

INTER-OFFICE MEMO

**Regular Council-Land Use
Item B.43 7922-0211-00
Monday October 3, 2022
Supplemental Information**

TO: City Clerk, Legislative Services Division

**FROM: Acting Manager, Planning & Development – South Division
Planning & Development Department**

DATE: October 3, 2022 FILE: 7922-0211-00

**RE: Agenda Item B.43, October 3, 2022, Regular Council – Land Use
Development Application No. 7922-0211-00
Replacement Pages for the Planning Report**

Development Application No. 7922-0211-00 is on the agenda for consideration by Council at the October 3rd, 2022 Regular Council – Land Use Meeting under Item B.43.

After finalizing the Planning Report for the October 3rd, 2022, Regular Council – Land Use Agenda, it was determined that the off-site tree retention was listed incorrectly in the Tree Preservation Summary. The Tree Preservation Summary and Tree Plan have been updated to reflect the correct number and location of off-site trees. No changes were required to be made to the body of the Planning Report.

Appendix IV of the Planning Report has been updated to reflect this change.

The replacement page for the Planning Report detailing is attached to this memorandum.



Shawn Low
Acting Manager
Area Planning & Development –South Division

Attachment - 7922-0211-00– Appendix IV Replacement Pages

c.c. - City Manager
City Clerk

Tree Preservation Summary

Surrey Project No: 22-0221

Address: 16559 & 16581 28 Avenue, 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 *	134 (13 dead)	Protected Trees Identified	20
Protected Trees to be Removed	125,13(dead)	Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9	Protected Trees to be Retained	14
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) (66-13dead) 53 X one (1) = 53	161	- Alder & Cottonwoods to be removed (1:1) 2 X one (1) = 2	10
- All other species to be removed (2:1) 54 X two (2) = 108		- All other species to be removed (2:1) 4 X two (2) = 8	
Replacement Trees Proposed	32	Replacement Trees Proposed	0
Replacement Trees in Deficit	129	Replacement Trees in Deficit	10
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	n/a		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

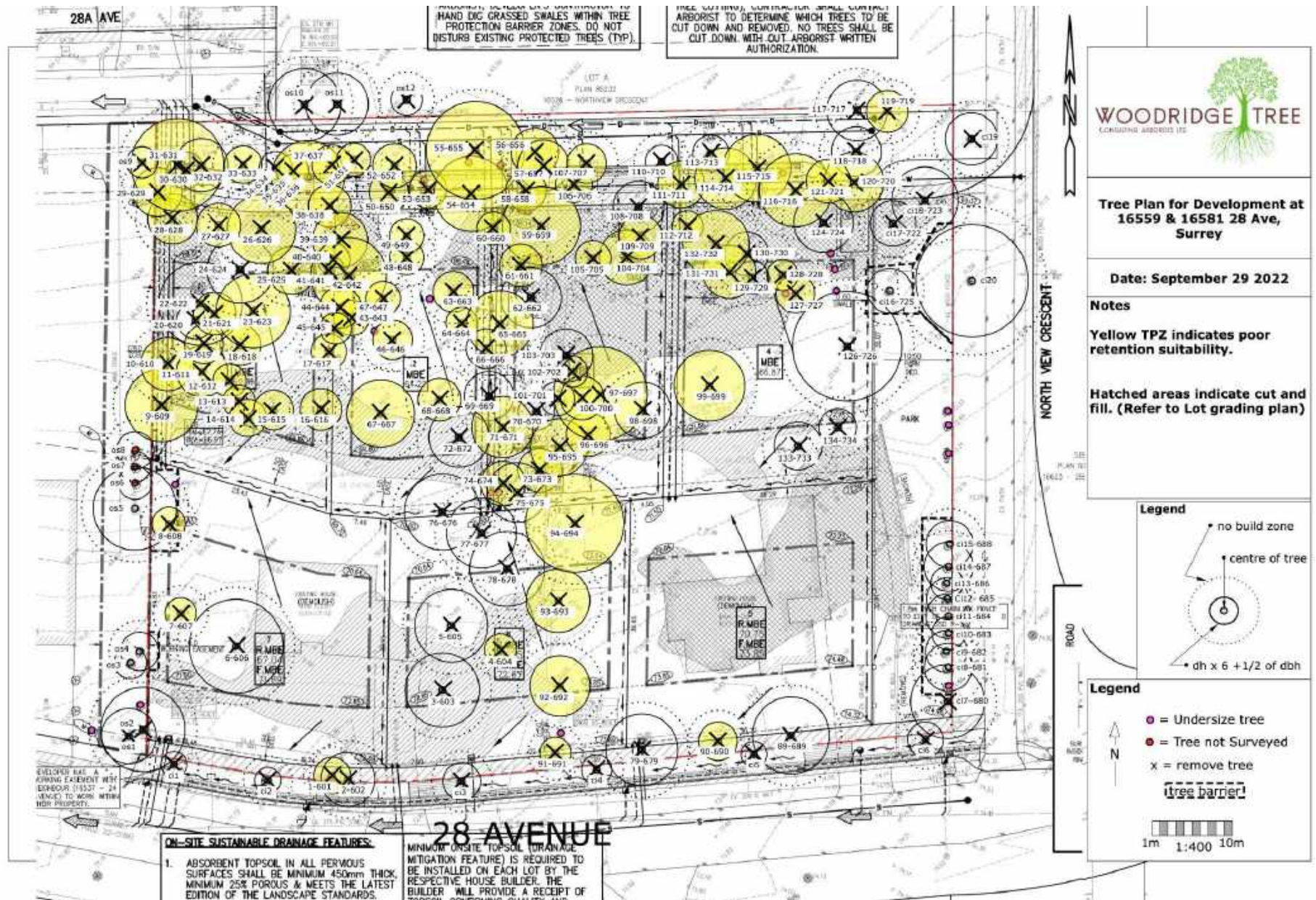
Summary, report and plan prepared and submitted by:

