-00 is currently being reviewed by staff and has not yet been brought forward to Council for consideration.
- The property is encumbered by a Class A (red-coded) watercourse which runs through the centre of the site, flowing from south to north. As the subject property is within 50 metres of the stream, it is subject to a Sensitive Ecosystem Development Permit in accordance with the provisions identified in the OCP.
- It is noted that under Part 7A “Streamside Protection” of the Zoning By-law No. 12000, for new lots (created after September 12, 2016) the minimum setback from top-of-bank for a Class A (red-coded) watercourse is 30 metres.
- To the west of the subject property is a City-owned greenbelt which was conveyed to the City to preserve and protect environmentally sensitive area through Development Application No. 7997-0099-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from “One Acre Residential Zone (RA)” to “Single Family Residential 13 Zone (RF-13)”, a Development Permit for Hazard Lands and Sensitive Ecosystems, and a Development Variance Permit to reduce the streamside setback for a Class A (red-coded) watercourse, in order to permit subdivision into four single family lots and one park lot to be conveyed to the City for conservation purposes.

	Proposed
Lot Area	
Gross Site Area:	6,012 square metres
Park Lot Conveyance:	4,535 square metres
Net Site Area:	1,484 square metres
Number of Lots:	4 single family lots
Unit Density:	27 units per hectare (net)
Range of Lot Sizes	371 square metres
Range of Lot Widths	14.2 metres
Range of Lot Depths	26.2 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: **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.**

2 Elementary students at Serpentine Heights Elementary School
1 Secondary students at North Surrey Secondary School

(Appendix III)

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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2025.

Parks, Recreation & Culture:

Parks will accept the conveyance, without compensation, of 0.454 hectares of aquatic and riparian area to satisfy “maximum safeguarding” requirements of the Sensitive Ecosystem Development Permit Area guidelines. A P-15 agreement is required for restoration, monitoring and maintenance of the conveyed area.

North Surrey Community Park is the closest active park with amenities, including softball and soccer fields, and is 730 metres walking distance from the development. Tynehead Park is the closest park with natural area and is 550 metres walking distance east from the development to access the trail system.

The greenbelt to the west of the application is considered to be part of the Tynehead Regional Park Hub.

Transportation Considerations

- Vehicle access for proposed Lots 1 to 4 is from 161A Street, along the east property line.
- The proposed development is located in close proximity to transit service. A bus stop is located approximately 400 metres walking distance west of the site along 160 Street, serviced by bus route 335 with connections between the Surrey Central Skytrain Station, and Guildford and Newton Bus Exchanges.

Parkland and Natural Area Considerations

- To the west of the subject property is a City-owned greenbelt which was conveyed to the City to preserve and protect environmentally sensitive area through Development Application No. 7997-0099-00. This greenbelt is considered to be part of the Tynehead Regional Park Hub, and has high ecological value as per the City of Surrey’s Biodiversity Conversation Strategy.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

School Capacity Considerations

- The School District has advised North Surrey Secondary is operating at 126% capacity. The School District is planning an addition to North Surrey Secondary targeting to open in September 2030 to accommodate projected enrollment. This project has yet to be approved by the Ministry of Education.

POLICY & BY-LAW CONSIDERATIONS**Regional Growth Strategy**

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

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Permit gradual and sensitive residential infill within existing neighbourhoods in areas adjacent to transit corridors, support significant transit improvements, utilize existing infrastructure (A3);
 - Retain existing trees and natural features in existing neighbourhoods (A3);
 - Support infill development that is appropriate in scale and density to its neighbourhood context (A3);
 - Preserve riparian area and watercourses in their natural state and link them with upland areas to develop a connected network of natural areas throughout Surrey (D1);
 - Work towards protecting existing natural urban forest and natural vegetative coverage to maximize Surrey’s tree canopy (D1);
 - Encourage ecological restoration of riparian and/or significant natural areas to improve stream health, to support biodiversity and to improve ecological health of the GIN (D1).

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)", streamside setbacks and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	27 units per hectare
Lot Size		
Lot Size:	For Type II: 336 square metres	371 square metres
Lot Width:	13.4 metres	14.2 metres
Lot Depth:	24 metres	26.2 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres	20 metres to 37 metres*

*Variance requested

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance for a Class A (red-coded) watercourse from 30 metres to 20 metres.
- The proposed variance only applies to the eastern side of the Class A (red-coded) watercourse. No variance to the 30 metres streamside setback is being proposed on the western side of the watercourse.
- It is noted that under Part 7A of Zoning By-law No. 12000 for lots that existing prior to September 12, 2016, where zoning allows for single family dwelling and duplex uses, the streamside setback from top-of-bank for a Class A (red-coded) watercourse is 15 metres. As such, a single family dwelling could currently be constructed on the subject site with a 15 metre setback from top of bank.
- Due to the natural curve of the watercourse the proposed streamside setback is a minimum of 20 metres close to the south property line but increases to 37 metres as it moves northwards through the site.
- In support of the proposed variance, the project Qualified Environmental Professional (QEP) prepared a Riparian Area Protection Regulation (RAPR) report which calculated the streamside protection and enhancement area (SPEA) as 15 metres from top of bank. The proposed setbacks do not encroach into the RAPR required setbacks.
- The project QEP also prepared an Ecosystem Development Plan (EDP) and Impact Mitigation Plan (IMP) for the proposal which were peer reviewed by Chris Macmillan, R. P. Bio. of Sartori Environmental Inc.. Comments provided by the peer reviewer will be addressed in a finalized report.
- In support of the requested variance, the applicant is proposing to convey approximately 75% of the site (0.454 ha) to the City for conservation purposes (without compensation). The applicant is also proposing to remove a failed concrete retaining wall and damaged footbridge from the streamside area, as well as remove invasive species from the subject site and restore the area with native trees and shrubs.
- Staff support the requested variance.

