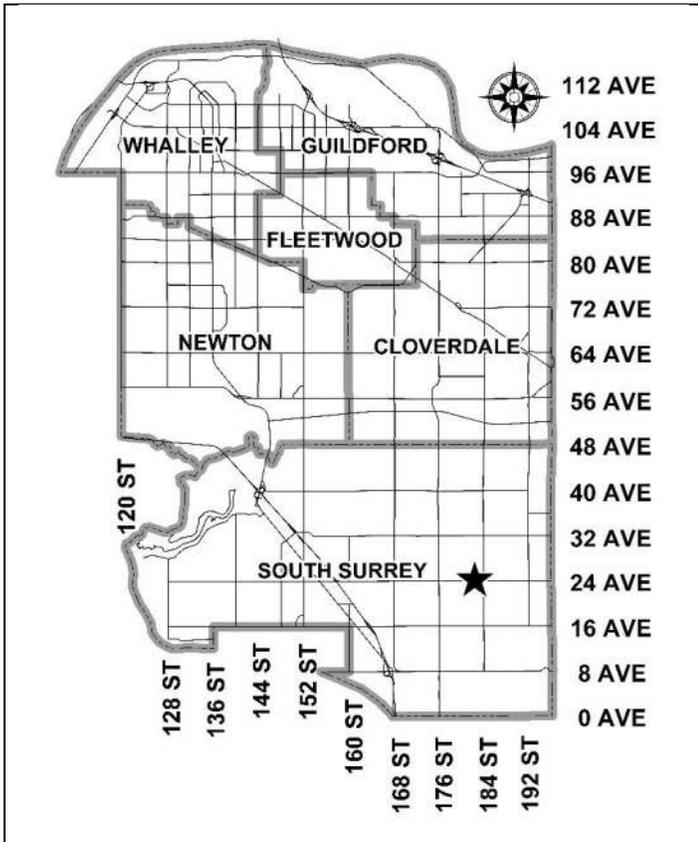


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0179-00

Planning Report Date: April 25, 2022



PROPOSAL:

- **Rezoning** from A-2 to PA-2
- **Development Permit**
- **Development Variance Permit**

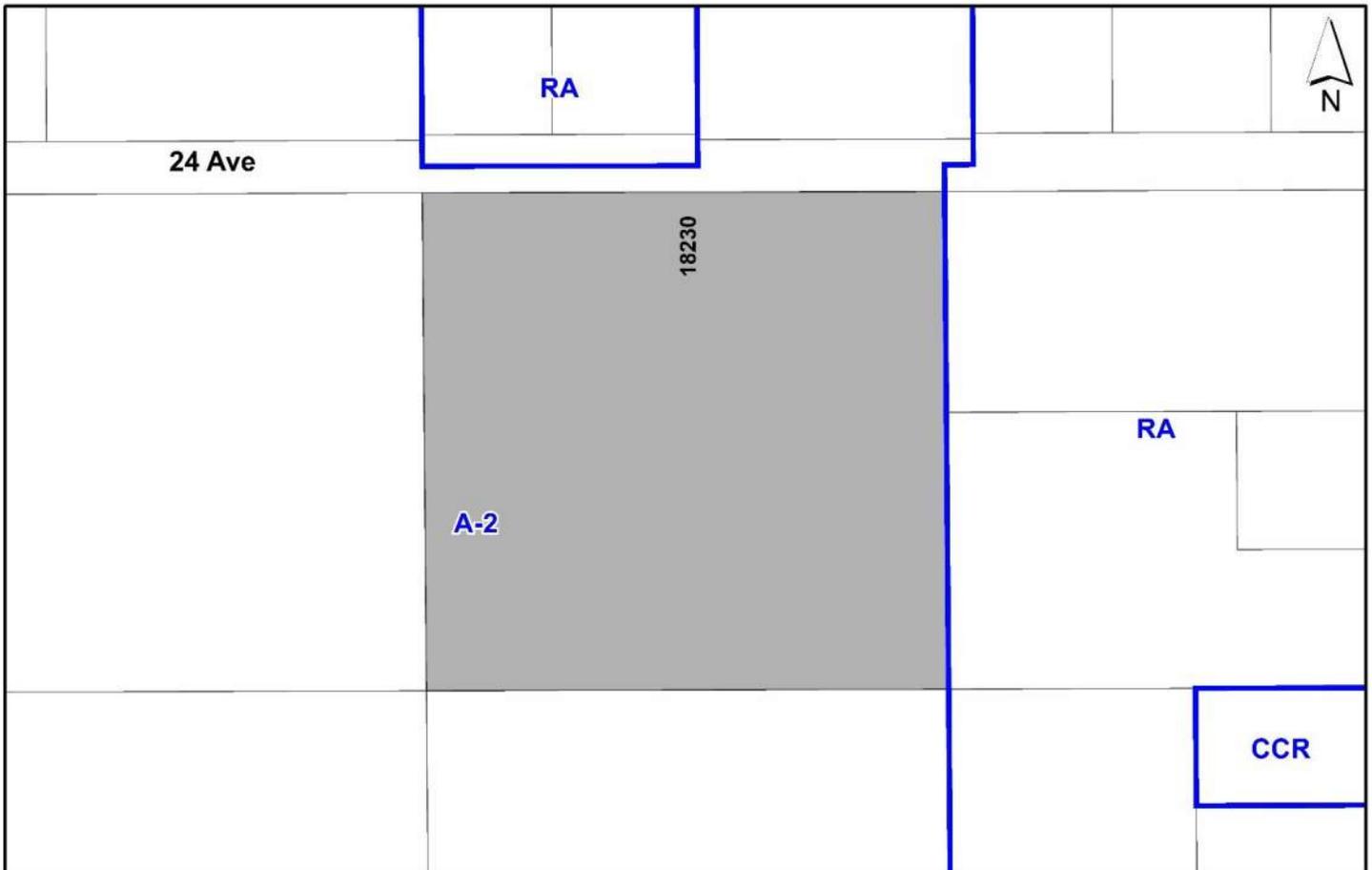
to permit the development of a private secondary school.

LOCATION: 18230 - 24 Avenue

ZONING: A-2

OCP DESIGNATION: Urban

NCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the north yard setback and building height requirements of the PA-2 Zone, and the bicycle parking requirements of Part 5 of the Zoning Bylaw.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Institutional designation in the Redwood Heights Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposed school will provide needed school spaces within the City of Surrey and will serve as an amenity to the community offering athletic, meeting, and gathering space opportunities.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Assembly Hall 2 Zone (PA-2)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0179-00 for sensitive ecosystems generally in accordance with the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7920-0179-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the Assembly Hall 2 Zone (PA-2) Zone from 17 metres to 5 metres to the principal building face;
 - (b) to vary the maximum building height of the Assembly Hall 2 Zone (PA-2) Zone allowed from 9 metres to 17 metres; and
 - (c) to reduce the minimum number of on-site bicycle parking spaces from 8 bicycle spaces per classroom to 4 bicycle spaces per classroom.
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 road dedication plan 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 the relocation of the 24 Avenue ditch;
 - (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; and
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land	Institutional	A-2
North (Across 24 Avenue):	Rural single family	Multiple Residential and Riparian Area	RA and A-2
East:	Rural single family	Townhouse and Detached Residential	RA
South:	Vacant land	Detached Residential	A-2
West:	Vacant land	Park, Low Rise Mixed Use, Townhouse and Detached Residential	A-2

Context & Background

- The subject site is 3.8 hectares in gross site area and is designated "Urban" in the Official Community Plan (OCP) and "Institutional" in the Redwood Heights Neighbourhood Concept Plan (NCP). The subject site slopes downward from southwest to northeast, with a grade difference of 14 metres over a horizontal distance of 265 metres.
- The site currently has a rural context. However, the surrounding lands are designated in the Redwood Heights NCP for multiple residential to the north, townhouses and detached residential to the east and south, and park and low-rise mixed use to the west.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Intensive Agricultural Zone (A-2)" to "Assembly Hall 2 Zone (PA-2)", a Development Variance Permit (DVP) to vary building setbacks, building height and bicycle parking requirements, and a Development Permit for Sensitive Ecosystems.
- The proposal is to permit the construction of the Saint John Paul II Academy, a private Catholic secondary school. The current school is located at 15262 Pacific Avenue in the City of White Rock, at the Star of the Sea Parish Centre. This school opened in September 2018. According to the school's website, in its fourth year of operation (in 2022), it has approximately 79 students in grades 8 to 11 and 14 staff members. This location is too small to serve the needs of the existing and future students. The proposed new school will accommodate approximately 900 students. The proposed school includes 31 classrooms, a theatre, gymnasium, other ancillary spaces and a track and sport field.

	Proposed
Lot Area	
Gross Site Area:	3.8 hectares
Road Dedication:	1.0 hectare
Net Site Area:	2.8 hectares
Number of Lots:	1
Building Height:	17 metres
Floor Area Ratio (FAR):	0.40
Floor Area	
Total:	11,497 square 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.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Transportation Considerations

- Road dedication is required along all four property lines. The widths are as follows:
 - 17.4 metres on 24 Avenue;
 - 13.5 metres for 182 Street;
 - 11.5 metres for 23 Avenue; and
 - 13.5 metres for 183 Street.
- Site access is proposed from the new 182 Street on the west side and new 183 Street on the east side of the site.
- The dedication on 24 Avenue is required to facilitate the relocation of an existing Class B (yellow-coded) ditch further south into the site, to accommodate future road widening on 24 Avenue. The required riparian area associated with this relocated ditch will be located within 24 Avenue.
- 24 Avenue is an east-west arterial road that connects Grandview Heights with the Semiahmoo Peninsula to the west, and Campbell Heights and the Township of Langley to the east. A future interchange at Highway 99 and 24 Avenue will enhance connectivity for the area.
- There is currently one transit service, Route 531, which runs along 24 Avenue through Redwood Heights, and connects White Rock to the west and the City of Langley (Langley Centre and Willowbrook Mall) to the northeast. There is a bus stop planned on 24 Avenue in front of the subject site.

- All roads identified in the Redwood Heights NCP are planned to support safe and comfortable routes for pedestrians and promote walking. Protective Cycling Facilities (cycle tracks) are also planned on both sides of arterial and collector roads, including 24 Avenue. The applicant will be required to construct a 2 metre cycle track and 2 metre sidewalk on 24 Avenue through this application.
- The applicant is also required to construct a traffic signal at 182 Street and 24 Avenue, including a 50 metre westbound left turn lane, as a condition of the subject development application.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the OCP.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are in italics):
- B4.14: Ensure neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, child care centres, neighbourhood parks and amenities specifically geared to youth.

(The proposed private school will be an amenity in the community and serves a public benefit. It provides parents with an additional option for secondary education, and it also includes a sports field and track which will be accessible to the public during non-school hours, and meeting and gathering space opportunities.)

Secondary Plans

Land Use Designation

- The proposal complies with the "Institutional" designation in the Redwood Heights NCP.

Zoning By-law

- The applicant proposes to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Assembly Hall 2 Zone (PA-2)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Assembly Hall 2 Zone (PA-2)", and parking requirements.

PA-2 Zone (Part 32)	Permitted and/or Required	Proposed
Floor Area Ratio:	0.50	0.40
Lot Coverage:	40%	37%
Yards and Setbacks		
All Setbacks	All setbacks shall be than or equal to the height of the highest building on the lot (16 metres)	North: 5.0 m (DVP) East: 26.5 m South: 87.5 m West: 34.3 m
Height of Buildings		
Principal buildings:	9 metres	17 metres (DVP)
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Ditch:	7 metres	7 metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Spaces per Classroom:	3.8 per classroom (118)	149
Drop-off Spaces:	9	9
Accessible:	3	3
Total:	130	161
Loading/unloading bus spaces:	4	4
Bicycle Spaces		
Spaces per Classroom:	8 per classroom (248)	132 (just over 4 per classroom) (DVP)

Proposed Variances

- The applicant is requesting the following variances:
 - to reduce the minimum north yard setback of the PA-2 Zone from 17 metres to 5 metres to the principal building face;
 - to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 17 metres; and
 - to reduce the minimum number of on-site bicycle parking spaces from a minimum of 8 bicycle spaces per classroom to a minimum of 4 bicycle parking spaces per classroom.

- In the PA-2 Zone, all building setbacks are required to be greater than or equal to the measurement of the height of the highest building on the lot, which in this case is 17 metres. The north yard setback on 24 Avenue is proposed at 5 metres for a portion of the building, which requires a variance. This 5 metre setback is only for a portion of the lower two storeys of the building. The third storey is setback 9 metres from the property line. The setback is also reduced because of additional dedication along 24 Avenue to allow for the relocation of the yellow-coded ditch further south of where it is currently located. The relocation of the ditch results in an additional 9 metres of dedication along 24 Avenue.
- The proposed three storey building is similar in height to other new secondary schools, such as the Grandview Heights Secondary School at 16987 26 Avenue. The size and scale of the proposed secondary school is appropriate given its site context.
- Staff have reviewed the proposed bicycle parking rate. Given the rural location of the school and its regional context, staff support the reduction in required bicycle parking spaces. The applicant has also provided space for additional bicycle parking spaces should demand for bicycle storage increase in the future.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 18, 2022, and the Development Proposal Signs were installed on March 30, 2022. Staff received five (5) responses from neighbouring residents, who had questions about the proposal but did not raise any concerns. Staff provided answers to the respondent's questions.

DEVELOPMENT PERMIT

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 B (yellow-coded) ditch along 24 Avenue. 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 B (yellow-coded) ditch requires a minimum streamside setback of 7 metres, as measured from the top of bank.
- There are some other watercourses on the site which are identified in the City of Surrey Mapping Online System (COSMOS) as Class B yellow-coded watercourses. The applicant's QEP submitted a Determination of a Stream under the Provincial *Water Sustainability Act* (WSA) for these on-site watercourses, and the Province confirmed that these on-site watercourses are not defined as streams under the WSA. These watercourses can therefore be reclassified to Class C watercourses which are not protected watercourses.

- The 24 Avenue ditch needs to be relocated in order to accommodate future road widening on 24 Avenue. Staff worked with the applicant to determine how the ditch could be accommodated within the road allowance, which would allow for widening of this arterial road in the future. The applicant has submitted a WSA Change Approval application to the Province to permit the relocation of this ditch approximately 9 metres south of its current location.
- WSA approval is required prior to Rezoning Final Adoption. The proposed relocated stream will include a 2 metre setback on the north (street) side, and a 7 metre setback on the south side, which meets the Zoning Bylaw requirement. It will be dedicated within road allowance as a condition of rezoning approval.
- An Ecosystem Development Plan, prepared by Craig Patterson, *R.P. Bio.*, of Keystone Environmental and dated February 25, 2022, was peer reviewed by Richard Borthwick, *R.P. Bio.*, of Madrone Environmental Services Ltd. 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.