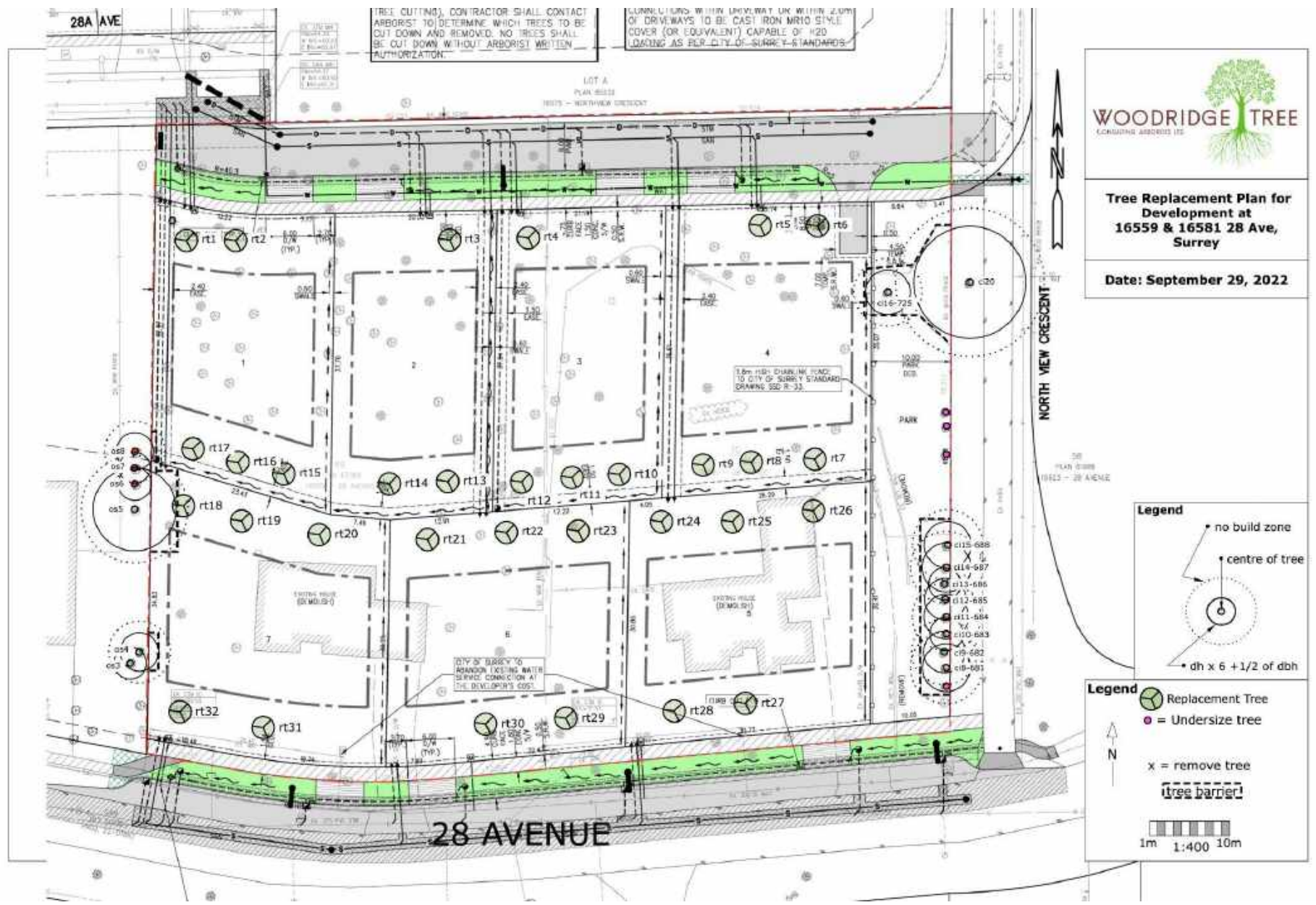


(Signature of Arborist)

September 29, 2022

Date

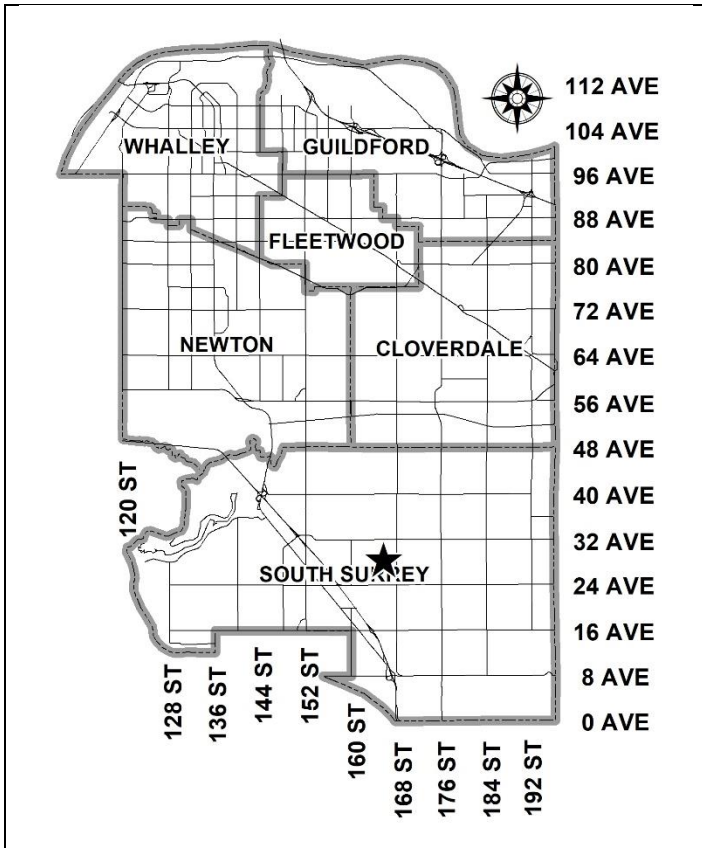




City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0211-00

Planning Report Date: October 3, 2022



PROPOSAL:

- **NCP Amendment** from Existing One Acre & Half Acre Lots to Single Detached (3-4 u.p.a.)
- **Rezoning** from RA to RQ
- **Rezoning** to Amend Schedule G, Section E, Map 11 North Grandview Heights to include the subject site within Area B
- **Development Permit**