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site includes Neo-Traditional, Neo-Heritage, Rural-Heritage, West Coast Modern and West Coast Contemporary.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated March 31, 2023, has been reviewed by staff and found to be generally acceptable. The

applicant does 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 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

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 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 29, 2023, and were resent on April 3, 2023, to address a mapping error with the letter. The Development Proposal Signs were installed on March 28, 2023. Staff received the following responses from residents (*staff comments in italics*):
 - One resident expressed support for the proposed streamside setback variance.
 - One resident expressed opposition to the proposed streamside setback variance.

(Due to the natural curve of the watercourse, the proposed streamside setback will range from 20 metres to 37 metres.

In support of the proposed variance, the Project QEP prepared an Ecosystem Development Plan (EDP) and Impact Mitigation Plan (IMP) which indicate that the proposed subdivision and future house construction, even with the reduced streamside setback, will not negatively impact the watercourse or riparian area. The reports were peer reviewed by an independent QEP.

Also in support of the proposed variance, the applicant is proposing to convey approximately 75% of the site to the City for conservation purposes, without compensation.)

- One resident expressed concern with the proposal.

(City staff confirmed:

- *Development Application No. 7922-0116-00 includes a Development Permit for Sensitive Ecosystems (Streamside & Green Infrastructure) and for Hazard Lands (Steep Slopes).*
- *A Qualified Environmental Professional has determined the streamside setback requirements measured from the surveyed top of bank for Townline Creek.*
- *The project QEP conducted a site visit of the property as part of their assessment process. This informed development of the EDP.*
- *A part of the Hazard Land DP requirements, a Geotechnical Report has been prepared by a Professional Geotechnical Engineer for the proposal. The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including an 8 metre geotechnical setback from top of bank. The report has been peer reviewed and found to be generally acceptable.)*

- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association provided general comments and questions on the proposed development.

(City staff confirmed:

- *The development application includes a variance to the City of Surrey streamside setback requirements, and that an EDP and IMP were provided by the applicant in support of the requested variance;*
- *No variances are being sought to the minimum lot standards for subdivision under the RF-13 Zone;*
- *A P-15 agreement will be required for restoration, monitoring and maintenance of the conveyed aquatic and riparian areas;*
- *WSA Approval is required, as a condition of Final Adoption, in order remove a failed concrete wall and partially collapsed footbridge from the riparian area.)*

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows south to north. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law. Instead, the applicant is proposing a minimum 20 metres setback at its closest point in order to facilitate subdivision into four single family lots. The proposed variance only applies to the eastern side of the watercourse.

- A Riparian Area Protection Regulation (RAPR) report and an Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd., calculated the streamside protection and enhancement area (SPEA) as 15 metres from top of bank. The RAPR report was submitted to the Province and selected for exclusion from formal review as the QEP has indicated that the proposed development will meet the Riparian Protection Standard.
- The EDP was peer reviewed by Chris Macmillan, *R.P. Bio.*, of Santori Environmental Inc. The Peer Reviewer found that the setback requirements of Part 7A of the Zoning Bylaw No. 12000 were determined accurately, and the RAPR Setback met the overall intent of the regulation.
- The recommendations of the reports were review by staff and found to be generally acceptable, with some modification to content and format of the report required. The finalized report and recommendations will be incorporated into the Development Permit prior to final issuance of the Development Permit.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Hub located to the west of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a portion of the Tynehead BCS management area west of the subject site as having High ecological value.
- The BCS further identifies the western portion of the subject site as having a Very High and Moderate High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories.
- The development proposal conserves 1,484 square meters of the subject site through Riparian Conveyance which is 75 % of the total gross area of subject site. This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. was reviewed by staff, and peer reviewed by Chris Macmillan, *R.P. Bio.*, of Santori Environmental Inc., and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The topography of the site is relatively flat for the eastern third, with the watercourse and bank slopes occupying the western two-thirds. Within the western portion, the bank slopes an average gradient of 55%, with slopes up to 65% observed in one location. The bank is approximately 4 to 5 metres high, and gradually drops from south to north.
- A geotechnical report, prepared by Tegbir Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and dated November 28, 2022, was peer reviewed by Qian Jiang, *P. Eng.*, of Tetron Engineering Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including an 8 metre geotechnical setback from top of bank, no changes to grades, dumping or construction within the setback area without consulting with an Arborist and Geotechnical Engineer, and roof water leaders from future dwellings to be connected to the municipal storm system.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple & Big Lead Maple	2	1	1
Cherry	2	2	0
Crabapple	2	1	1
Coniferous Trees			
Deodar Cedar	5	0	5
Douglas Fir	11	2	9
Hemlock	1	0	1
Pine	7	7	0
Monkey Puzzle Tree	1	1	0
Norway Spruce	1	1	0
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	33	15	18
Additional Estimated Trees in the proposed Riparian Area	30	0	30
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		26	
Contribution to the Green City Program		\$12,100	