FORM AND CHARACTER

Site and Building Design

- The proposed school is an institutional use and is therefore exempt for a Form and Character Development Permit. The following discussion is intended to provide an overview of the site and building design for contextual purposes only.
- The school is arranged into three wings connected by a central courtyard. The building defines a south facing central courtyard providing views and access to the sport field and track to the south.
- The building is three storeys in height facing 24 Avenue and 183 Street, and two storeys in height along 182 Street and on the south side facing the track and field.
- Building materials include fibre cement panels, corrugated metal siding and aluminum curtain wall.
- The applicant has worked with staff to improve the publicly accessible open space corner plazas and street interfaces.
- The main school entry is accessed from 182 Street on the west side of the site. At this entry is access to the parkade, bus drop off and visitor parking. On the east side is another entry to the site from 183 Street, which includes access to the parkade and bus parking. There is also a pedestrian entrance to the building from 24 Avenue to the north.
- The majority of the parking for the school is located on the lower floor level, contained within the underground parkade.

Landscaping

- Generous tree planting is provided along the street interfaces.
- The northeast corner plaza includes a terraced expanding stair, tree retention and tree planting, benches, concrete paving, and bike racks. The intent is to integrate the surrounding public realm with the site.
- The west corner plaza includes tree planting, bench seating, concrete paving, and bike racks.
- The building wraps around a central courtyard which faces south and includes feature unit paving, benches, tree planting. This space is accessible from the cafeteria to the north and the theatre to the east.

TREES

- Michael Harchy and Trevor Cox, ISA Certified Arborists of Diamond Head Consulting 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	42	42	0
Cottonwood	31	31	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	27	27	0
English Oak	2	1	1
Paper Birch	6	6	0
Coniferous Trees			
Western Red Cedar	148	146	2
Douglas Fir	22	21	1
Norway Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	206	202	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		214	
Total Retained and Replacement Trees		218	
Contribution to the Green City Program		\$105,200	

- The Arborist Assessment states that there are a total of 206 mature trees on the site, excluding Alder and Cottonwood trees. 73 existing trees, approximately 26% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 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 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 477 replacement trees on the site. Since only 214 replacement trees can be accommodated on the site, the deficit of 263 replacement trees will require a cash-in-lieu payment of \$144,650, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Red Maple, Pin Oak, Vine Maple, River Birch, Raywood Ash, Japanese Snowbell, Douglas Fir, and Western Red Cedar.
- In summary, a total of 218 trees are proposed to be retained or replaced on the site with a contribution of \$144,650 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation and Tree Plans
Appendix IV.	Redwood Heights NCP Plan
Appendix V.	Development Variance Permit No. 7920-0179-00
Appendix VI.	Existing Watercourse Classification Plan

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

HK/cm



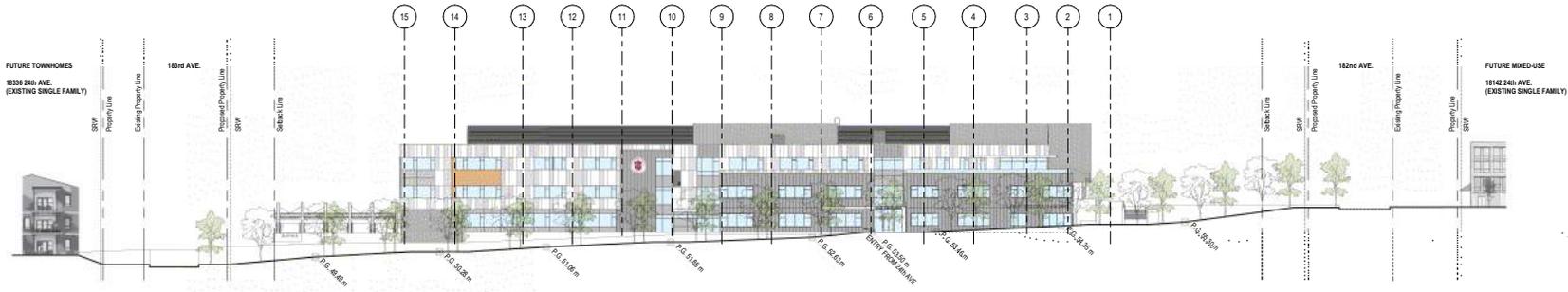
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B	2023-01-10
A	2023-07-07

PROJECT NUMBER	CCM
DRAWN BY	BLM
CHECKED BY	MBJR
DATE CHECKED	2023-07-06
CONSULTANT	

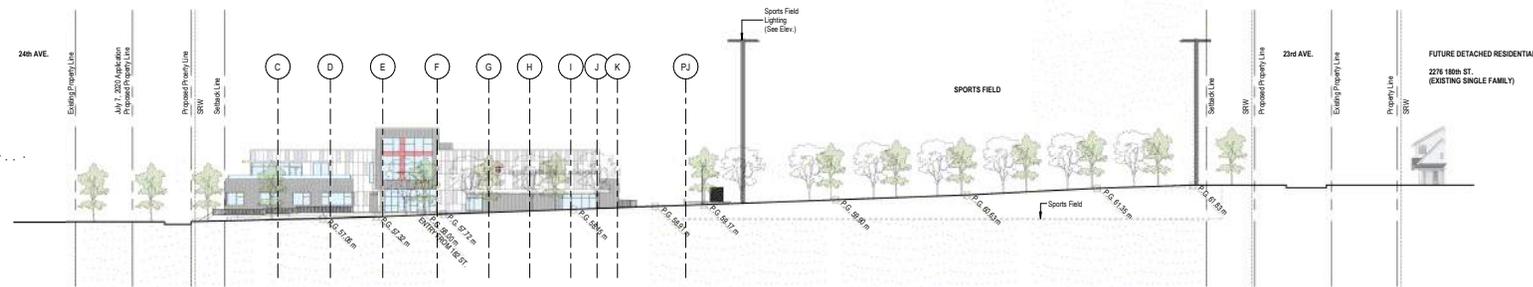
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18230 24TH AVENUE
SURREY, BC

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STREETSCAPE

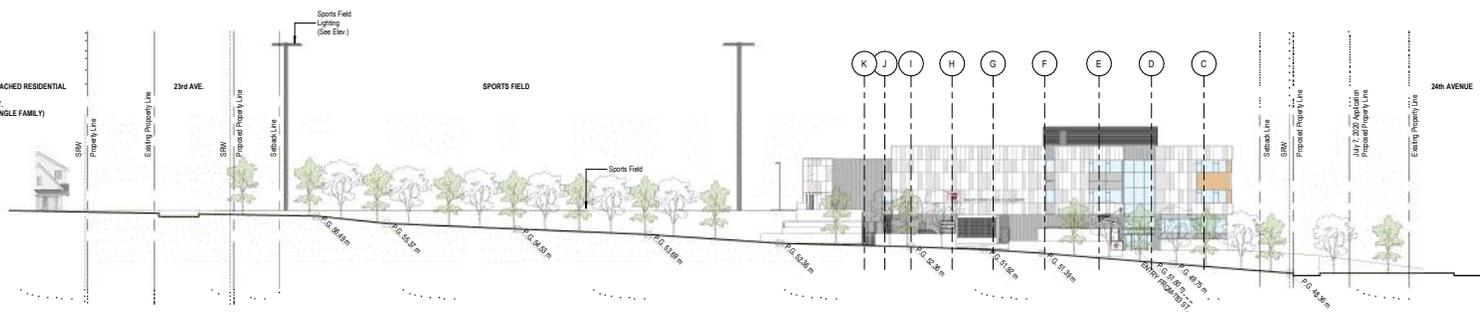
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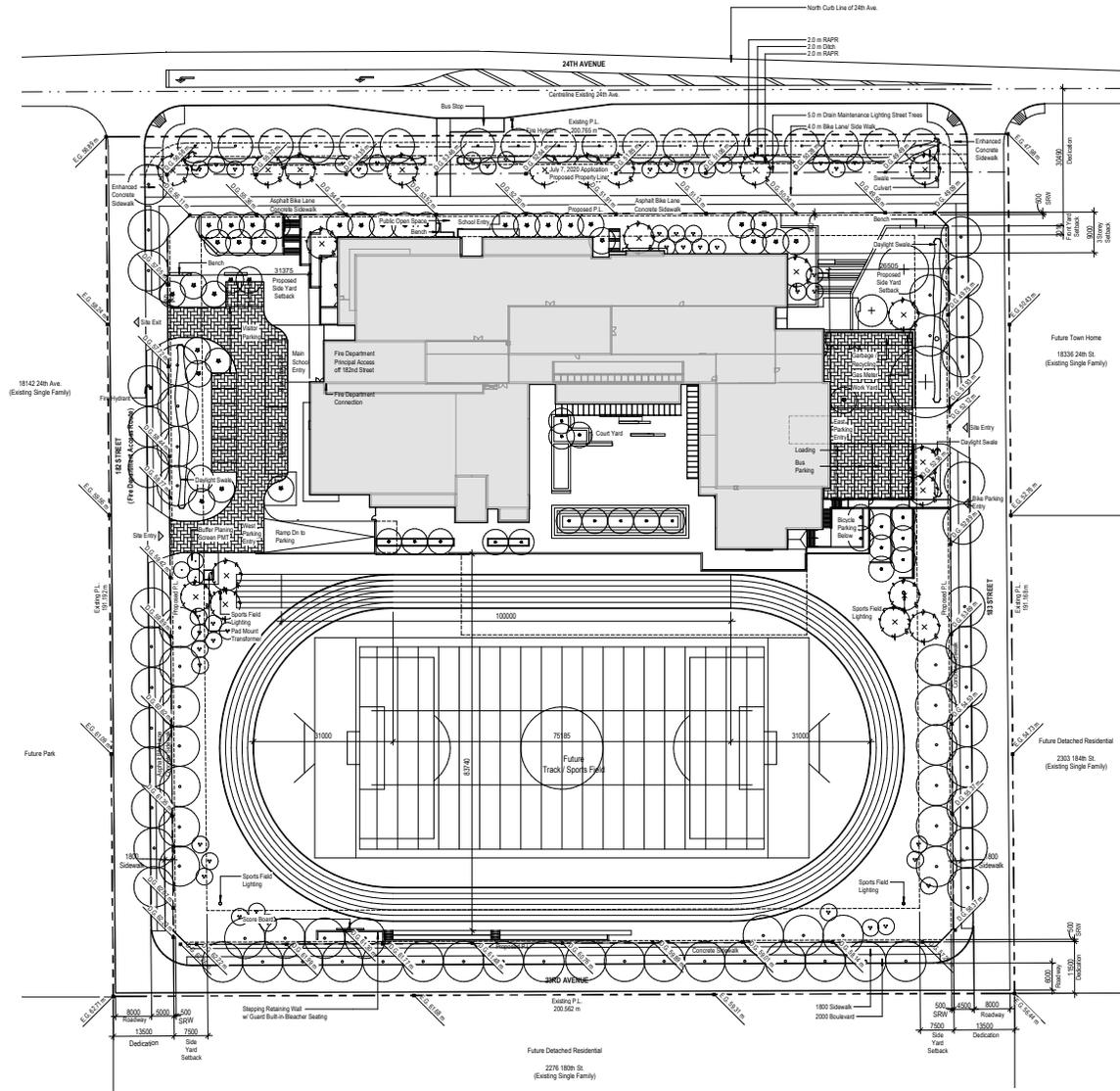
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24th AVE STREETSCAPE
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2
182 ST STREETSCAPE
A0.004 Scale: 1:350



3
183 ST STREETSCAPE
A0.004 Scale: 1:350



SITE PLAN (INTERIM CONDITION)
Scale: 1:500

ISSUES	DATE
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B	2023-01-10
A	2023-07-07

PROJECT NUMBER	CC34
DRAWN BY	BL/IA
CHECKED BY	MB/LR
DATE CHECKED	2023-07-08
CONSULTANT	

PROJECT
SAINT JOHN PAUL II ACADEMY
18230 24TH AVENUE
SURREY, BC

SITE PLAN

DRAWING NO.