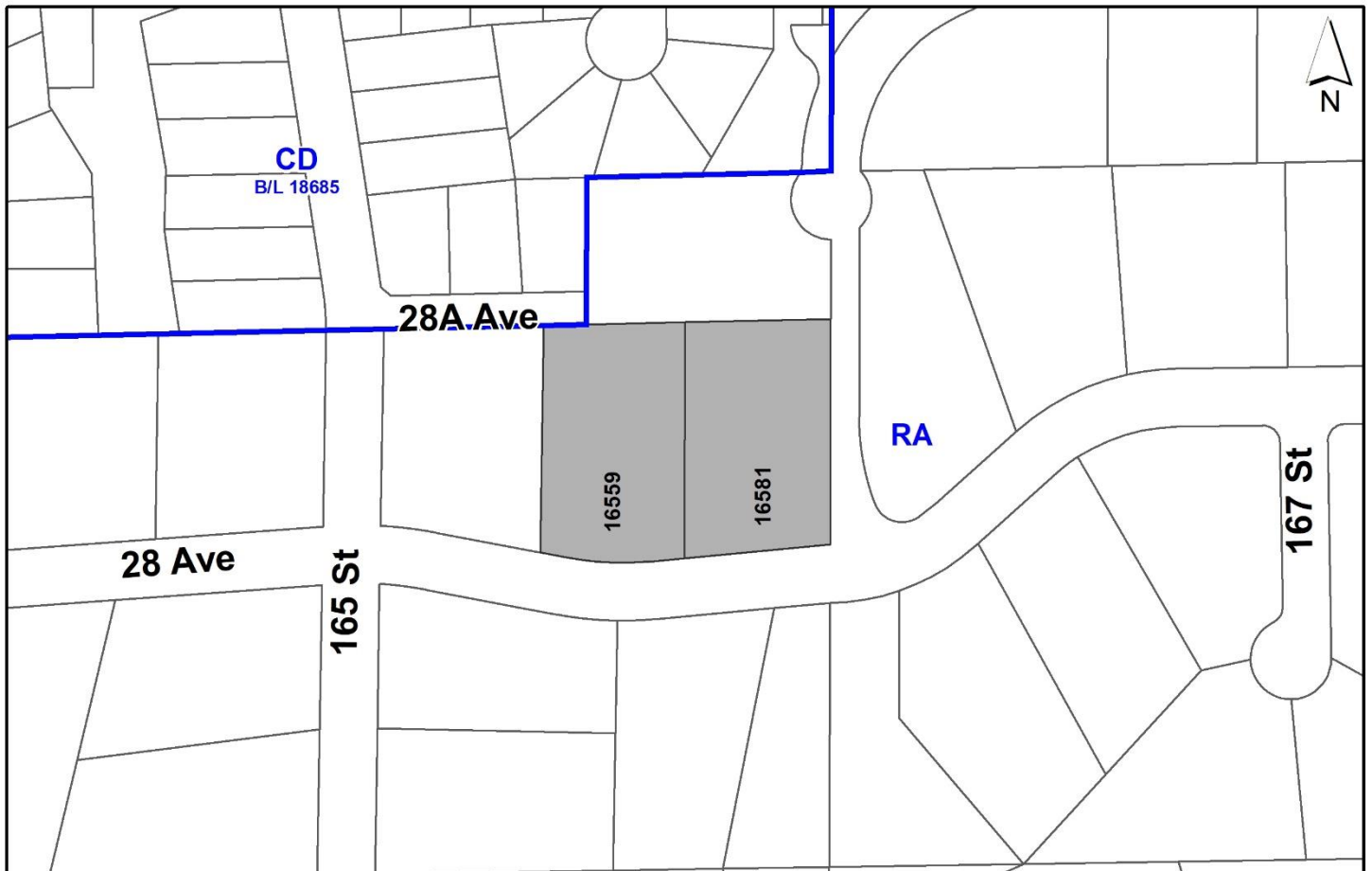
to permit subdivision into seven (7) single family lots.

LOCATION: 16559 - 28 Avenue
 16581 - 28 Avenue

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Existing One Acre & Half Acre Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

By-law Introduction and set a date for Public Hearing for an amendment to Schedule G of Zoning By-law No. 12000 (Map 11, North Grandview Heights), to identify the properties at 16559-28 Avenue and 16581-28 Avenue within Area B to ensure that the relevant Community Amenity Contributions for densifying areas under the North Grandview Heights Secondary Area plan are identified.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from Existing One Acre & Half Acre Lots to Single Detached (3-4 u.p.a.).

RATIONALE OF RECOMMENDATION

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from Existing One Acre & Half Acre Lots to Single Detached (3-4 u.p.a.).
- The subject proposal complies with the "Suburban" designation of the Official Community Plan (OCP).
- The proposed lots comply with density requirements of the "Quarter Acre Residential Zone (RQ)".
- The proposed density and lot sizes are in keeping with the neighbourhood context and recently approved development applications in the area.
- The seven (7) lot subdivision proposal will result in parkland dedicated along the east side of the site and will contribute to the Green Infrastructure Network. A cash-in-lieu contribution to the City for the remaining unencumbered parkland subdivision dedication is required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. A By-law be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the properties 16559-28 Avenue and 16581-28 Avenue within Area B and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) conveyance of Biodiversity Conservation Strategy (BCS) Corridor to the City;
 - (g) 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;
 - (h) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (j) the applicant address the cash-in-lieu for open space associated with the proposed gross density type lots.
4. Council pass a resolution to redesignate the subject sites from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots	RA
North:	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots	RA
East (Across GIN Corridor):	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots	RA
South (Across 28 Avenue):	Single Family Residential	Rural / Rural under Grandview Heights General Land Use Plan	RA
West:	Single Family Residential	Suburban / Existing One Acre & Half Acre Lots <i>(Development Application No. 7922-0186-00 proposes an NCP Amendment to Single Detached (3-4 u.p.a.))</i>	RA <i>(Development Application 7922-0186-00 to rezone to RQ has received 3rd reading)</i>

Context & Background

- The subject property is located north of 28 Avenue and east of 165 Street in South Surrey. The site is designated "Suburban" in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".
- The site is approximately 8,101 metres in area, 99.6 metres wide, and 78.3 metres deep.
- To the west of the subject site across 165 street, Development Application No. 7921-0100-00 (16445-16463 28 Avenue) was granted Third Reading of the associated Rezoning By-law at the Regular Council – Public Hearing meeting on November 22, 2021, for rezoning from RA to RQ to permit subdivision into four (4) single family lots. At this meeting, Council supported an NCP Amendment from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)". A similar application, Development Application No. 7922-0186-00 (16537 28 Avenue) is under review by Planning and Development directly west of the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to subdivide the subject site from one (1) into seven (7) suburban single-family lots.
- The proposed density and lot size is in keeping with other recently approved development applications in the area and meets the intent of the proposed "Single Detached (3-4 u.p.a.)" NCP designation and "Quarter Acre Residential Zone (RQ)".
- The proposed lots conform to the minimum subdivision requirements of the RQ Zone, and the proposed density and lot area are consistent with the established development pattern in the neighbourhood.
- The applicant is proposing three (3) lots under 930 square metres in area, which requires 15% unencumbered parkland subdivision dedication under the RQ Zone. The remaining 4 lots require a 5% unencumbered parkland subdivision dedication or cash-in-lieu for subdivisions with 3 or more new lots under the Local Government Act (LGA).