- The Arborist Assessment states that there are a total of 33 mature trees on the site, with no Alder and Cottonwood trees. It was determined that 18 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.
- Table 1 includes an additional estimated 30 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.

- 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 30 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 22 replacement trees will require a cash-in-lieu payment of \$12,100, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 161 A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with a contribution of \$12,100 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.	Building Design Guidelines Summary
Appendix VI.	Streamside Protection Area Map
Appendix VII.	Development Variance Permit No. 7922-0116-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SR/ar

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

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

DATE: **April 06, 2023** PROJECT FILE: **7822-0116-00**

RE: **Engineering Requirements
Location: 9671 161A St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m SRW along 161A Street.

Works and Services

- Construct west side of 161A Street.
- Construct sanitary, water, drainage service connections to each lot.
- Construct driveway letdowns to each lot.
- Register legal documents, as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

Engineering has no comments to the Development Permit of Hazard Lands and Sensitive Ecosystems other than those listed above.



Jeff Pang, P.Eng.
Development Services Manager
JC

Department: **Planning and Demographics**
Date: **March 21, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **22 0116 00**

The proposed development of **4** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	4
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Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	1
Total Students =	3

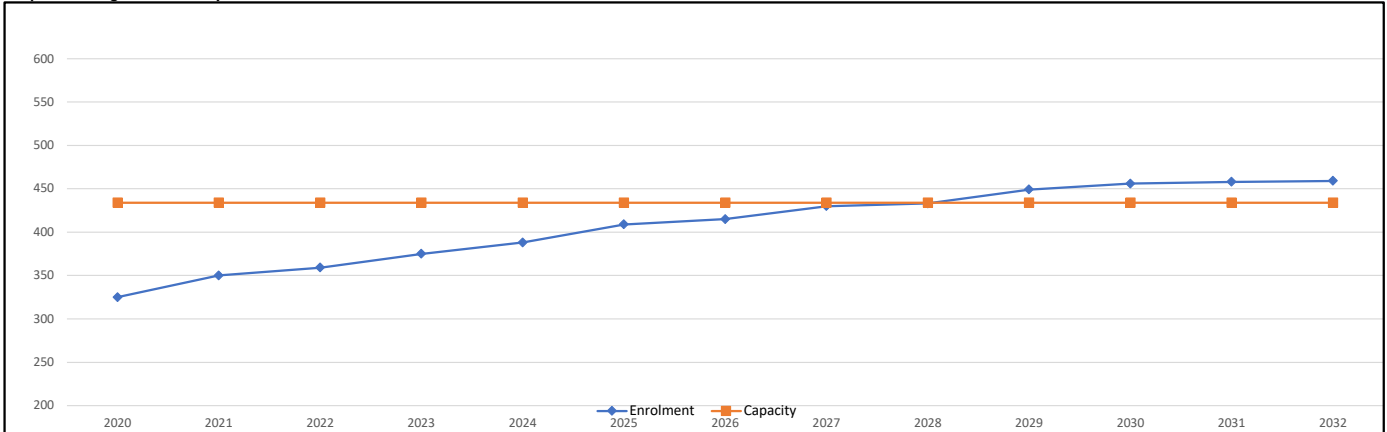
Current Enrolment and Capacities:	
Serpentine Heights Elementary	
Enrolment	359
Operating Capacity	434
# of Portables	0
North Surrey Secondary	
Enrolment	1478
Operating Capacity	1175
# of Portables	8

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.