A1.000



ISSUES	DATE
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B ISSUED FOR DEREZONING APPLICATION RESUBMISSION	2022-01-10
A ISSUED FOR DEVELOPMENT PERMIT	2020-07-07

PROJECT NUMBER	CCM
DRAWN BY	BL/KA
CHECKED BY	MB/JR
DATE CHECKED	01/04/20
CONSULTANT	

PROJECT
SAINT JOHN PAUL II ACADEMY
 18230 24TH AVENUE
 SURREY, BC

DRAWING TITLE
PERSPECTIVE VIEWS

DRAWING No.
A0.007



VIEW FROM NORTH EAST



VIEW FROM 24th AVENUE



VIEW FROM NORTH WEST



VIEW FROM 182nd STREET

ISSUES	DATE	
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B	ISSUED FOR PREZONING APPLICATION PRESUBMISSION	2023-01-10
A	ISSUED FOR DEVELOPMENT PERMIT	2023-07-07
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CHECKED BY: MB/JR		
DATE CHECKED: 2023-07-08		
CONSULTANT:		

PROJECT
SAINT JOHN PAUL II ACADEMY
 18230 24TH AVENUE
 SURREY, BC

DRAWING TITLE
PERSPECTIVE VIEWS

DRAWING No.
A0.008



ISSUES	DATE
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B	2023-01-10
A	2023-07-07

PROJECT NUMBER	CC34
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DATE CHECKED	2023-07-08
CONSULTANT	

PROJECT
SAINT JOHN PAUL II ACADEMY

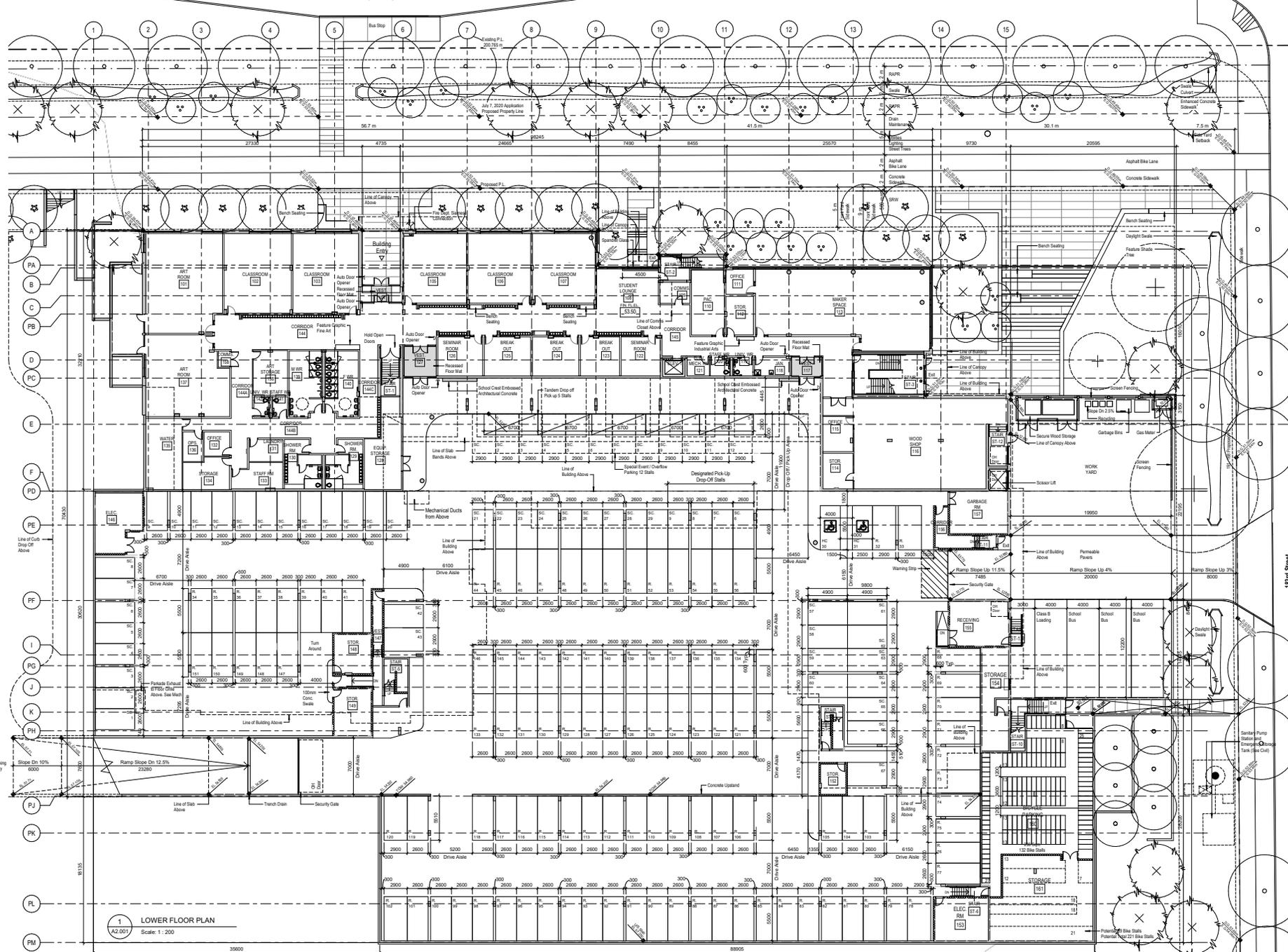
18230 24TH AVENUE
SURREY, BC

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LOWER FLOOR PLAN

DRAWING NO.

A2.001



1 LOWER FLOOR PLAN
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35900

12455

88905



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A	ISSUED FOR DEVELOPMENT PERMIT	2023-07-07

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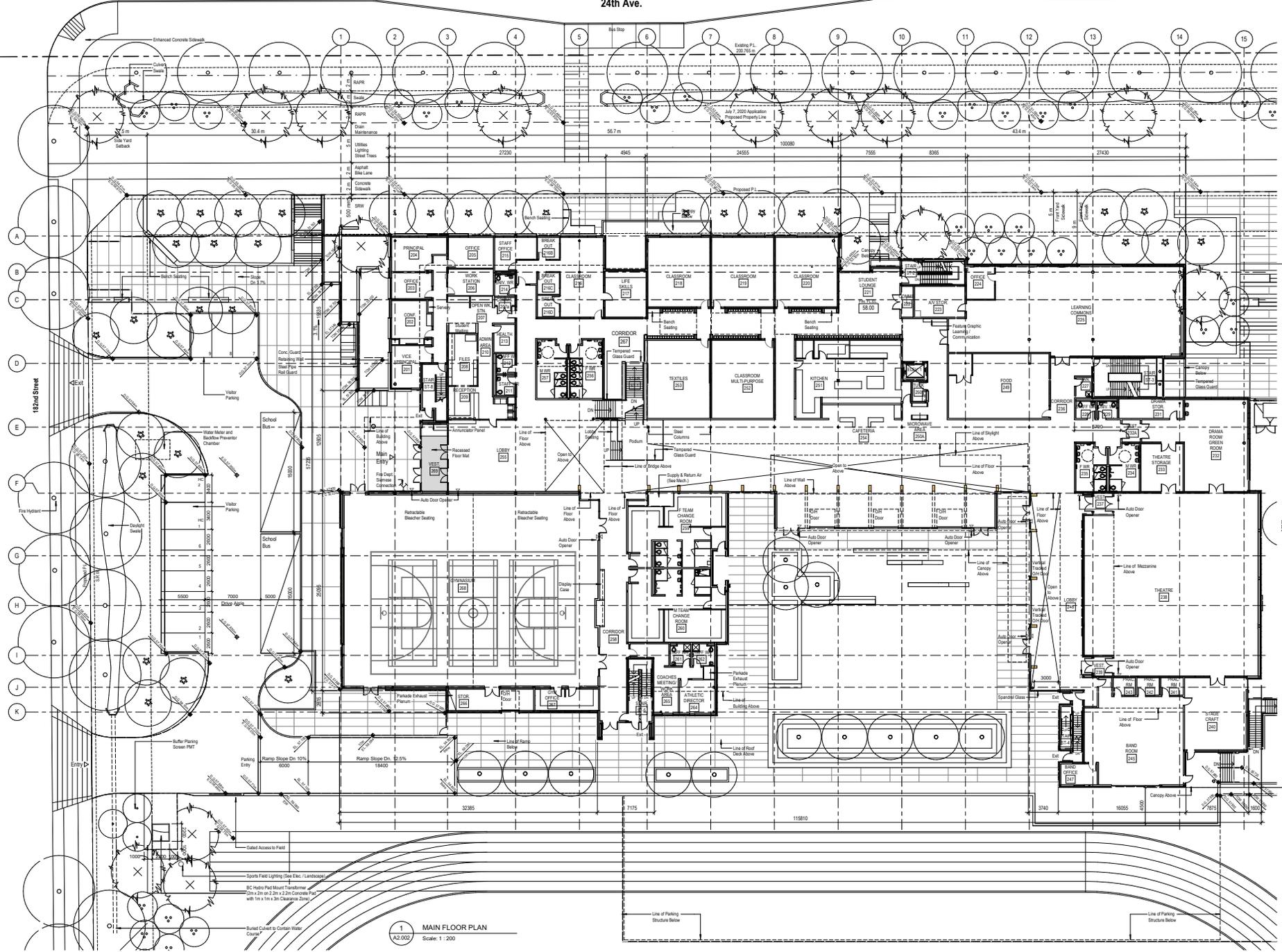
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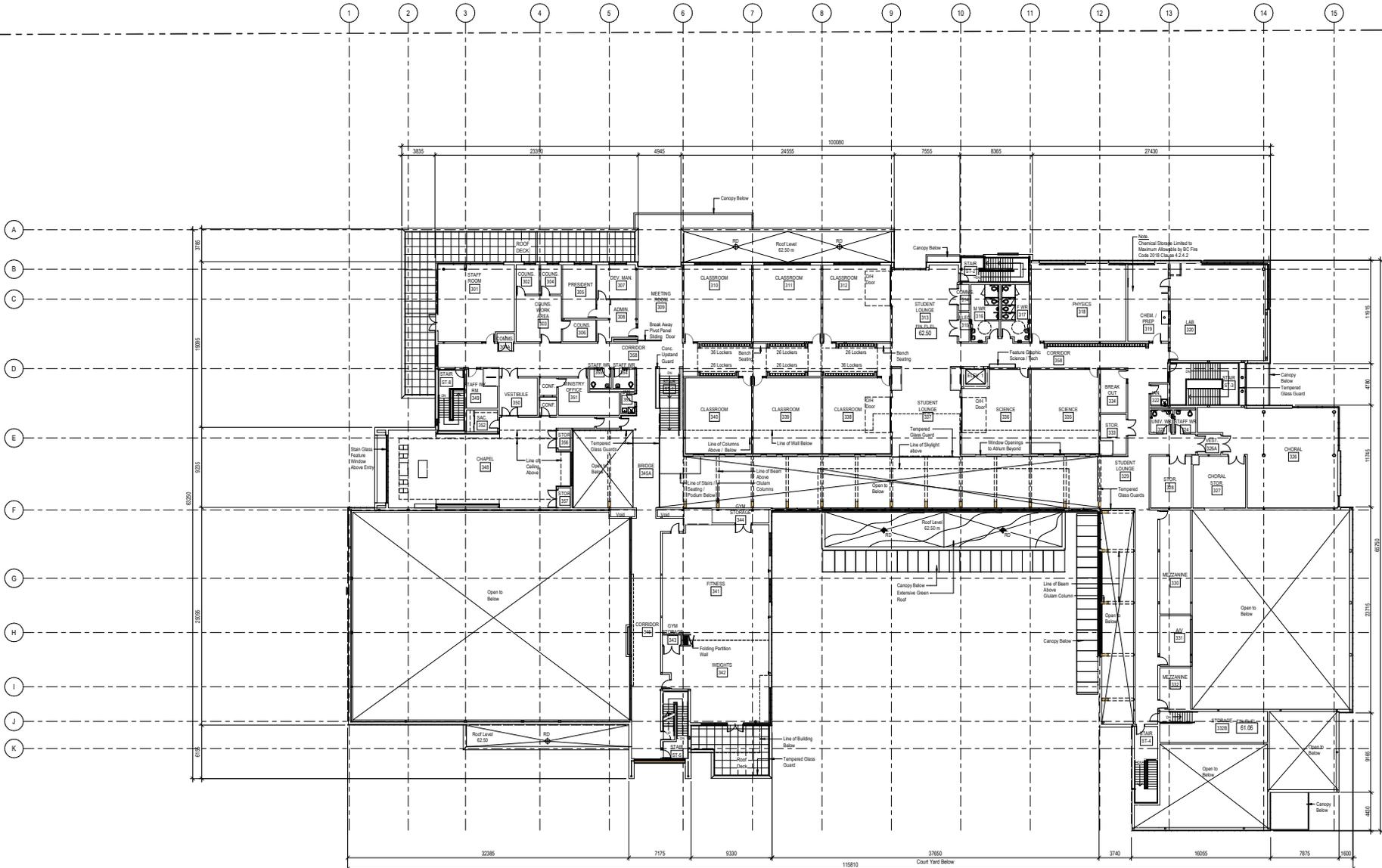
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A	2023-07-07

PROJECT NUMBER	CC34
DRAWN BY	BL/IA
CHECKED BY	MB/JR
DATE CHECKED	2023-07-06
CONSULTANT	

PROJECT
SAINT JOHN PAUL II ACADEMY
18230 24TH AVENUE
SURREY, BC

DRAWING TITLE

UPPER FLOOR PLAN

DRAWING No.

A2.003



ISSUES	DATE
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B	2022-01-10
A	2020-07-07

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CONSULTANT	

PROJECT
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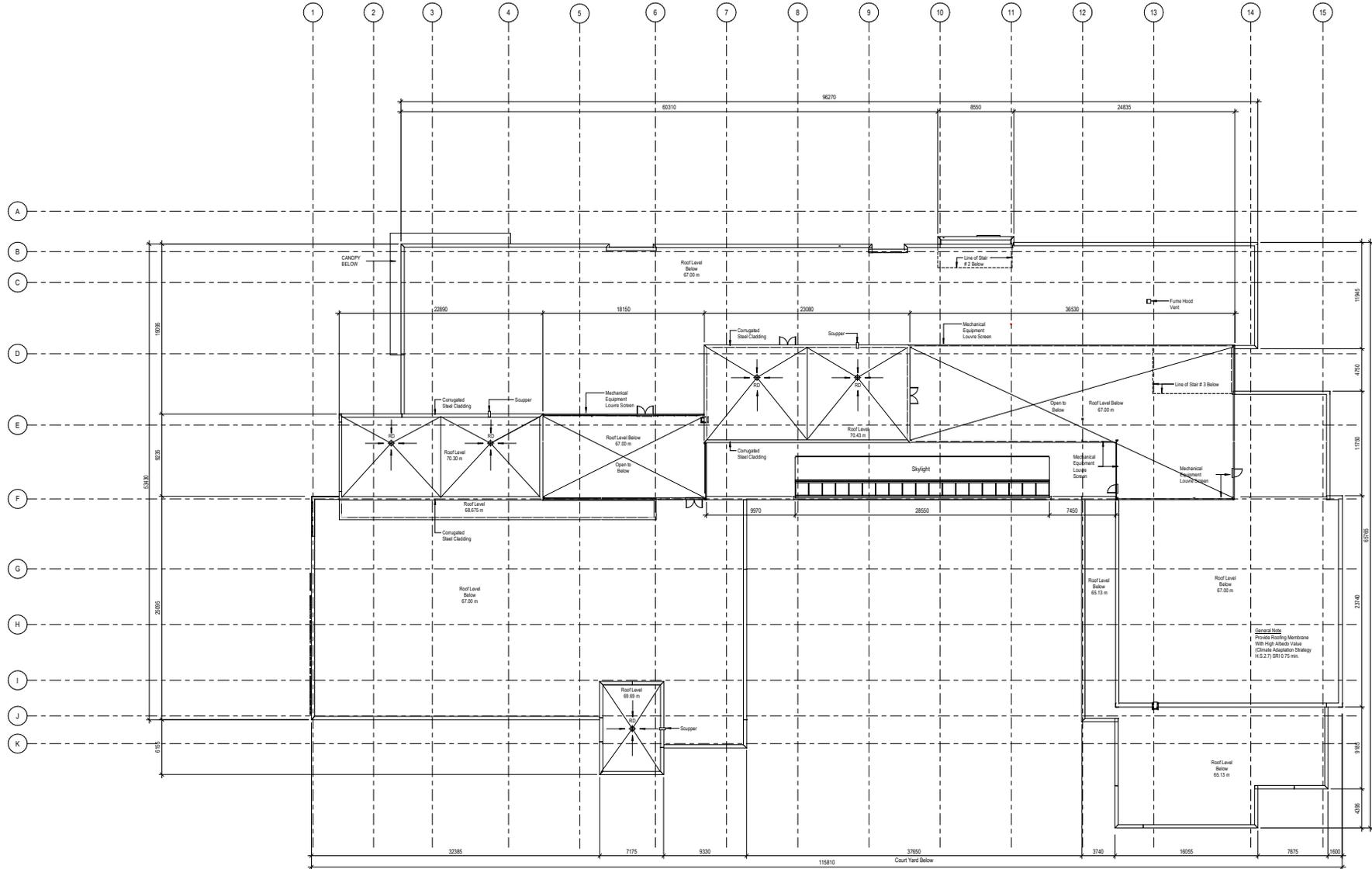
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ROOF PLAN

DRAWING No.