	Proposed
Lot Area	
Gross Site Area:	8,101 square metres
Road Dedication:	1,332 square metres
Park Dedication Area:	652 square metres
Net Site Area:	6769 square metres
Number of Lots:	7
Unit Density:	8.6 units per hectare (Gross) 11.5 units per hectare (Net)
Range of Lot Sizes	30.9 metres – 37.7 metres
Range of Lot Widths	20.3 metres – 30.7 metres
Range of Lot Depths	775 square metres – 980 square metres

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Pacific Heights Secondary School
1 Secondary students at Grandview Heights 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.

Parks, Recreation & Culture:

Parks has accepted the proposed dedication and cash-in-lieu proposed for the development. Parks will work with the applicant to maximize tree retention within the park through detailed design.

The closest active park is Orchard Grove Park and is 850 metres away. The closest natural area is 115A Greenbelt and is 30 metres away.

Transportation Considerations

- The applicant is providing an 11.0 metre wide road dedication to the north of the subject site along 28A Avenue, and 1.9 metre road dedication to the south of the site along 28 Avenue.
- Sidewalks are proposed along 28A Avenue and 28 Avenue, which will improve pedestrian safety in the area.
- The proposed development is located in walking distance to transit service. A bus stop is located approximately 1 kilometer west of the site along 160 Street, serviced by bus route 354 with connections between White Rock South and Bridgeport Station, and bus route 363 with connections between Southpoint and Peace Arch Hospital.

Parkland and/or Natural Area Considerations

- For subdivisions with 3 or more lots, 5% parkland dedication or cash-in-lieu is a legislative requirement under the LGA. Additionally, The RQ zone allows applicants to have undersized lots with a minimum area of 775 square metres, provided a 15% parkland dedication is provided for these lots. Cash-in-lieu is not permitted for the 15 % parkland dedication requirement under the RQ zone.

- The parkland requirements for this development will require 712.35 square metres of parkland, or a cash-in-lieu equivalent for the portion that is permitted to be contributed through cash-in-lieu. As the 15% parkland requirement for undersized lots must be provided through land dedication, a minimum of 461.16 square metres of parkland must be provided as dedication. As the applicant is proposing that 652 square metres of parkland be dedicated as parkland within the City's Green Infrastructure Network, this 461.16 square metre requirement will be met. The remaining 251.19 square metre parkland requirement can be provided through either parkland dedication or a cash-in-lieu contribution. 191.19 square metres will be provided through parkland dedication, with the remaining 60.0 square metres to be provided through a cash-in-lieu contribution.
- The parkland requirements for this subdivision will result in 652.35 square metres to be dedicated through parkland, and 60 square metres to be provided through cash-in-lieu.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban" designation in the Official Community Plan (OCP).

Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located in an existing residential neighbourhood that has experienced gradual densification in recent years. Additionally, the proposed lot dimensions are compatible with recent infill development projects along 28 Avenue, including Development Application No. 7917-0310-00, which received Final Adoption from Council, and Development Application No. 7921-0100-00, which received Conditional Approval from Council.)

- A3.3 – Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

(The proposal includes local road dedications along 28A Avenue and 28 Avenue, and sidewalk construction adjacent to the site, which will improve neighbourhood connectivity and walkability.)

- D1.5 – Facilitate wildlife movement and habitat protection by conserving and enhancing and promoting wildlife corridors through parks and by connecting hubs, open spaces and riparian areas.

(The proposal will expand the Green Infrastructure Network, widening the existing connection between the 115A- Greenbelt and 115K – Greenbelt by 10 metres, improving the corridors functionality.)

Secondary Plans

Land Use Designation

- The subject site is designated as "Existing One Acre & Half Acre Lots" in the North Grandview Heights Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The subject lands are located in the North Grandview Heights NCP, which was approved by Council on January 11, 1999. The NCP included approximately 845 acres of land on the northern slope of Grandview Heights. The plan was based on a traditional one acre and half acre subdivision model.
- In 2004, with an increasing demand for different housing types and with the development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large areas within the North Grandview Heights NCP area. On September 8, 2005, Council approved the recommendations in Corporate Report Co13 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the original NCP. The subject site is one of the properties excluded from the amendment; therefore, the subject site's "Existing One Acre & Half Acre Lots" land use designation was maintained.
- Since 2005, re-development has begun to extend into the neighbourhood triggering several OCP and NCP amendments. Recent applications include Development Application No. 7915-0183-00 to the north, and 7917-0310-00, 7921-0100-00, 7922-0186-00 to the west, which have introduced smaller suburban single family lots in the area. To meet present day development and market conditions, it is appropriate to re-evaluate the NCP land use designation for the subject site.
- To ensure that the site is subject to Secondary Plan and Infill Area Contribution rates for density increases, an amendment to Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, is required to identify the property at 16537 - 28 Avenue within Area B.
- The proposed density and lot sizes are in keeping with other recently approved development applications in the area and meets the intent of the "Single Detached (3-4 u.p.a.)" NCP designation and "Quarter Acre Residential Zone (RQ)".
- The proposed subdivision will designate 652 square metres to the Green Infrastructure Network and provide significant road dedication.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)".

RQ Zone (Part Park 15C)	Permitted and/or Required	Proposed
Unit Density:	10 units per hectare (Gross)	8.6 units per hectare (Gross)
Lot Size		
Lot Size:	930 square metres (775 square metres with 15% parkland dedication)	775 square metres – 980 square metres
Lot Width:	24 metres (20 metres with 15% parkland dedication)	20.3 metres – 30.7 metres
Lot Depth:	30 metres	30.9 metres – 37.7 metres

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh, B.T.Arch, AScT, of Simplex Consultants Ltd. 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.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated September 13, 2022, 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 \$2,000 new unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee is for \$20,000 per unit for single family lots.