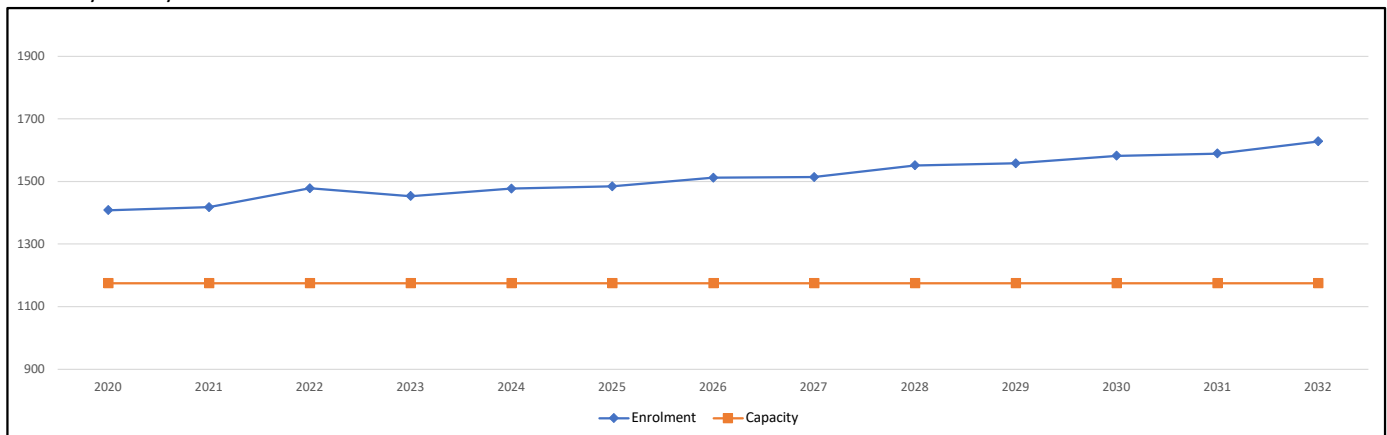
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. This school will serve the future Anniedale/Tynehead community, until the west side of NCP new residential housing can support a new school in the local area. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

North Surrey Secondary is currently operating at 126%. Over the next 10 years, enrolment is projected to grow by approximately 130 students. As part of the District's 2023/24 Five Year Capital Plan submission, there is a request 525 capacity addition targeted to open September 2030. This project has yet to be approved by the Ministry.

Serpentine Heights Elementary



North Surrey Secondary



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.

Tree Preservation Summary

Surrey Project No:

Address: 9671 161A Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio- PR-5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	33	Protected Trees Identified	1
Protected Trees to be Removed	15	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	18	Protected Trees to be Retained	
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) X one (1) =	30	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
15 All other species to be removed (2:1) X two (2) = 30		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	8	Replacement Trees Proposed	-
Replacement Trees in Deficit	22	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	30		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