A2.005





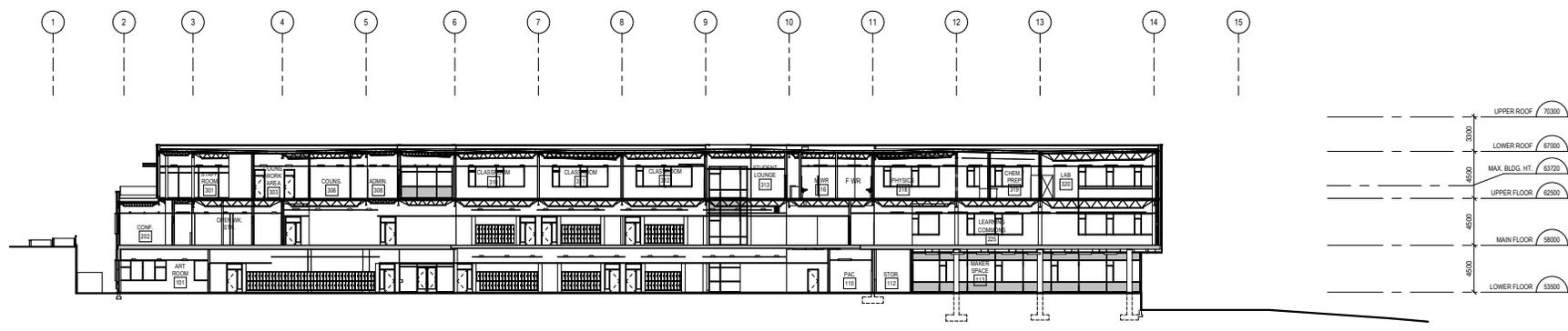
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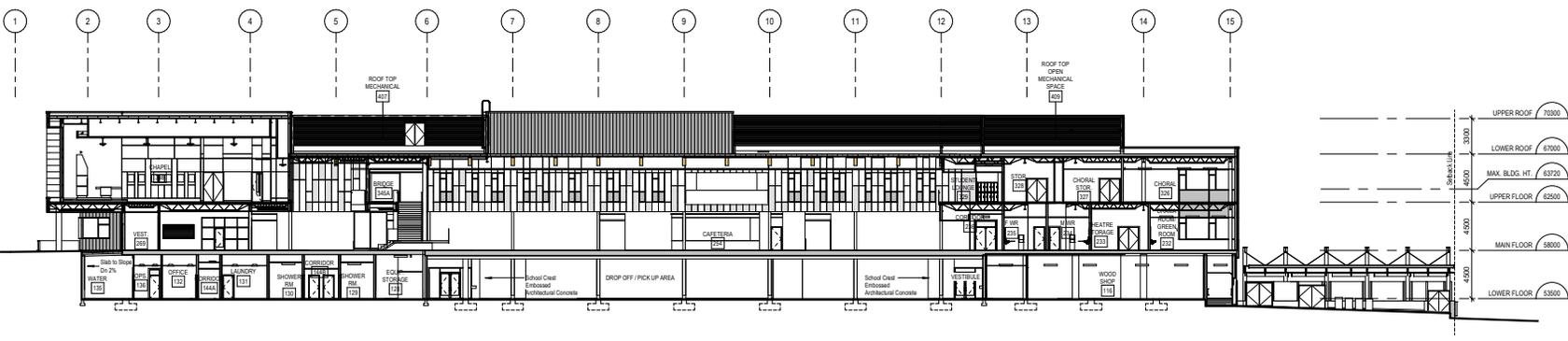
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18230 24TH AVENUE
SURREY, BC

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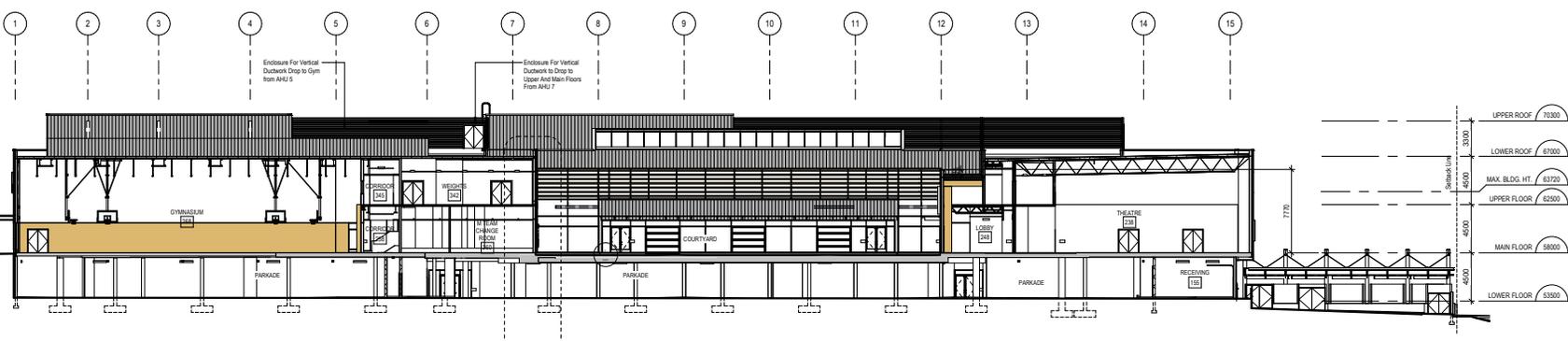
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2 SECTION B
A3.001 Scale: 1 : 200



3 SECTION C
A3.001 Scale: 1 : 200



ISSUES	DATE
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A ISSUED FOR DEVELOPMENT PERMIT	2022-07-07

PROJECT NUMBER: CC34
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 CHECKED BY: ME/LR
 DATE CHECKED: 2022-07-06
 CONSULTANT:

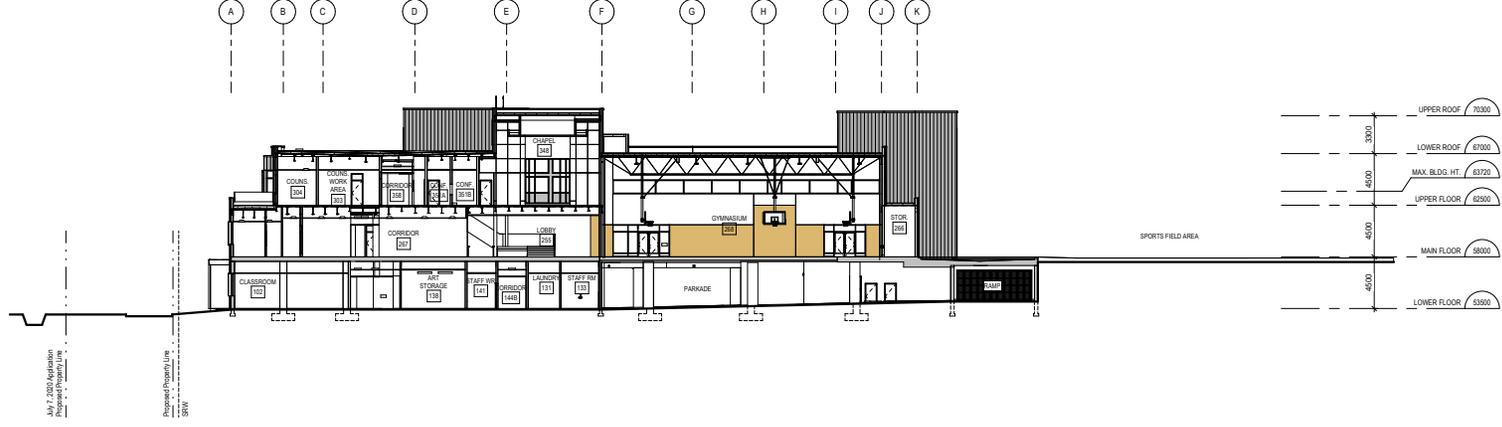
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18230 24TH AVENUE
SURREY, BC

DRAWING TITLE

SECTIONS D, E & F

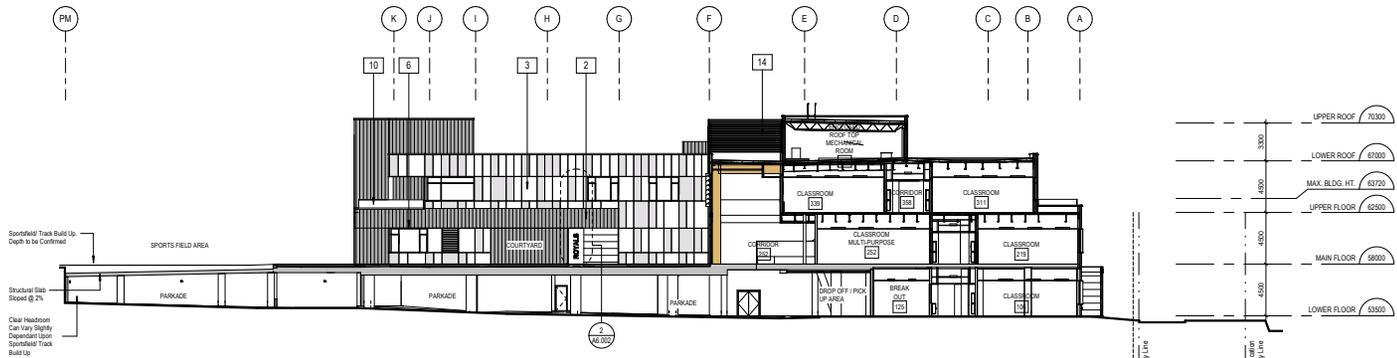
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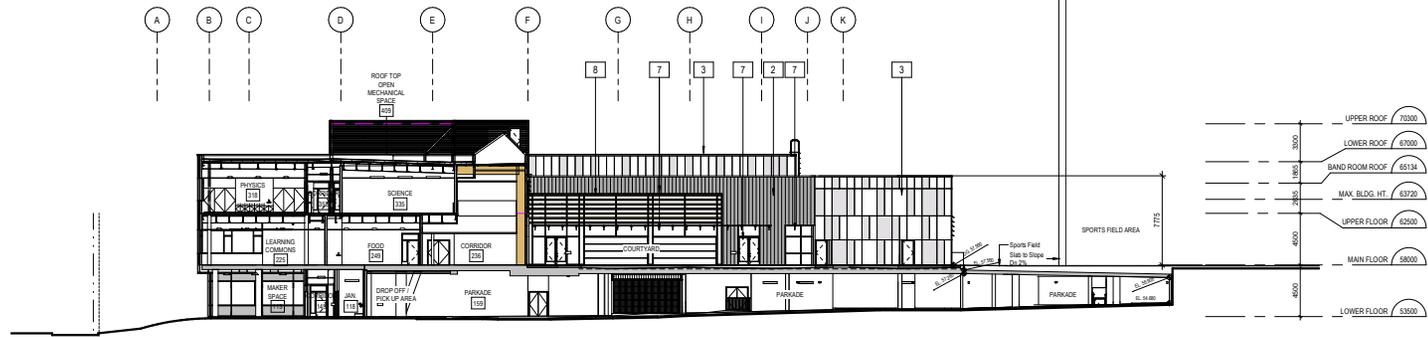
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MATERIAL KEY

- 1 FEATURE GLAZING
- 2 CORRUGATED METAL SIDING (CHARCOAL)
- 3 FIBRE CEMENT PANELS OR THIN SHELL CONCRETE PANELS (VARIEGATED TONES - LIGHT GREY(S))
- 4 CANOPY (DARK GREY / METAL PANEL SOFFIT)
- 5 LOUVER SCREEN (DARK GREY)
- 6 METAL PANEL SOFFITS
- 7 ALUMINUM CURTAIN WALL / WINDOWS (DARK GREY)
- 8 EXTERIOR SUN SHADES / LOUVERS (WOOD TONE)
- 9 METAL WORK (DARK GREY)
- 10 TEMPERED GLASS GUARD TO DECKS
- 11 SECURITY FENCE (DARK GREY)
- 12 WOOD TONED PANEL
- 13 SPANDREL PANEL (DARK GREY)



2 SECTION E
A3.002 Scale: 1 : 200



3 SECTION F
A3.002 Scale: 1 : 200



ISSUES	DATE	
C	ISSUED FOR DEREZONING APPLICATION RESUBMISSION	2022-04-07
B	ISSUED FOR PRELIMINARY APPLICATION RESUBMISSION	2022-01-10
A	ISSUED FOR DEVELOPMENT PERMIT	2020-07-07