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 July 25, 2022, and the Development Proposal Signs were installed on July 21, 2022. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

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) Corridor located on the eastern portion of the property. The proposed 10 metre dedication will complement the existing 10 metre wide section of the GIN, resulting in a 20 metre corridor between 28 Avenue and 28A Avenue. 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 Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters.

- The development proposal conserves/enhances 652 square meters of the subject site through Parkland Dedication which is 8% of the total gross area of subject site. This method of GIN retention/enhancement 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 Remi Masson, *R.P. Bio.*, of Redcedar Environmental Consulting Inc. and dated August 18, 2022, was reviewed by staff 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.

TREES

- Adrian Szabunio, 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
Alder and Cottonwood Trees			
Alder	66 (13 dead)	66, (13 dead)	0
Cottonwood	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Vine Maple	2	2	0
Cherry	6	6	0
Big Leaf Maple	4	4	0
Apple	1	1	0
Plum	1	1	0
Golden Chain Tree	1	1	0
Coniferous Trees			
Douglas Fir	28	27	1
Western Red Cedar	16	8	8
Deodar Cedar	3	3	0
Smaragd	1	1	0
Total (excluding Alder and Cottonwood Trees)	63	54	9
Additional Trees in the proposed Green Infrastructure Network Corridor	12	3	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees*		41	

Contribution to the Green City Program*	\$70,950
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- The Arborist Assessment states that there are a total of 63 mature trees on the site, excluding Alder and Cottonwood trees. 71 existing trees, approximately 53% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 9 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 12 protected trees that are located within the Green Infrastructure Network Corridor. The trees within the Green Infrastructure Network Corridor will be retained, except where removal is required due to hazardous conditions or regrading requirements. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 161 replacement trees on the site. Since only 32 replacement trees can be accommodated on the site, the deficit of 129 replacement trees will require a cash-in-lieu payment of \$70,950 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The applicant is proposing to remove a City tree that is within the existing GIN corridor to the east of the site. Prior to final approval, the applicant will work with the City staff to explore retention of this tree.
- In addition to the replacement trees, boulevard street trees will be planted on 28 Avenue and 28A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site with a contribution of \$70,950 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

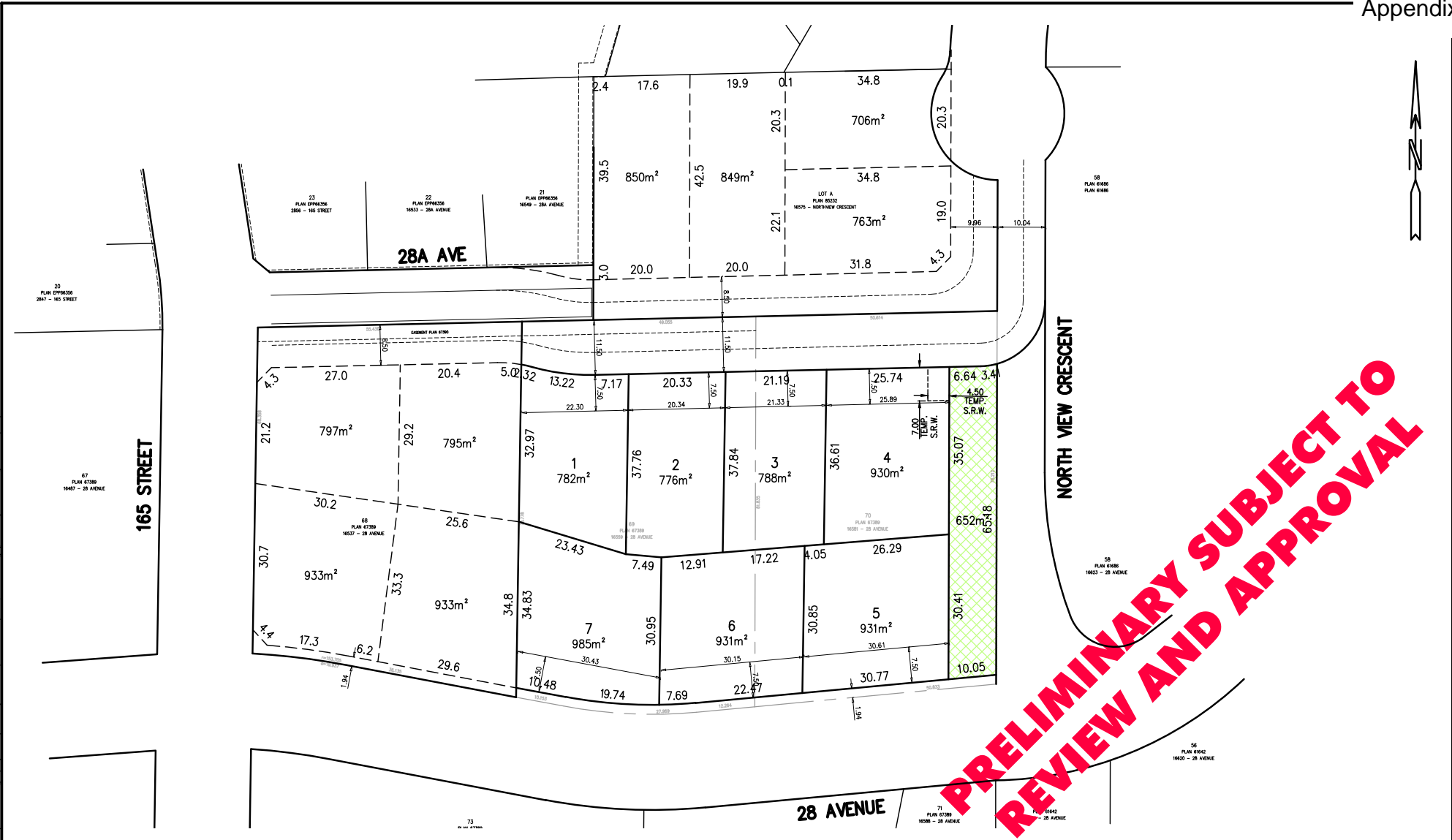
Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V	NCP Plan
Appendix VI	Amendment of Map 11, North Grandview Heights of Schedule G, Section E

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SDC/cm

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PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 16559 & 16581 28 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	22045	DATE:	SEP 2022	LEGAL:	
			SCALE:	1:750	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: September 27, 2022 **PROJECT FILE: 7822-0211-00**

**RE: Engineering Requirements
Location: 16559 28 Ave**

NCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 28 Avenue, including 3 m x 3 m corner cut at 28 Avenue/165 Street.
- Dedicate 11.5 m on 28A Avenue, including 3 m x 3 m corner cut at 28A Ave and 165 Street.
- Register 0.5 m SRW along 28 Avenue, 28A Avenue and 165 Street property lines.