February 22, 2023

Date

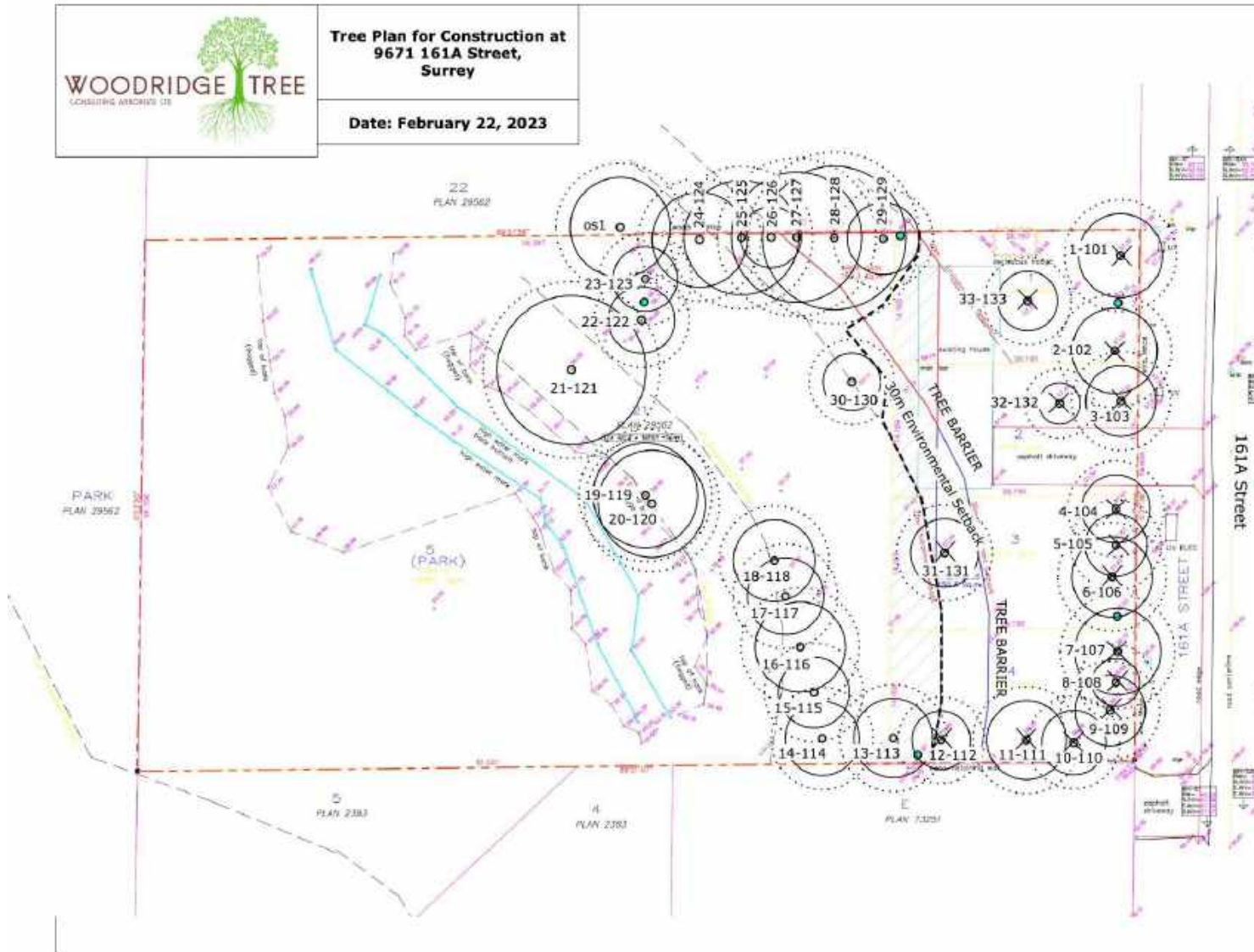


**Tree Plan for Construction at
9671 161A Street,
Surrey**

Date: February 22, 2023

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1-101	Pine	69	4.14
2-102	Pine	70	4.20
3-103	Pine	58	3.48
4-104	Pine	56	3.36
5-105	Cherry Tree	51	3.06
6-106	Pine	66	3.96
7-107	Pine	71	4.26
8-108	Cherry Tree	39	2.34
9-109	Pine	58	3.48
10-110	Norway Spruce	53	3.18
11-111	Douglas Fir	65	3.90
12-112	Douglas Fir	48	2.88
13-113	Douglas Fir	65	3.90
14-114	Douglas Fir	61	3.66
15-115	Douglas Fir	58	3.48
16-116	Douglas Fir	74	4.44
17-117	Douglas Fir	63	3.78
18-118	Douglas Fir	67	4.02
19-119	Western Red Cedar	86	5.16
20-120	Hemlock	88	5.28
21-121	Big Leaf Maple	122	7.32
22-122	Douglas Fir	55	3.30
23-123	Douglas Fir	53	3.18
24-124	Douglas Fir	78	4.68
25-125	Deodar Cedar	94	5.64
26-126	Deodar Cedar	50	3.00
27-127	Deodar Cedar	107	6.42
28-128	Deodar Cedar	118	7.08
29-129	Deodar Cedar	59	3.54
30-130	Crabapple	47	2.82
31-131	Maple	56	3.36
32-132	Monkey Puzzle	34	2.04
33-133	Crabapple	49	2.94
os1	Red Alder	82	4.92