PROJECT NUMBER	CCM
DRAWN BY	BLJA
CHECKED BY	MBJR
DATE CHECKED	2020-07-06
CONSULTANT	

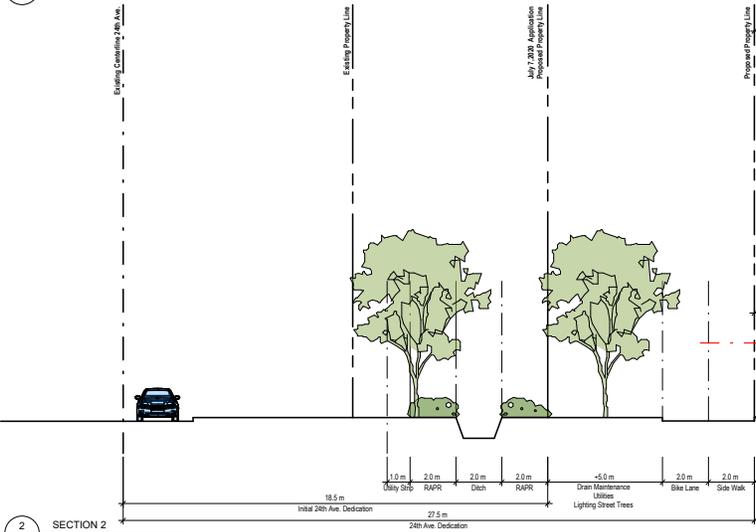
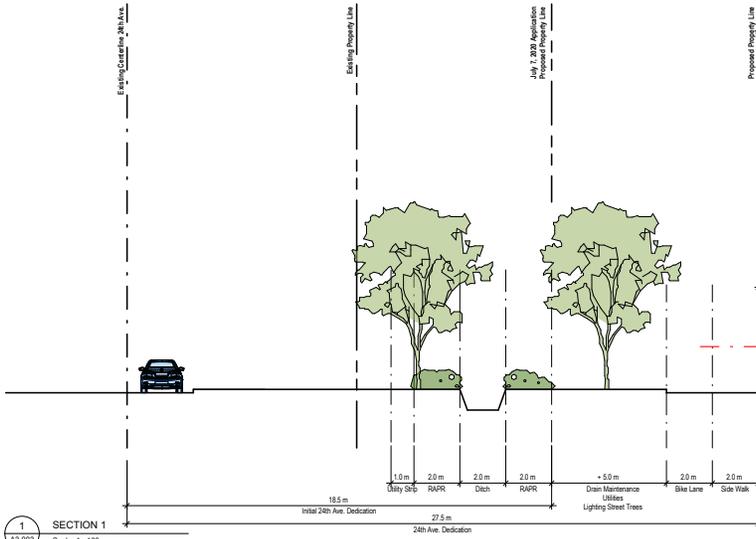
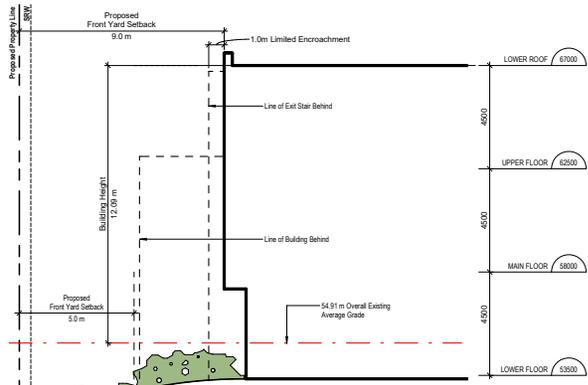
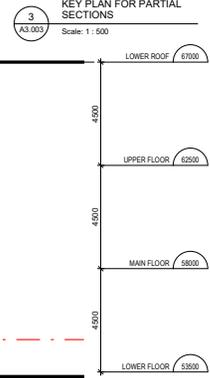
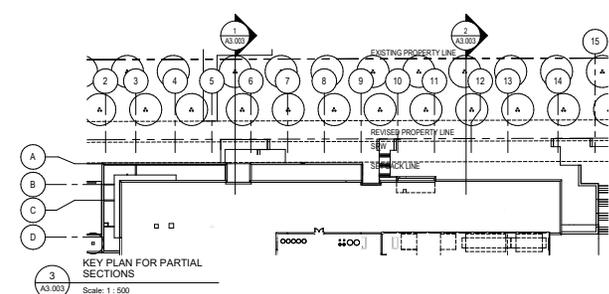
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SAINT JOHN PAUL II ACADEMY

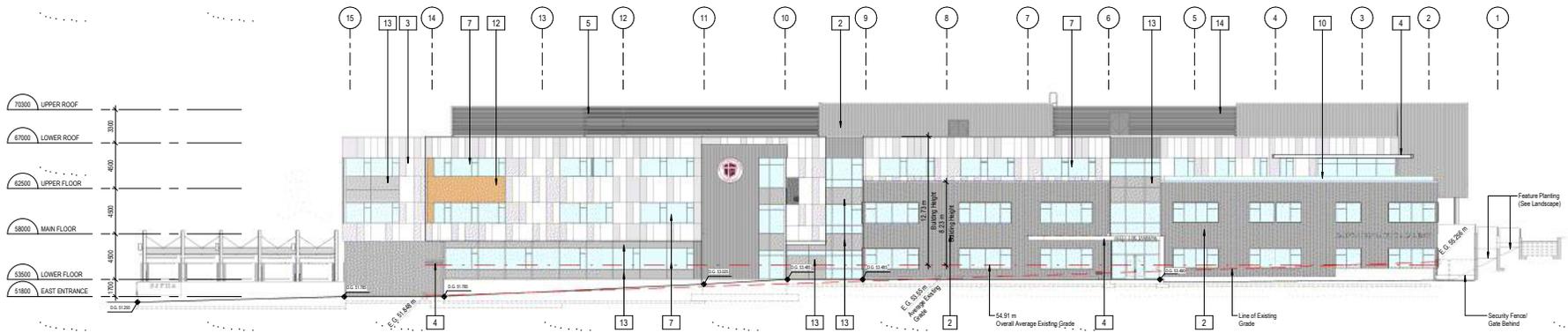
18230 24TH AVENUE
SURREY, BC

DRAWING TITLE
PARTIAL SITE SECTIONS THROUGH 24TH AVENUE

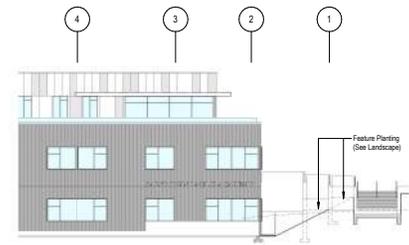
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A3.003





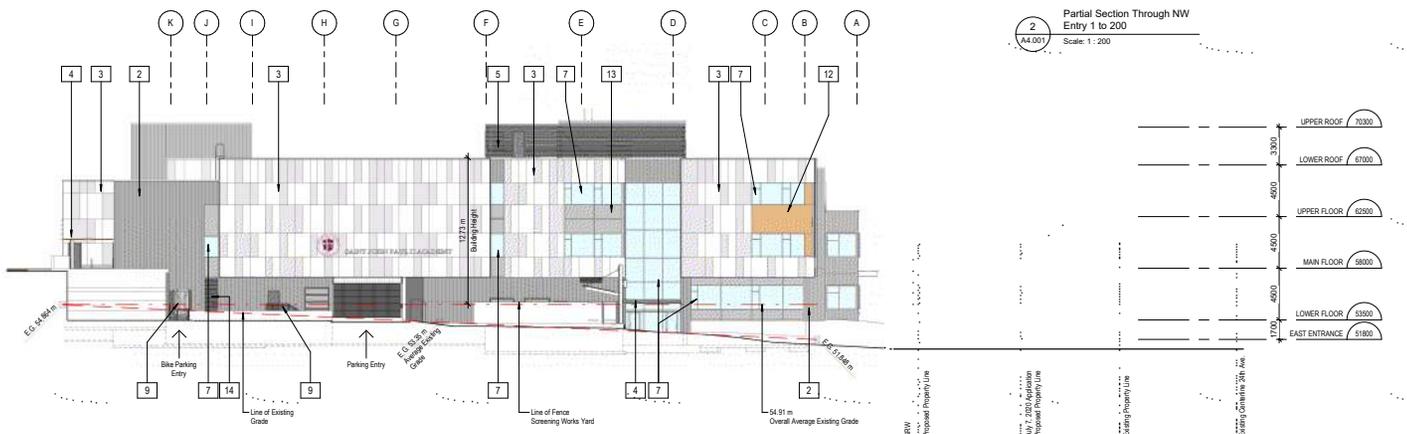
4
A4.001
NORTH ELEVATION
ALONG 24TH AVE.
Scale: 1:200



2
A4.001
Partial Section Through NW
Entry 1 to 200
Scale: 1:200

MATERIAL KEY

- 1 FEATURE GLAZING
- 2 CORRUGATED METAL SIDING (CHARCOAL)
- 3 FIBRE CEMENT PANELS OR THIN SHELL CONCRETE PANELS (VARIEGATED TONES - LIGHT GREYS)
- 4 CANOPY (DARK GREY / METAL PANEL SOFFIT)
- 5 LOUVER SCREEN (DARK GREY)
- 6 METAL PANEL SOFFITS
- 7 ALUMINUM CURTAIN WALL / WINDOWS (DARK GREY)
- 8 EXTERIOR SUN SHADES / LOUVERS (WOOD TONE)
- 9 METAL WORK (DARK GREY)
- 10 TEMPERED GLASS GUARD TO DECKS
- 11 SECURITY FENCE (DARK GREY)
- 12 WOOD TONED PANEL
- 13 SPANDREL PANEL (DARK GREY)



1
A4.001
EAST ELEVATION ALONG
183RD ST.
Scale: 1:200

ISSUES	DATE
B ISSUED FOR CIVIL REZONING APPLICATION RESUBMISSION	2022-01-10
A ISSUED FOR DEVELOPMENT PERMIT	2023-07-07

PROJECT NUMBER	CCM
DRAWN BY	BLJA
CHECKED BY	MBJR
DATE CHECKED	2023-07-06
CONSULTANT	

PROJECT
SAINT JOHN PAUL II ACADEMY
18230 24TH AVENUE
SURREY, BC

DRAWING TITLE
NORTH AND EAST ELEVATION

DRAWING NO.

A4.001



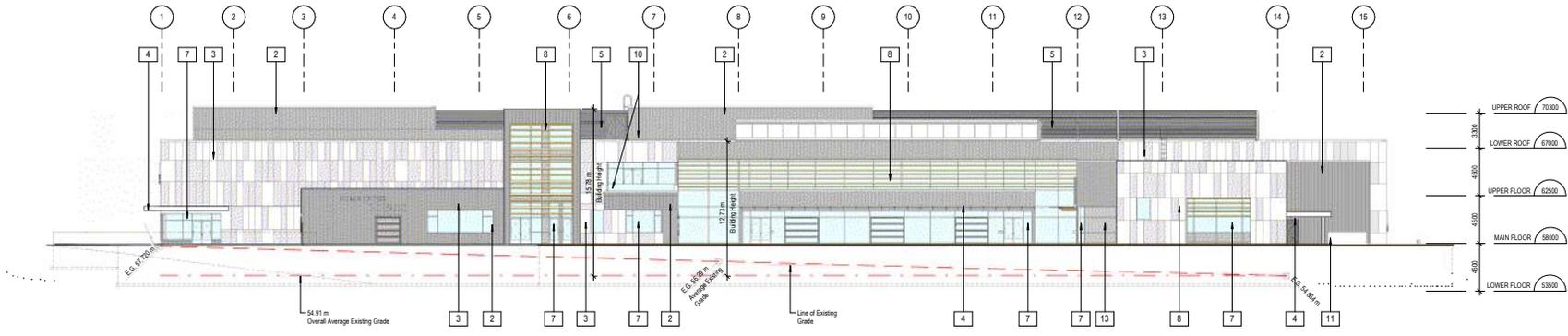
ISSUES	DATE
B	2024-01-10
ISSUED FOR CIVIL REZONING APPLICATION RESUBMISSION	
A	2024-07-07
ISSUED FOR DEVELOPMENT PERMIT	
PROJECT NUMBER	CCM
DRAWN BY	BLJA
CHECKED BY	MBJR
DATE CHECKED	2024-07-06
CONSULTANT	

PROJECT
SAINT JOHN PAUL II ACADEMY
18230 24TH AVENUE
SURREY, BC

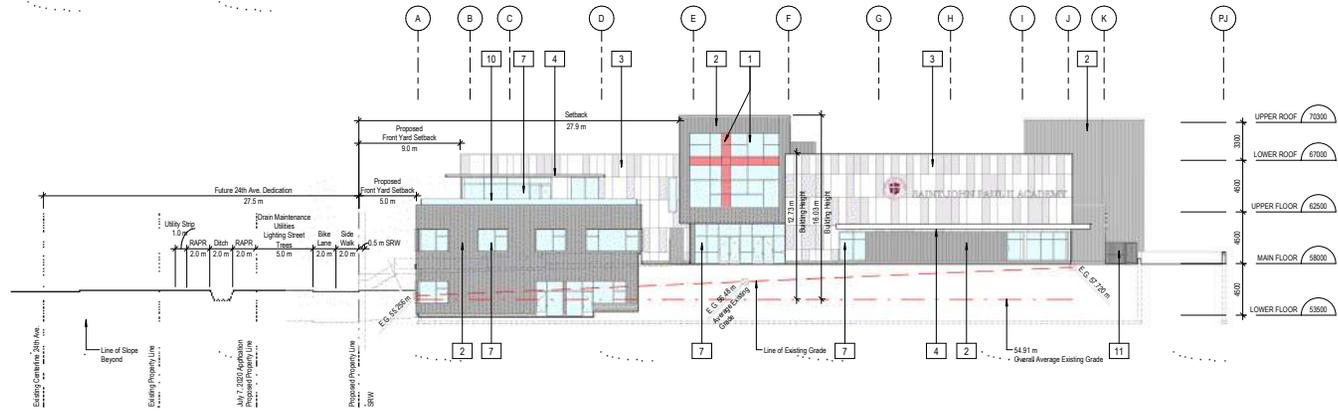
DRAWING TITLE
SOUTH AND WEST ELEVATION

DRAWING No.