Works and Services

- Construct new detention pond or provide on-site detention/retention features with the condition that there will be no net increase in post-development flows to April Creek.
- Financial contribution for the new detention pond proposed by 7915-0336-00 and auxiliary trunks and storm sewers will be required.
- Confirm downstream storm drainage system capacity; upgrade the system as required.
- Construct storm drainage mains to service the proposed lots and fronting roads.
- Construct new, metered water service connections.
- Construct sanitary sewers to service the proposed lots.
- Pay Water, Sanitary, Storm and Road Latecomers charges relative to projects 15-0183-00
- 100% cash payment of Drainage DCC relative to the new pond (project 7915-0336-00).
- Pay Latecomer, DCC Frontender Agreement, and/or Development Work Agreement charges that might be applicable at the time of the issuance of the Servicing Agreement.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK

NOTE: Detailed Land Development Engineering Review available on file



August 26, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0211 00

SUMMARY

The proposed 7 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	4
Secondary Students:	1

September 2021 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 298
Operating Capacity (K/1-7)	76 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	8
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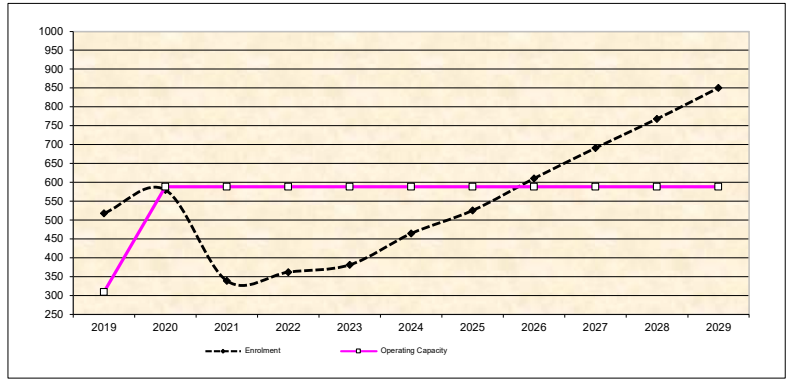
Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

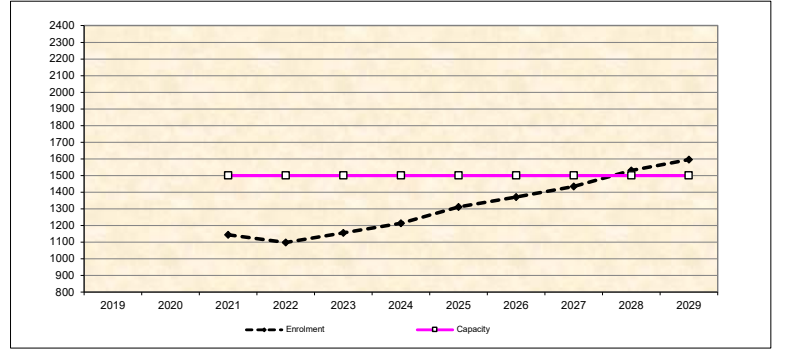
In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary; then in January 2021, the new Edgewood Elementary opened to provide more enrolment relief in the Grandview Heights community. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong.

Grandview Heights Secondary opened September 2021; to provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

Pacific Heights Elementary



Grandview 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.

Tree Preservation Summary

Surrey Project No: 22-0221

Address: 16559 & 16581 28 Avenue, 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 *	134 (13 dead)	Protected Trees Identified	20
Protected Trees to be Removed	125,13(dead)	Protected Trees to be Removed	14
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9	Protected Trees to be Retained	6
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) (66-13dead) 53 X one (1) = 53	161	- Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3	25
- All other species to be removed (2:1) 54 X two (2) = 108		- All other species to be removed (2:1) 11 X two (2) = 22	
Replacement Trees Proposed	32	Replacement Trees Proposed	0
Replacement Trees in Deficit	129	Replacement Trees in Deficit	25
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	n/a		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

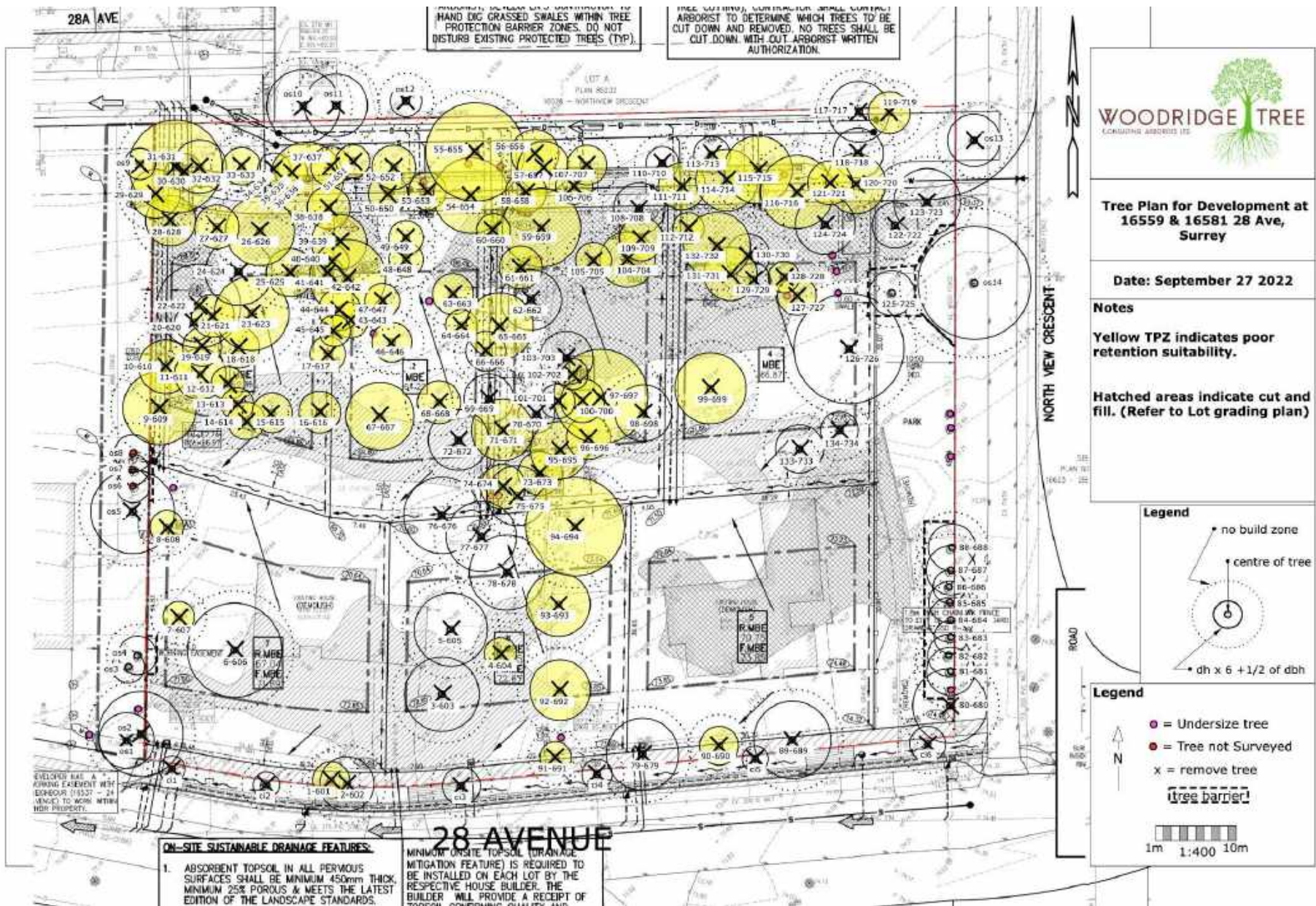
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