Legend

↑ N

--- dripline

x = remove tree

--- tree barrier

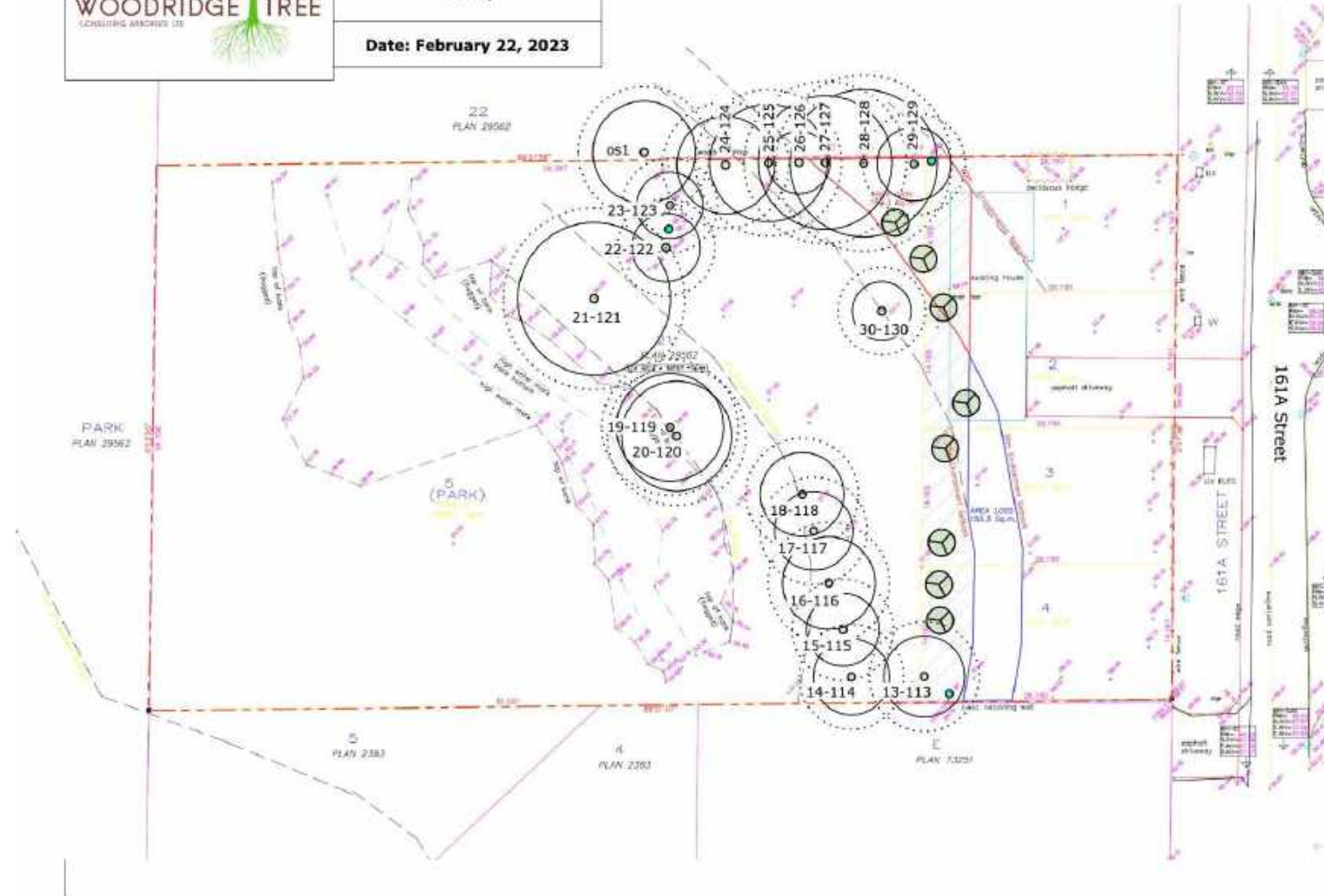
1m 1:400 10m



**Replacement Trees for
9671 161A Street,
Surrey**

Date: February 22, 2023

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
1-101	Pine	69	4.14
2-102	Pine	70	4.20
3-103	Pine	58	3.48
4-104	Pine	56	3.36
5-105	Cherry Tree	51	3.06
6-106	Pine	66	3.96
7-107	Pine	71	4.26
8-108	Cherry Tree	39	2.34
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23-123	Douglas Fir	53	3.18
24-124	Deodar Cedar	78	4.68
25-125	Deodar Cedar	94	5.64
26-126	Deodar Cedar	50	3.00
27-127	Deodar Cedar	107	6.42
28-128	Deodar Cedar	118	7.08
29-129	Deodar Cedar	59	3.54
30-130	Crabapple	47	2.82
31-131	Maple	56	3.36
32-132	Monkey Puzzle	34	2.04
33-133	Crabapple	49	2.94
os1	Red Alder	82	4.92



Legend

○ drip line
 x = remove tree
 [---] tree barrier

1m 1:400 10m

BUILDING GUIDELINES SUMMARY

V1.r2

Surrey Project no.: 22-0116 (1332166 BC LTD.)
Property Location: 9671 – 161A Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD
 Apex Design Group Inc.
 #201- 8484 -128 Street, Surrey, BC V3W 4G3
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form 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 site is an urban area built out in the 1950's - 1990's and newer homes constructed in 2010. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Of all the existing homes 33% have mid-massing characteristics with 80.00% of the homes having a one storey front entry and the remainder being one and one half front entry.

Roof pitch varies from economical low pitch of 3/12 to a medium pitch of 6/12 common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Stucco and Cedar. Brick or Stone for an accent material. Accent trims are not evident on most of the existing homes.

Landscaping is of a moderate planting standard with 80.00% of the homes having Asphalt and Exposed aggregate driveways.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

The immediate neighborhood surrounding the subject site consists of older homes built in the 1950's - 1990's with newer homes constructed in the 2010's. Most of the homes in the study area are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing

standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types:

“Two-Storey”	60.00%
“Basement /Cathedral Entry”	20.00%
“Rancher (Bungalow)”	20.00%
“Split Levels”	0.00%

**Dwelling Sizes:
(Floor Area/Volume)**

Size range: 26.0% under 2000 sq.ft excl. garage
13.00% 2001 - 2500 sq.ft excl. garage
61.00% over 2501 sq.ft excl. garage

**Exterior Treatment
/Materials:**

Vinyl: 60.00% Stucco: 27.00% Cedar: 13.00% Hardi: 0%
Brick or stone accent on 67.00% of all homes

Roof Pitch/Materials:

Asphalt Shingles: 100.0%	Cedar Shingles: 0.00%
Concrete Tiles: 0.00%	Tar & Gravel: 0.00%
73.00% of homes have a roof pitch of 3:12 and	
27.00% have a roof pitch of 6:12	

Window/Door Details: 100.00% of all homes have rectangular windows

Streetscape: A variety of simple "Rancher" and "Two Story", 30-70 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Vinyl, Stucco and Cedar.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).		
Dwelling Sizes:	Two-Storey or Split Levels -		2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry -		2000 sq.ft. minimum
	Rancher or Bungalow -		1400 sq.ft. minimum

(Exclusive of garage or in-ground basement)

- Exterior Treatment /Materials:** No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" and "West Coast Contemporary" will be compatible with the existing study area homes.
- Exterior Materials /Colours:** Stucco, Vinyl, Cedar, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 3:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile or asphalt shingles in a shake profile. Grey, brown or Black tone only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

April 10, 2023
Date

Legend:

- Property Boundary
- Top of Bank (TOB)
- 30m SPA
- Subdivision Plan
- High Water Mark
- Existing Structures
- Existing Driveway
- Proposed Restoration Area
- Additional Planting Area
- Permanent Fence and East SPA (20-36.7m)