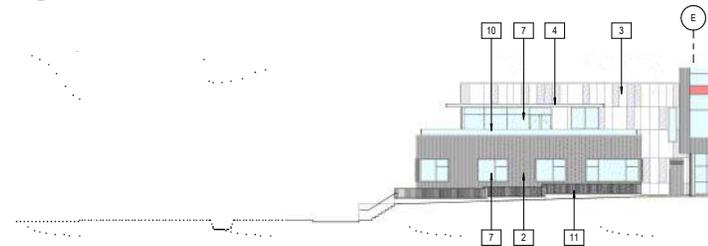
A4.002



1
SOUTH ELEVATION
ALONG 23RD AVE.
Scale: 1 : 200



2
WEST ELEVATION ALONG
182ND ST.
Scale: 1 : 200



3
WEST ELEVATION AT
ENTRY
Scale: 1 : 200

- MATERIAL KEY**
- 1 FEATURE GLAZING
 - 2 CORRUGATED METAL SIDING (CHARCOAL)
 - 3 FIBRE CEMENT PANELS OR THIN SHELL CONCRETE PANELS (VARIEGATED TONES - LIGHT GREYS)
 - 4 CANOPY (DARK GREY / METAL PANEL SOFFIT)
 - 5 LOUVER SCREEN (DARK GREY)
 - 6 METAL PANEL SOFFITS
 - 7 ALUMINUM CURTAIN WALL / WINDOWS (DARK GREY)
 - 8 EXTERIOR SUN SHADES / LOUVERS (WOOD TONE)
 - 9 METAL WORK (DARK GREY)
 - 10 TEMPERED GLASS GUARD TO DECKS
 - 11 SECURITY FENCE (DARK GREY)
 - 12 WOOD TONED PANEL
 - 13 SPANDEL PANEL (DARK GREY)



ISSUES	DATE
C ISSUED FOR PREZONING APPLICATION RESUBMISSION	2022-04-07
B ISSUED FOR PREZONING APPLICATION RESUBMISSION	2022-01-10
A ISSUED FOR DEVELOPMENT PERMIT	2024-07-07
PROJECT NUMBER	CCM
DRAWN BY	BLJA
CHECKED BY	MBJR
DATE CHECKED	2024-07-08
CONSULTANT	

PROJECT
SAINT JOHN PAUL II ACADEMY
18230 24TH AVENUE
SURREY, BC

DRAWING TITLE
MATERIALS / COLOUR ELEVATIONS

DRAWING No.

A6.000

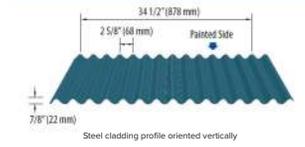


EQUITONE Astro rivet



The stainless steel Equitone Astro rivet has a coloured head to match the panel and built-in spacer (cylinder).

7/8" CORRUGATED (CAN BE USED FOR ROOF AND WALLS)



1 FEATURE GLAZING



2 CORRUGATED METAL SIDING (CHARCOAL)



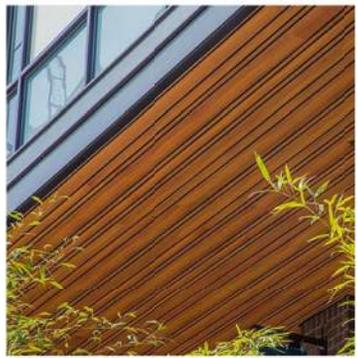
3 FIBRE CEMENT PANELS (VARIEGATED TONES - LIGHT GREY(S))



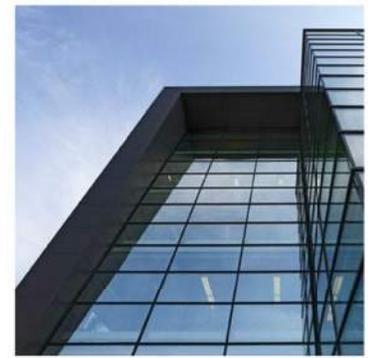
4 CANOPY (DARK GREY / WOOD TONE)



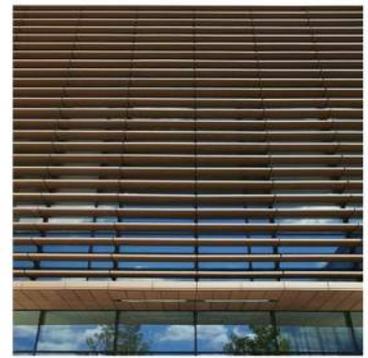
5 SPORT COURT SCREEN
Note: Sports Court deleted



6 WOOD TONED ALUMINUM SOFFITS / WALL FINISH (FIR)



7 ALUMINUM CURTAIN WALL / WINDOWS (DARK GREY)



8 EXTERIOR SUN SHADES / LOUVERS (DARK GREY)

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7	RE-ISSUED FOR DP/REZONING	22-04-07
6	ISSUED FOR LMDG DRAFT BP REVIEW	21-08-06
5	ISSUED FOR 75% PRICING REVIEW	21-05-21
4	ISSUED FOR 75% COORDINATION	21-05-17
3	ISSUED FOR 50% PRICING REVIEW	21-04-09
2	ISSUED FOR 30% CONSULTANT COORDINATION	21-03-08
1	ISSUED FOR DP	20-07-07

REVISIONS



Saint John Paul II Academy
18230 24th Avenue
Surrey, British Columbia

Scale:	1:400
Drawn:	YL
Reviewed:	KL
Project No.:	06-689

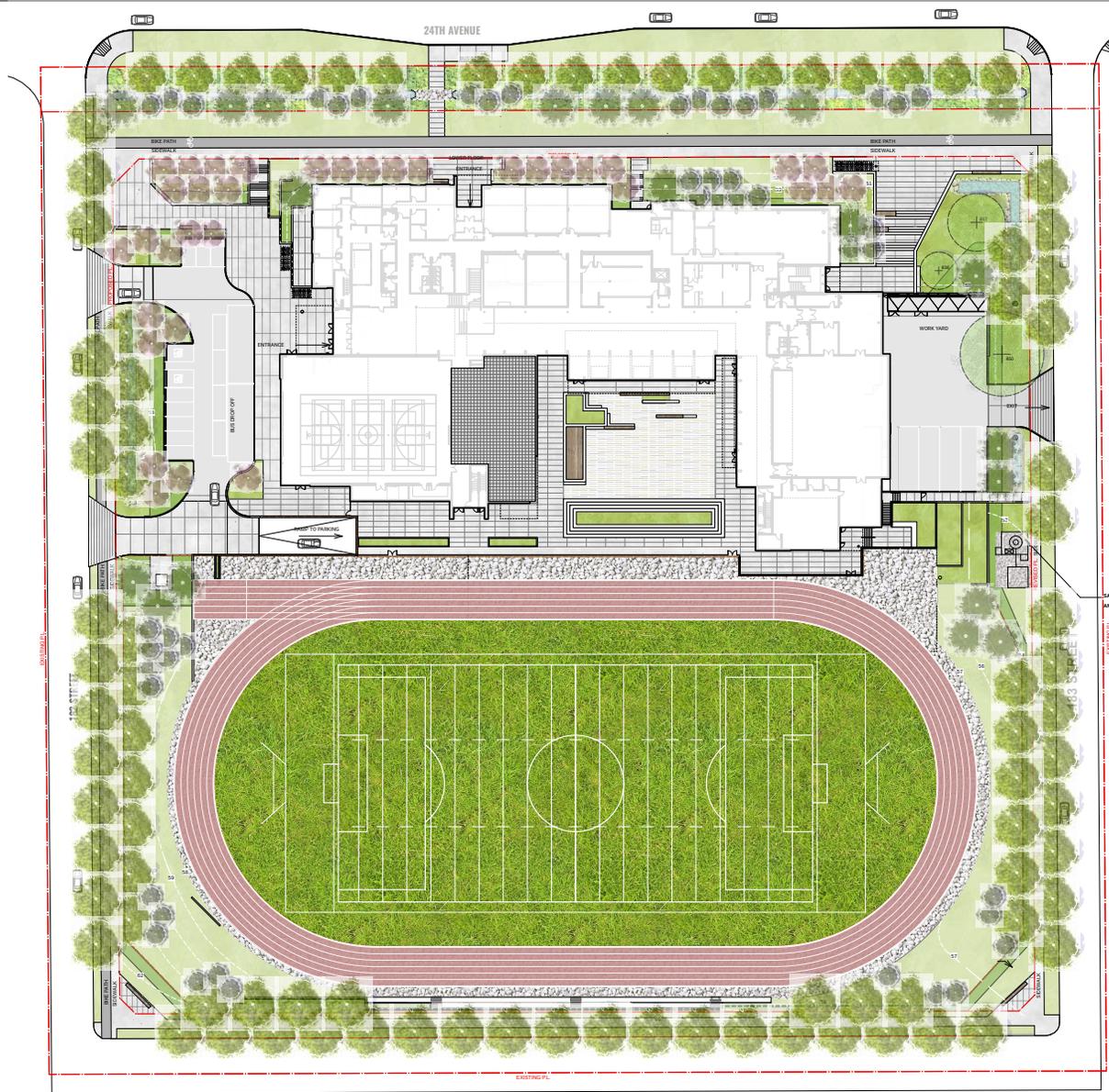
SITE PLAN GROUND

LAYOUT & MATERIALS LEGEND

DETAIL	DESCRIPTION	SYMBOL
1/L5.0	CIP CONCRETE PAVING	
3/L5.0	PERMEABLE VEHICULAR PAVERS	
4/L5.0	WOOD SEATWALL	
2/L5.0	FEATURE UNIT PAVING	
	TRACK SURFACING	
	GRAVEL SURFACE	
	CIP CONCRETE WALL	
1-4/L5.1	CIP CONCRETE SEATWALL	
	SPORTS FIELD TURF	
5/L5.3	PROPOSED SOD	
4/L5.3	PROPOSED PLANTING	
1/L5.2	SECURITY FENCING	
2/L5.2	GUARDRAIL	
6/L5.1	BIKE RACK	
4/L5.0	SLAB PAVER (ROOF)	

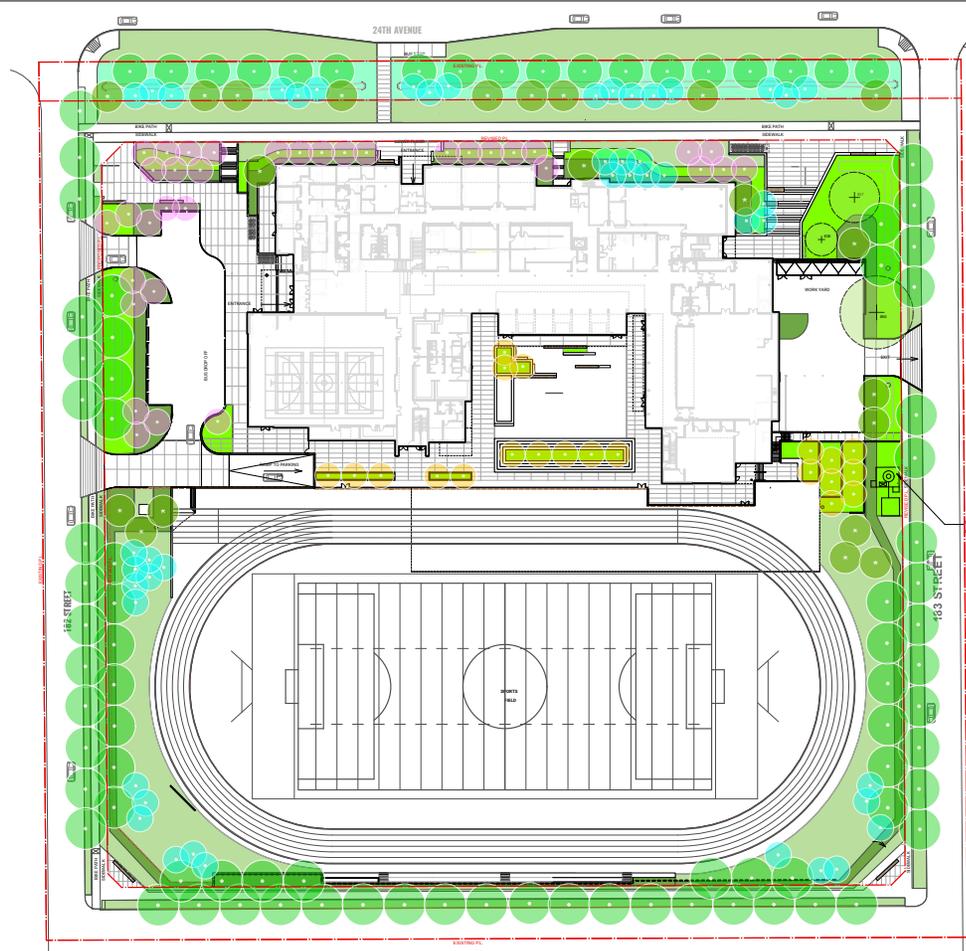
LAYOUT NOTES

- ALL DIMENSIONS ARE METRIC (METERS) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL STAKE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS, AND OTHER SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS LABELED "EQ" ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.
- INSTALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDING ELEMENTS AND AS INDICATED ON DRAWINGS AND SPECS.
- UNLESS OTHERWISE NOTED, CONCRETE SCORE AND EXPANSION JOINTS SHALL BE ALIGNED WITH BUILDING FEATURES AND WITH CORNERS OF PAVEMENT. SPACE ADDITIONAL JOINTS BETWEEN THESE POINTS EQUALLY.
- THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
- ALL CURVES TO BE SMOOTH AND CONTINUOUS.



PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
EXISTING TREES TO RETAIN REFER TO ARBORIST REPORT				
CANOPY TREES				
90	ACER RUBRUM	RED MAPLE	6CM. CAL., B&B	
	QUERCUS PALUSTRIS	PIN OAK	6CM. CAL., B&B	
MEDIUM & SMALL TREES				
46	ACER CIRCINATUM	VINE MAPLE	3-4M HT., MULTI-STEM, B&B	
	BETULA NIGRA	RIVER BIRCH	3-4M HT., MULTI-STEM, B&B	
21	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	5CM. CAL., B&B	
36	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM. CAL., B&B	
EVERGREEN TREES				
21	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4M HT., B&B	
	THUJA PLICATA	WESTERN RED CEDAR	4M HT., B&B	
WOODLAND SHRUBS				
1250m ²	RIBES SANGUINEUM	RED-FLOWERING CURRANT	#2 POT	600MM O.C.
	SYMPHORICARPUS ALBUS	SNOWBERRY	#2 POT	600MM O.C.
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	600MM O.C.
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	600MM O.C.
WOODLAND FERNS				
1600m ²	BLECHNUM SPICATUM	DEER FERN	#1 POT	450MM O.C.
	POLYSTICHUM MUNITUM	SWORD FERN	#1 POT	450MM O.C.
	POLYPODIUM GLYCYRRHIZA	LICORICE FERN	#1 POT	450MM O.C.
WOODLAND GROUNDCOVERS				
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT	300MM O.C.
	ASARUM CANADENSE	WILD GINGER	#1 POT	300MM O.C.
	CORNUS CANADENSIS	BUNCHBERRY	#1 POT	300MM O.C.
	GAULTHERIA SHALLON	SALAL	#1 POT	300MM O.C.
	MAHONIA NERVOSEA	DULL OREGON GRAPE	#1 POT	300MM O.C.
	MAHONICA REPENS	CREeping OREGON GRAPE	#1 POT	300MM O.C.
	GAULTHERIA SHALLON	SALAL	#1 POT	300MM O.C.
WOODLAND PERENNIALS				
	CLINTONIA UNIFLORA	QUEEN'S CUP	BULBS	150MM O.C.
	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	BULBS	150MM O.C.
	ERYTHRONIUM REVOLUTUM	PINK FAWN LILY	BULBS	150MM O.C.
	LINNEA BOREALIS	TWINKFLOWER	BULBS	150MM O.C.
	POLYGANATUM BIFLORUM	FALSE SOLOMON'S SEAL	#1 POT	300MM O.C.
OFF-SITE DITCH RESTORATION PLANTING PER ENVIRONMENTAL				
6630m ²	SODDED LAWN			



2305 Hemlock St, Vancouver BC, V6H 2V1
T 604 681 3303 F 604 681 3307
www.connect.ca

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- 7 RE-ISSUED FOR DP REZONING 22-04-07
- 6 ISSUED FOR LMDG DRAFT BP REVIEW 21-08-06
- 5 ISSUED FOR 75% PRICING REVIEW 21-05-21
- 4 ISSUED FOR 75% COORDINATION 21-05-17
- 3 ISSUED FOR 50% PRICING REVIEW 21-04-09
- 2 ISSUED FOR 30% CONSULTANT COORDINATION 21-03-08
- 1 ISSUED FOR DP 20-07-07

REVISIONS

PLANTING NOTES

- IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE BC LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS, THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
- ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS HUMUS BUILDER OR APPROVED EQUAL.
- FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF SURREY PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION. ALL PLANTED AREAS TO BE WATERED BY A HIGH EFFICIENCY IRRIGATION SYSTEM.