September 27, 2022

Date

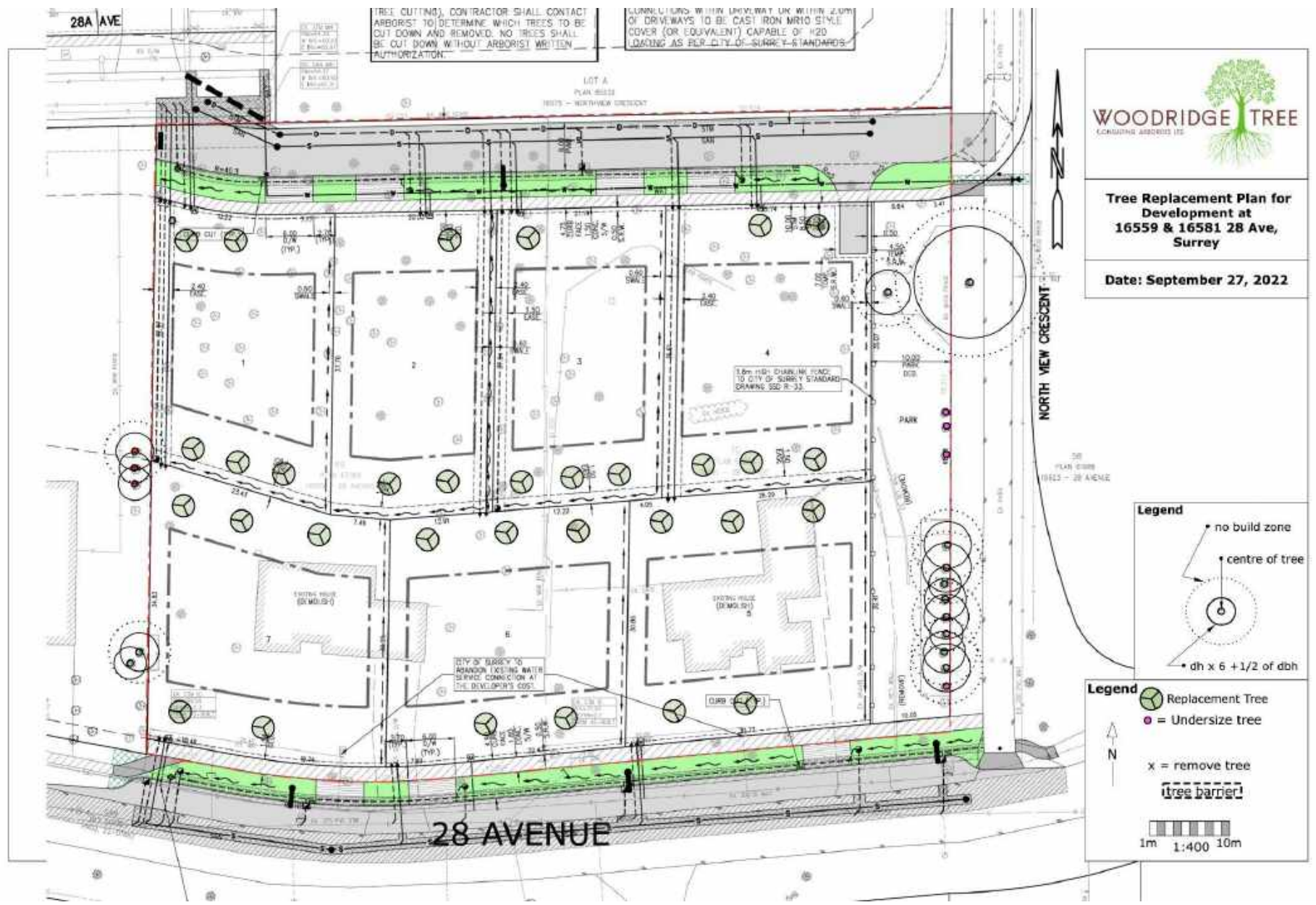


**Tree Plan for Development at
16559 & 16581 28 Ave,
Surrey**

Date: September 27 2022

Notes
Yellow TPZ indicates poor retention suitability.