- Notes:**
1. The 30m SPA, in agreement with the City of Surrey, will be varied down to a minimum of 20m, and varied with an increase to 36.7m.
 2. This is to accommodate the curvature of the watercourse on the property, and to allow for standardized lot sizes
 3. The total area in the setback is 1,841.11m²
 4. The City of Surrey has requested the entire area be remediated with restoration planting

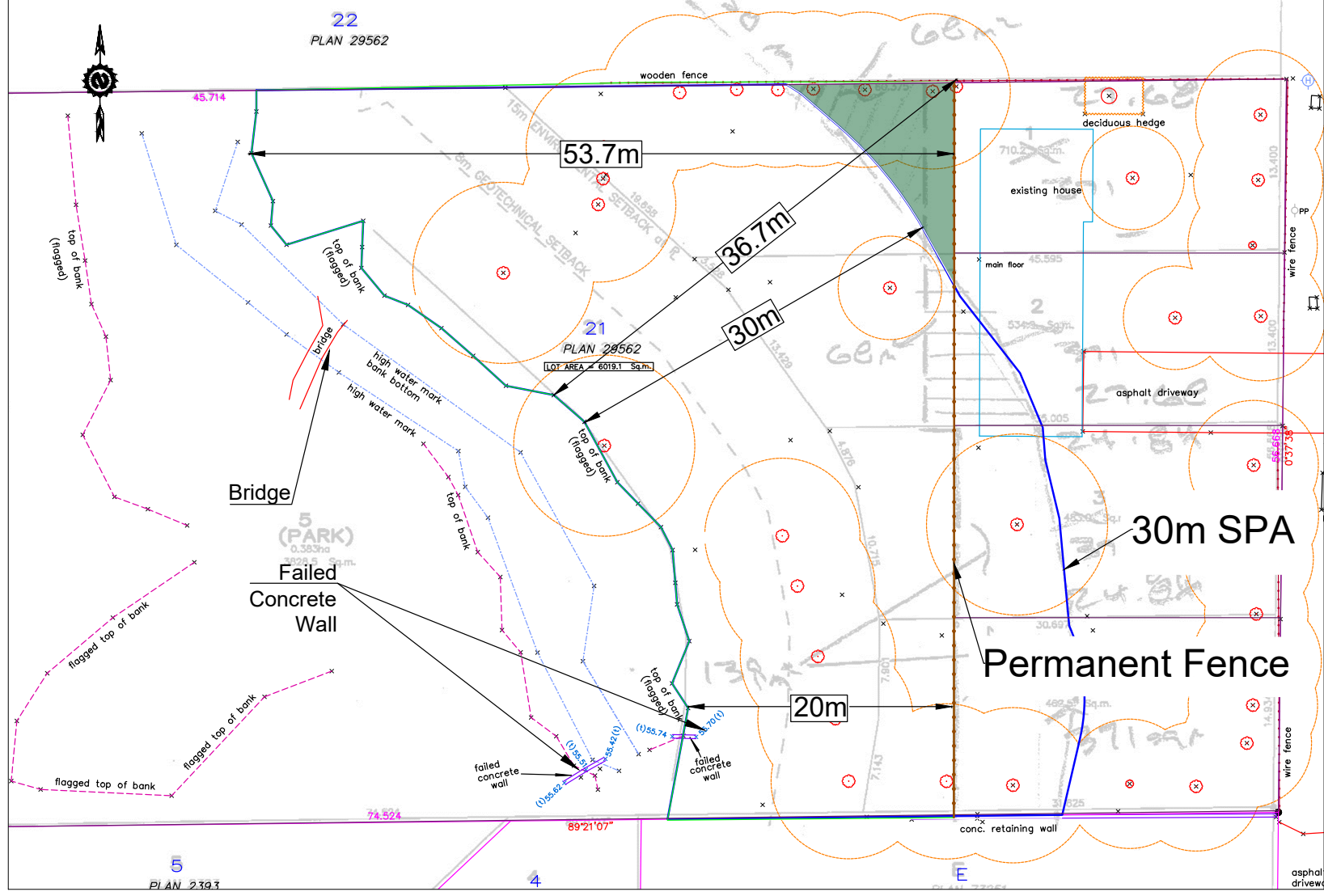


Figure 7: Streamside Setback Plan

9671 161A Street, Surrey

MarLim Ecological Consulting Ltd.

Phone: 604-531-4338 Website: www.marlimecological.com Email: mail@marlimecological.com

Project #: 422.21.01

Date: March 2023

Page: 7



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0116-00

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: 007-978-138

Lot 21 Section 35 Block 5 North Range 1 West New Westminster District Plan 29562
9671 - 161A 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 title(s) has/have been issued, as follows:

Parcel Identifier:

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

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

(a) In Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank of a Class A stream is reduced from 30 metres to 20 metres.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