Saint John Paul II Academy
18230 24th Avenue
Surrey, British Columbia

Scale:	1:250
Drawn:	YL
Reviewed:	KL
Project No.	06-689

CONCEPTUAL PLANTING PLAN

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REVISIONS



Saint John Paul II Academy

18230 24th Avenue
Surrey, British Columbia

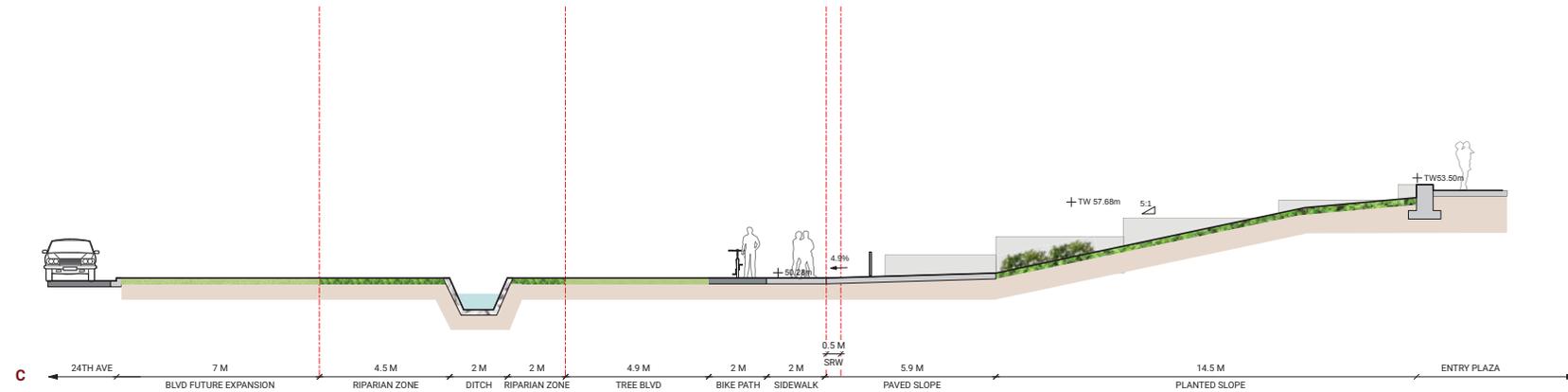
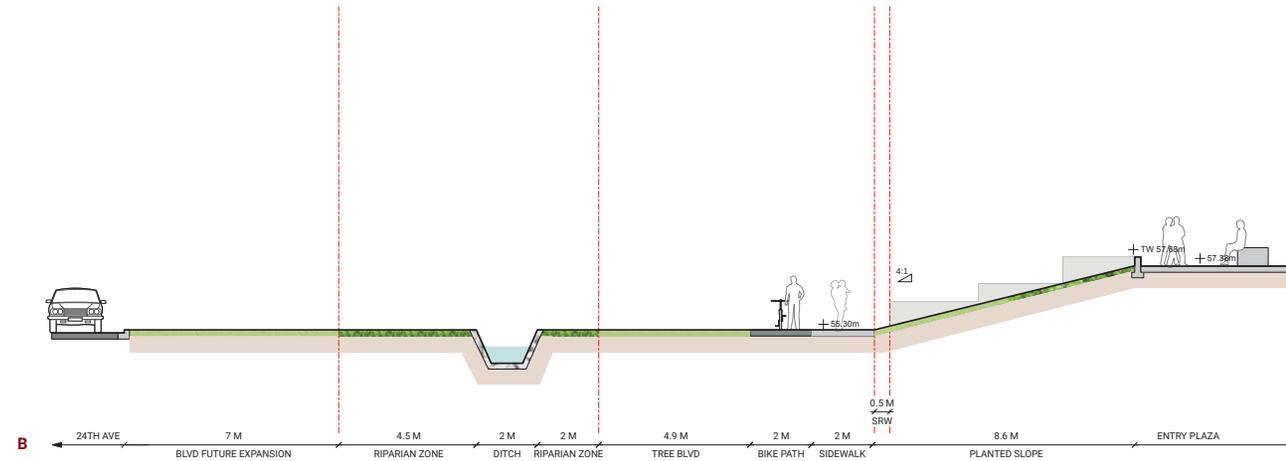
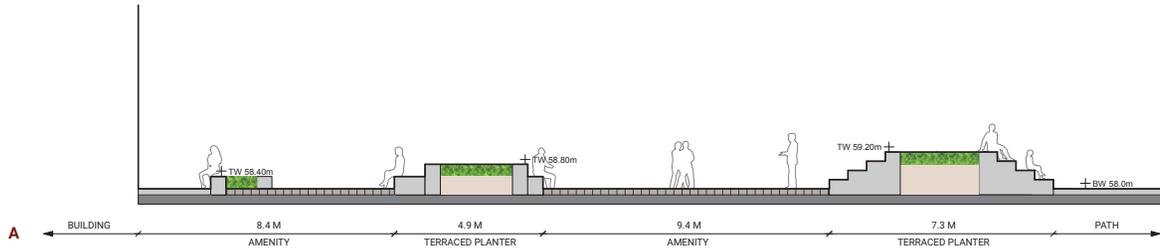
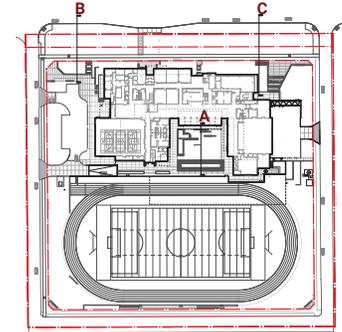
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Drawn: YL

Reviewed: KL

Project No. 06-689

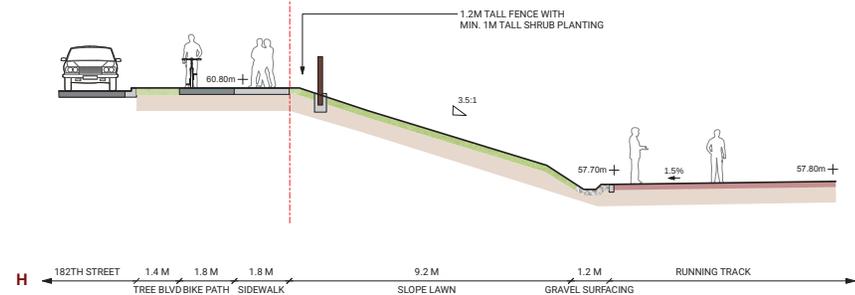
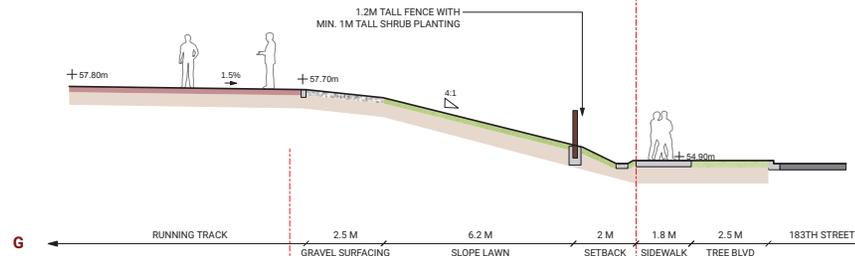
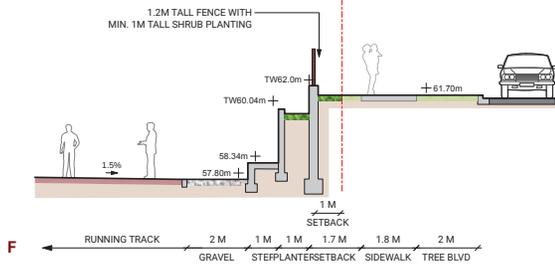
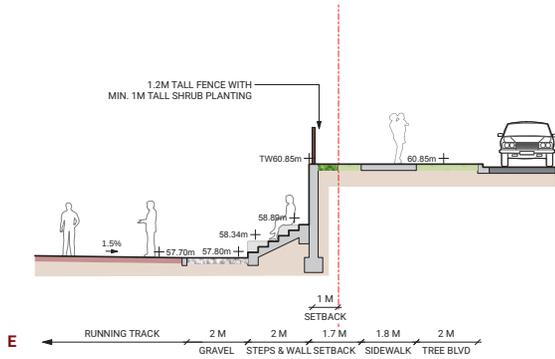
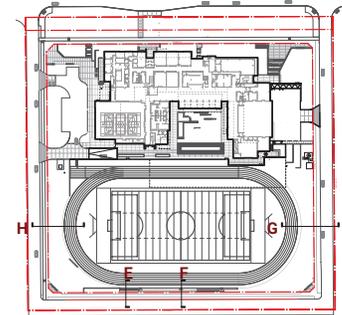
LANDSCAPE SECTIONS (1)



L4.0

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REVISIONS



Saint John Paul II Academy

18230 24th Avenue
Surrey, British Columbia

Scale:	1:50
Drawn:	YL
Reviewed:	KL
Project No.	06-689

LANDSCAPE SECTIONS



L4.1

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

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

DATE: **April 19, 2022** PROJECT FILE: **7820-0179-00**

RE: **Engineering Requirements
Location: 18230 24 Avenue**

REZONE

Property and Right-of-Way Requirements

- Dedicate 17.442 m on 24 Avenue.
- Dedicate 13.5 m on 182 Street, including 5 m x 5 m corner cut at 24 Avenue.
- Dedicate 13.5 m for 183 Street, including 3 m x 3 m corner cut at 24 Avenue
- Dedicate 11.5 m for 23 Ave, including 3 m x 3 m corner cuts with 182 Street and 183 Street.
- Register 0.5 m SRW on all frontage roads.

Works and Services

- Construct 24 Avenue with full pavement width, bus pull out bay, stream with setback, boulevard, streetlights and street trees, 2 m cycle track and 2 m sidewalk at property line.
- Construct traffic signal at 182 Street and 24 Ave, including 50 m westbound left turn lane.
- Construct east side of 182 Street, west side of 183 Street, and north side of 23 Avenue.
- Restrict post-development flows to pre-development levels for all storms up to and including the 100-year storm including both private and public road drainage.
- Construct storm drainage systems as required in the NCP, including storm sewers on all frontage roads and extend the sewers up to the tie-in point with existing systems.
- Provide on-lot drainage facilities as recommended in the NCP.
- Register Restrictive Covenant for on-lot operation and maintenance of drainage facilities.
- Construct 300 mm water main along 24 Avenue, and Pressure Reducing Valve at 178 St/24 Ave.
- Construct 250 mm water mains on all other frontages.
- Provide fire flow calculations.
- Construct sanitary mains along all frontages according to Redwood Heights NCP.
- Construct temporary Low Pressure Sanitary System, as ultimate sanitary servicing is unavailable
- Register Restrictive Covenant for ultimate sanitary connection and payments to future front-ender.
- Construct adequately-sized storm, water and sanitary service connections.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit except for the requirements listed above.



Jeff Pang, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file

3.1 Summary of Tree Preservation by Tree Species

Table 2. Summary of Onsite and Shared, Tree Preservation by Tree Species.