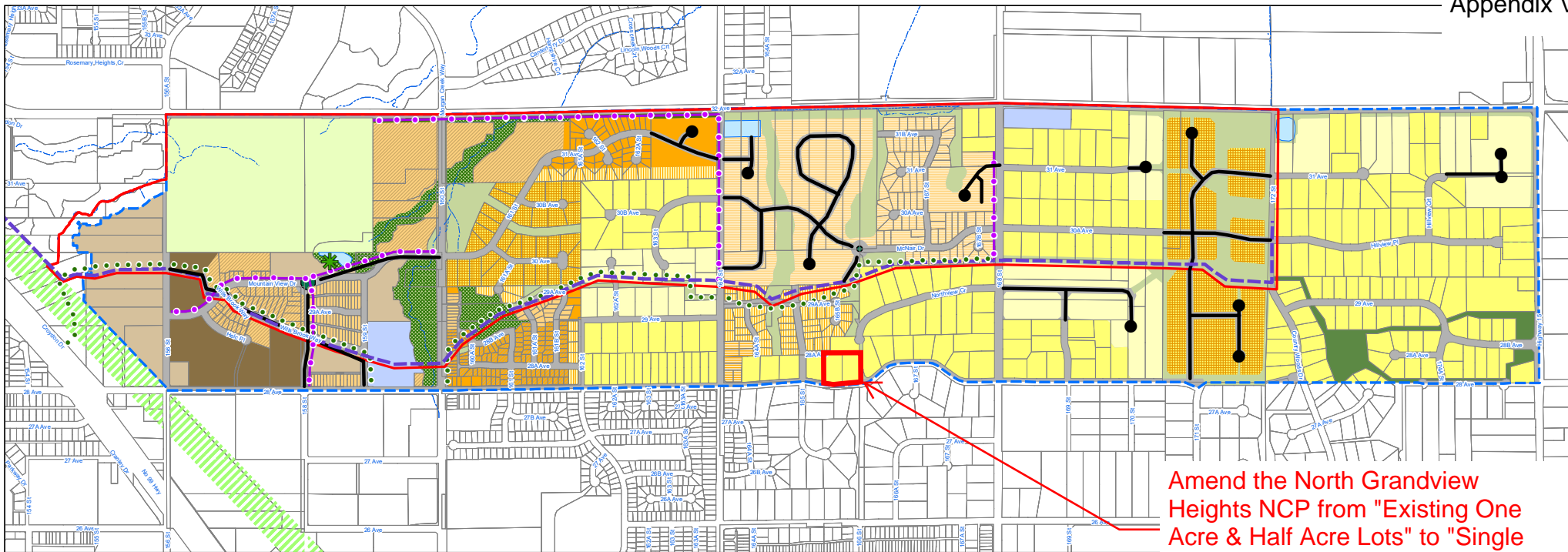
Hatched areas indicate cut and fill. (Refer to Lot grading plan)



WOODRIDGE TREE
CONSULTING ARBORISTS LTD

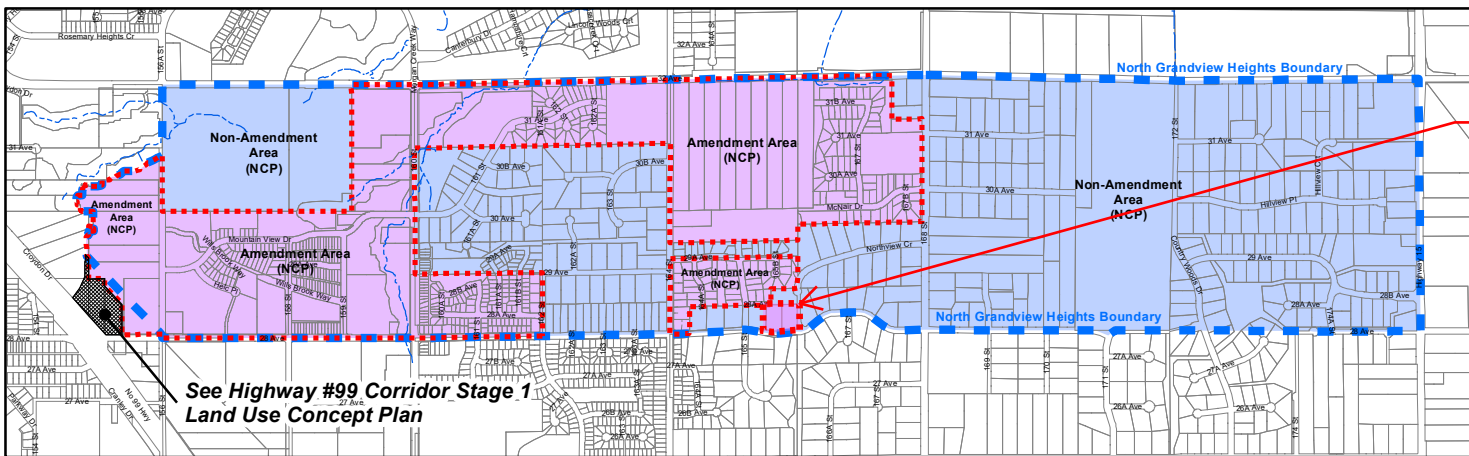
Tree Replacement Plan for Development at 16559 & 16581 28 Ave, Surrey

Date: September 27, 2022



Amend the North Grandview Heights NCP from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)".

Amend the North Grandview Heights NCP to include the property in the "Amendment Area".



Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCP applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

- Proposed One Acre Residential (RA)
- Proposed One Acre Residential Gross Density (RA-G)
- Single Detached (2 u.p.a.)
- Single Detached (3-4 u.p.a.)
- Larger Transition Lots (2-3 u.p.a.)
- Single Detached (4-6 u.p.a.)
- Cluster Housing (6-8 u.p.a.)
- Single Detached (7 u.p.a.)
- Single Family Small Lots
- Multiple Residential (15-25 u.p.a.)

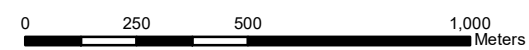
- Townhouse 15 upa max
- Existing One Acre and Half Acre Lots
- Environmental Area
- Proposed Open Space / Linear Open Space
- Existing Elementary School
- Existing Cemetery
- Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)

- Study Area Boundary
- Plan Area-NCP Area Boundary
- Hydro Right of Way / Greenway
- Proposed North Grandview Interceptor
- Creeks
- Proposed Roads

- Enhanced Sidewalk/Walkway
- Linear Park / Multi-use Trail
- Round-About
- Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
 Approved by Council: January 11, 1999 Amended 9 December 2021



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

Proposed Amendment to Schedule G of the Surrey Zoning By-law,
1993, no. 12000. as amended

Schedule G, Section E, is amended by deleting Map 11, North
Grandview Heights and replacing it with new Map 11, North
Grandview Heights as follows

Property to be included in Area B:
16559 – 28 Avenue
16581 - 28 Avenue