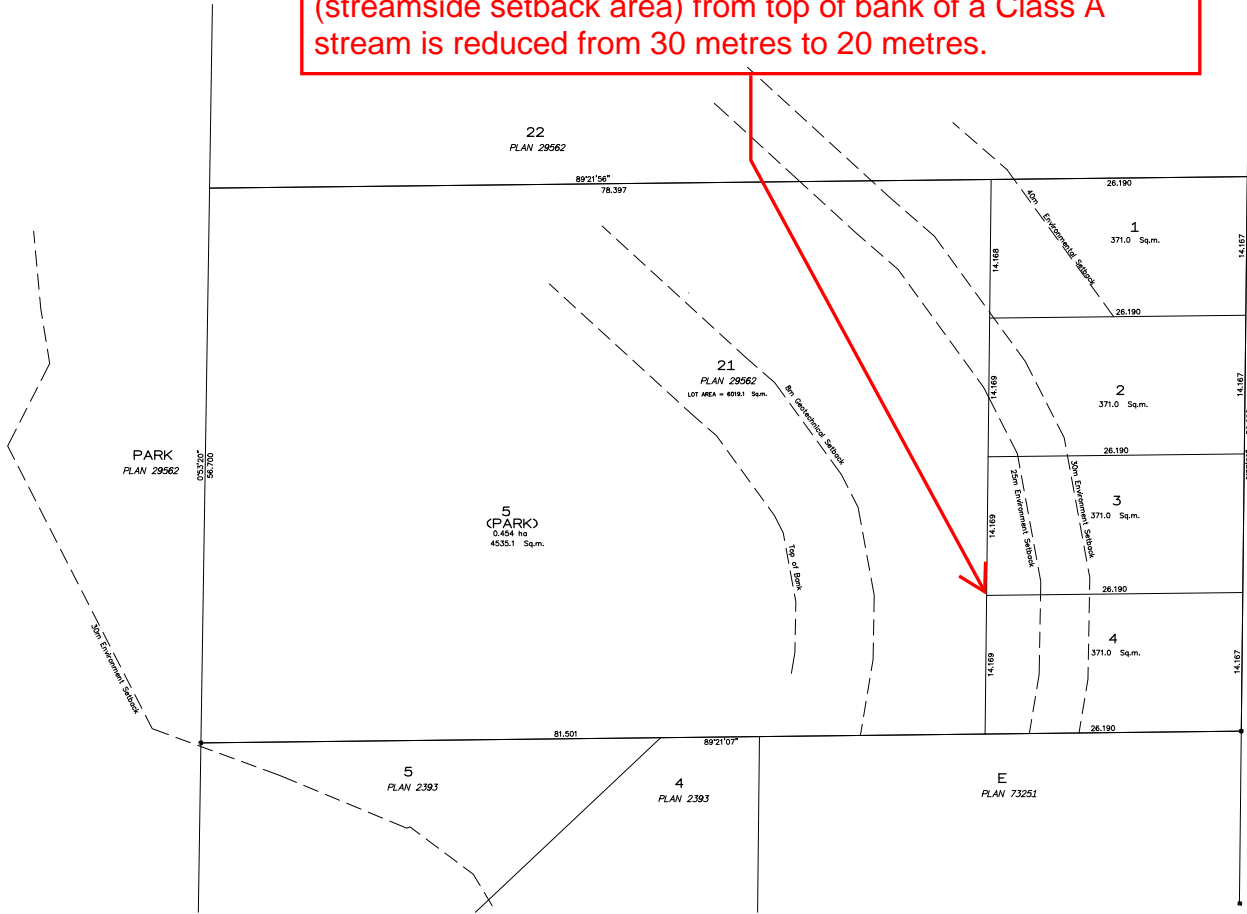
PROPOSED TOPOGRAPHIC SITE PLAN WITH SUBDIVISION LAYOUT OF
 LOT 21 SECTION 35 BLOCK 5 NORTH RANGE 1 WEST
 NEW WESTMINSTER DISTRICT PLAN 29562

Schedule A

DATE ADDRESS
 8871 161A Street, Surrey
 P.U.D. 007-978-138

- LEGEND
- o DENOTES STANDARD IRON POST FOUND
 - o DENOTES FIRE HYDRANT
 - o DENOTES CATCH BASIN - TOP ENTRY
 - o DENOTES CATCH BASIN - ROUND
 - o DENOTES UTILITY POLE
 - o DENOTES UTILITY POLE WITH TRANSFORMER
 - o DENOTES UTILITY POLE WITH LIGHT
 - o DENOTES STREET LIGHT - DAWT
 - o DENOTES UTILITY VAULT
 - o DENOTES SUIV WIRE
 - o DENOTES SANITARY MANHOLE
 - o DENOTES STORM MANHOLE
 - o DENOTES TREE AND CANOPY EXTENT
 - x DENOTES GROUND ELEVATION
 - x DENOTES TOP OF RETAINING WALL ELEVATION

Development Application No. 7922-0116-00: In Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank of a Class A stream is reduced from 30 metres to 20 metres.



SCALE 1 : 250
 2.5 0 5 10
 ALL DISTANCES ARE IN METRES

Lot dimensions are derived from Field SURVEY
 This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
 DATED THIS 22TH DAY OF MARCH, 2023

By: Phil BOLS

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www.elevateandsurveying.com

frmy@elevationandsurveying.com



FILE: 21-1616-P02-R5
 604-385-5571