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	42	42	0
Cottonwood	31	31	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	27	27	0
English Oak	2	1	1
Paper birch	6	6	0
Coniferous Trees			
Western Redcedar	148	146	2
Douglas-fir	22	21	1
Norway spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	206	202	4
Additional Trees in the proposed Open Space/Riparian Area			
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		214	
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)		218	

Redwood NCP | Summary

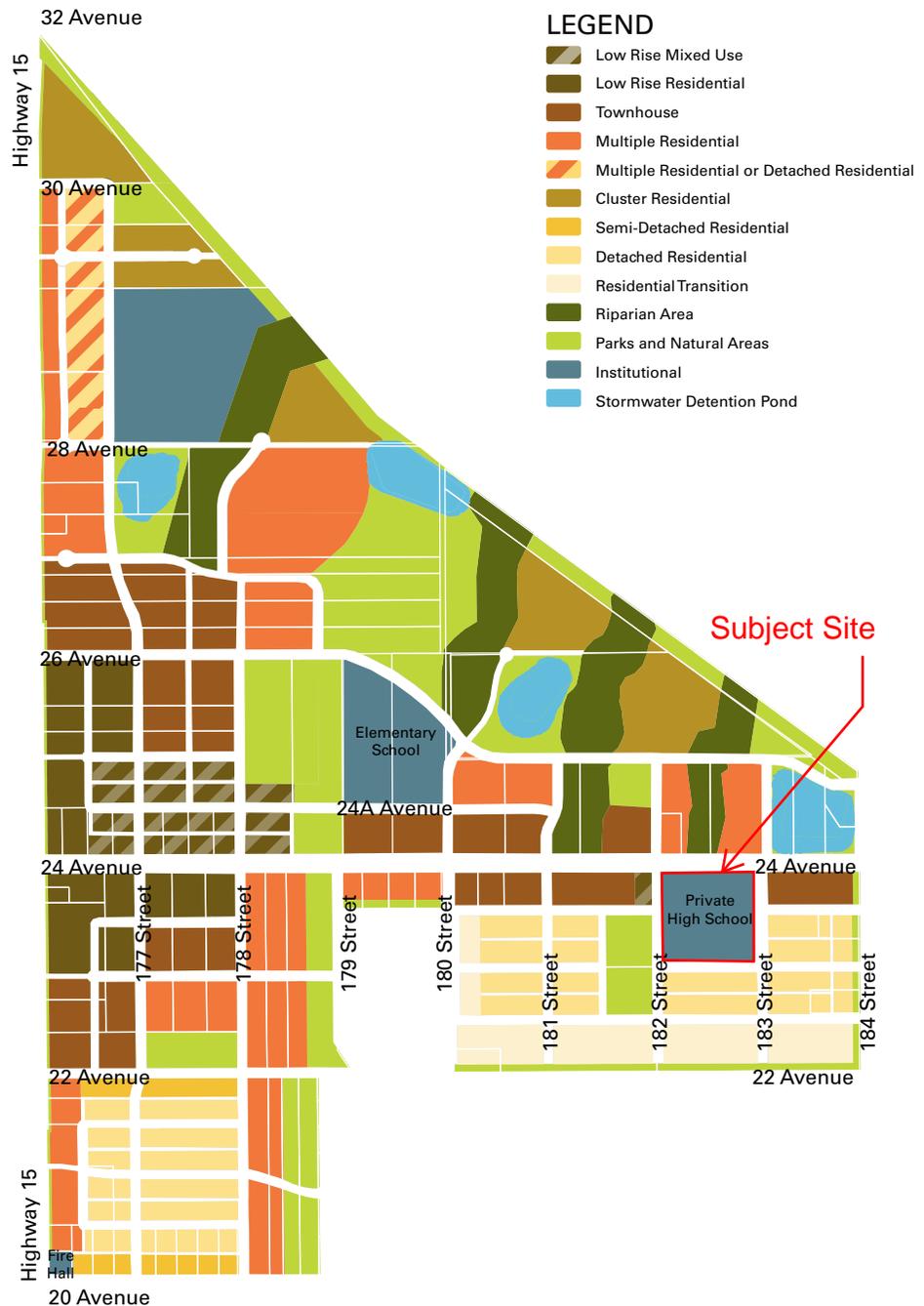
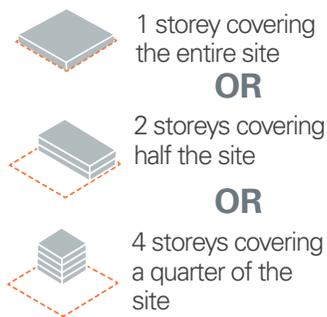
Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated plan. Corresponding land use designations includes example images and summary descriptions for the different types of land uses that can occur within the plan area.

WHAT IS FAR?

Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building's floor area divided by the site's area. FAR alone does not determine a building's height.

For example, a building with 1 FAR could have...



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0179-00

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: 013-239-252

West Half of the North Half Legal Subdivision 16 Section 17 Township 7 New Westminster District

18230 - 24 Avenue

(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 has been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.1 of Part 32 Assembly Hall 2 Zone (PA-2), the minimum north yard (24 Avenue) setback is reduced from 17.0 metres to 5.0 metres.
 - (b) In Section G.1 of Part 32 Assembly Hall 2 Zone (PA-2), the maximum building height is increased from 9.0 metres to 17.0 metres.
 - (c) In Table D.1: Required Number of Off-Street Parking and Bicycle Spaces of Part 5 Off-Street Parking and Loading/Unloading, the number of required bicycle spaces for a private secondary school is reduced from 8 visitor bicycle spaces per classroom to 4 visitor bicycle spaces per classroom.

5. This development variance permit applies to only the 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. This development variance permit does not apply to additions to, or replacement of, any of the buildings shown on attached 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 .

Mayor – Doug McCallum

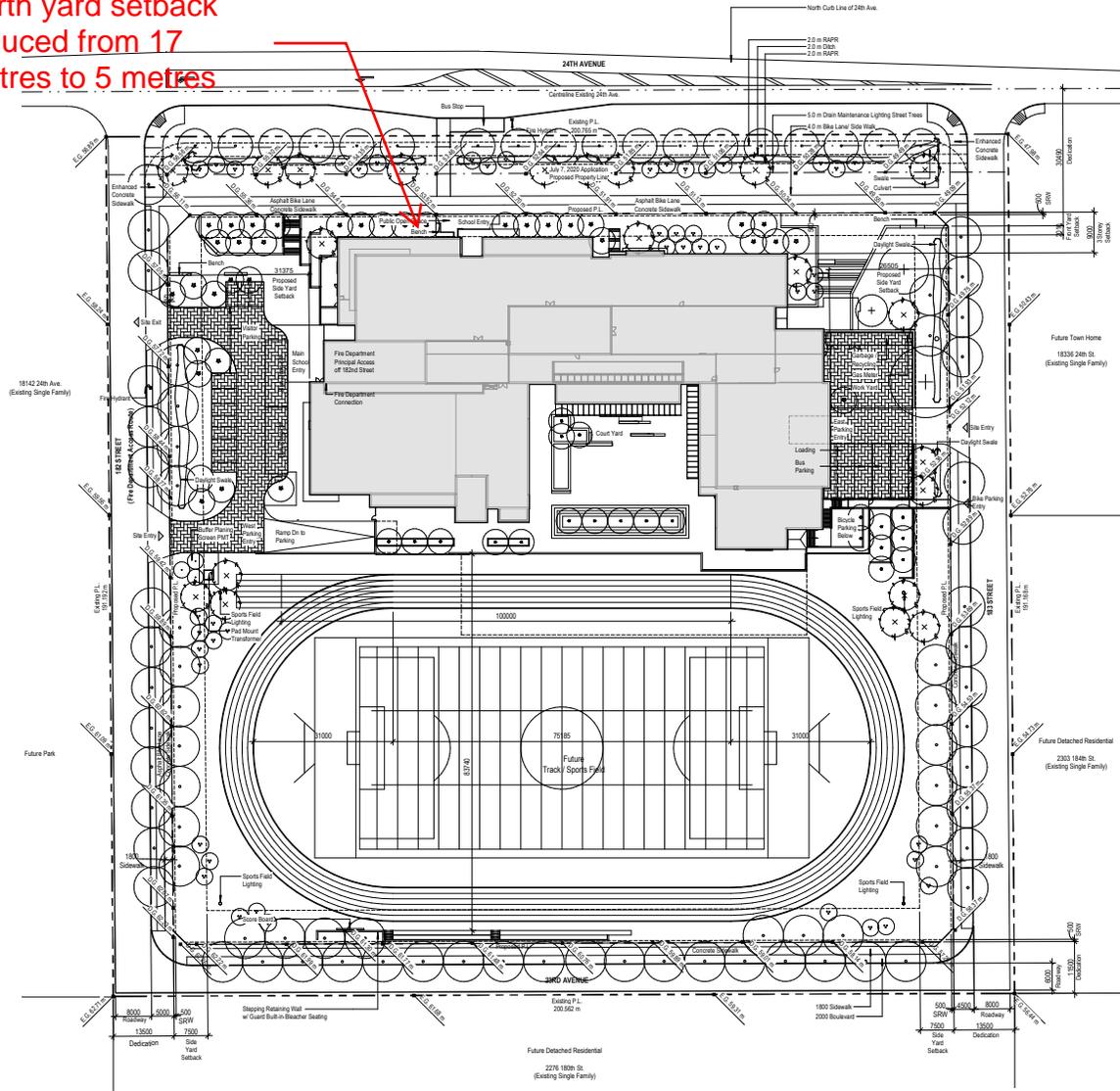
City Clerk – Jennifer Ficocelli

Schedule A



North yard setback
reduced from 17
metres to 5 metres

Bicycle parking
reduced from 8 spaces
per classroom to 4
spaces per classroom



1
A1.000
SITE PLAN (INTERIM
CONDITION)
Scale: 1:500

ISSUES	DATE
C ISSUED FOR DEVELOPMENT PERMIT	2023-04-07
B ISSUED FOR DEVELOPMENT PERMIT	2023-01-10
A ISSUED FOR DEVELOPMENT PERMIT	2023-07-07

PROJECT NUMBER	CC34
DRAWN BY	BL/IA
CHECKED BY	ME/LR
DATE CHECKED	2023-07-08
CONSULTANT	

PROJECT
**SAINT JOHN PAUL II
ACADEMY**
18230 24TH AVENUE
SURREY, BC

SITE PLAN

DRAWING NO.

A1.000



ISSUES	DATE	
B	ISSUED FOR CIVIL REZONING APPLICATION RESUBMISSION	2022-01-10
A	ISSUED FOR DEVELOPMENT PERMIT	2022-07-07

PROJECT NUMBER: CC34
DRAWN BY: BL/KA
CHECKED BY: ME/UR
DATE CHECKED: 2022-07-08
CONSULTANT:

PROJECT

SAINT JOHN PAUL II ACADEMY

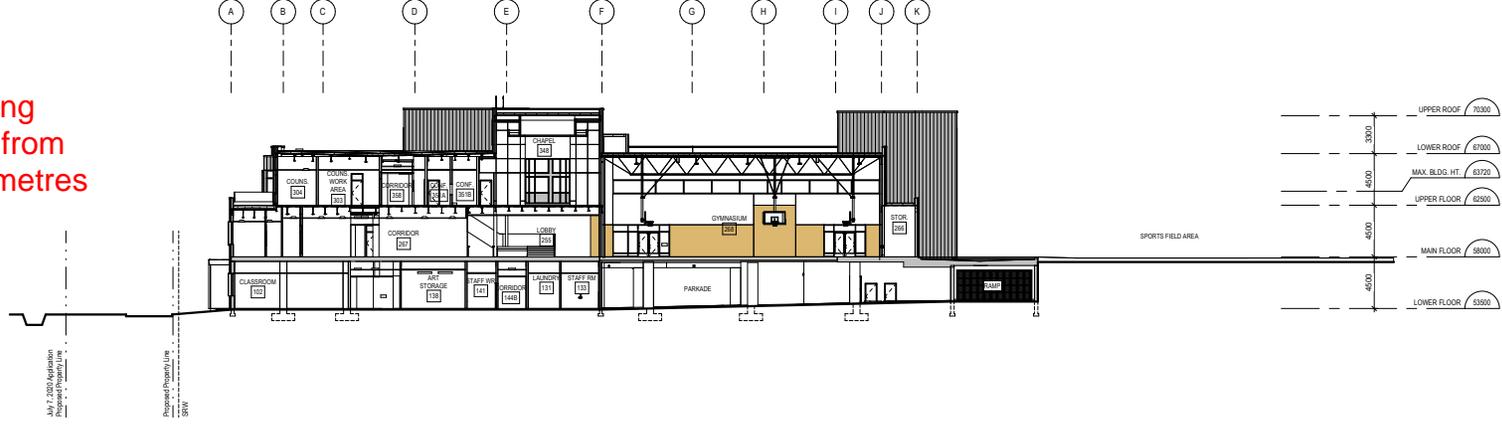
18230 24TH AVENUE
SURREY, BC

DRAWING TITLE

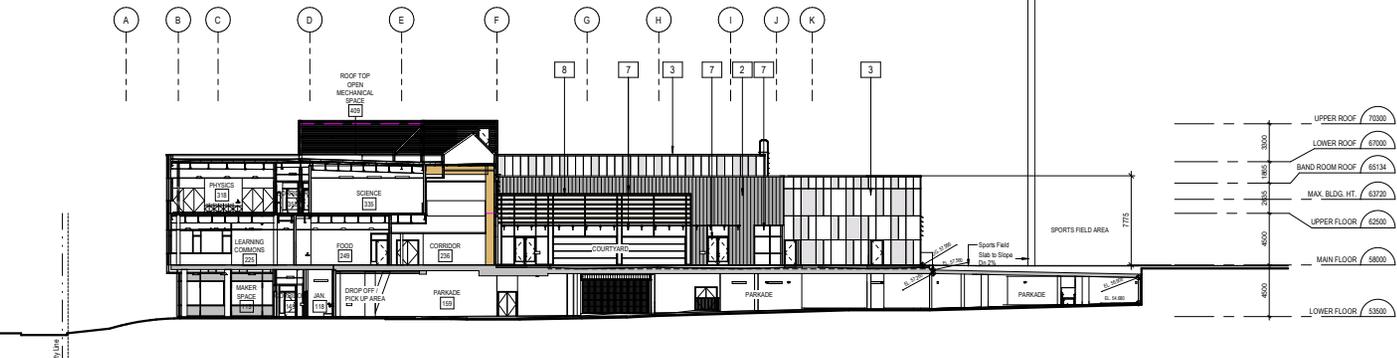
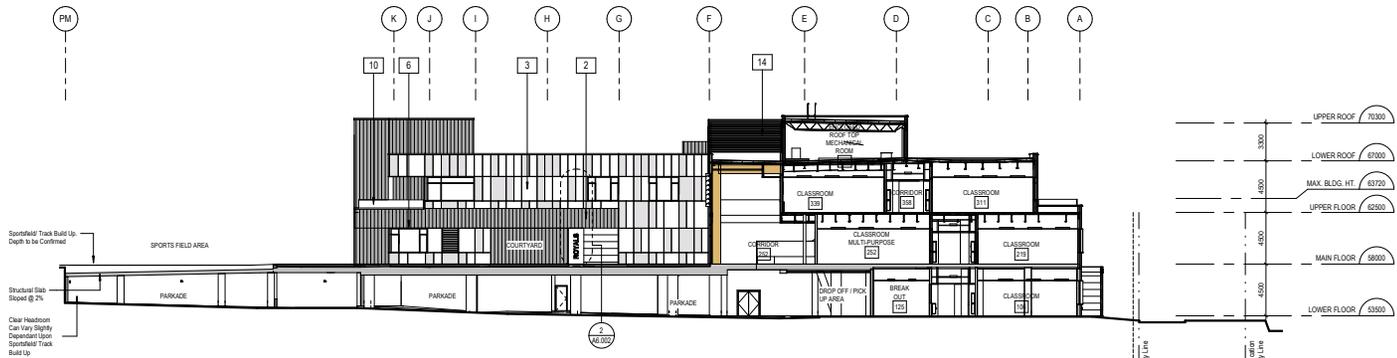
SECTIONS D, E & F

DRAWING No.

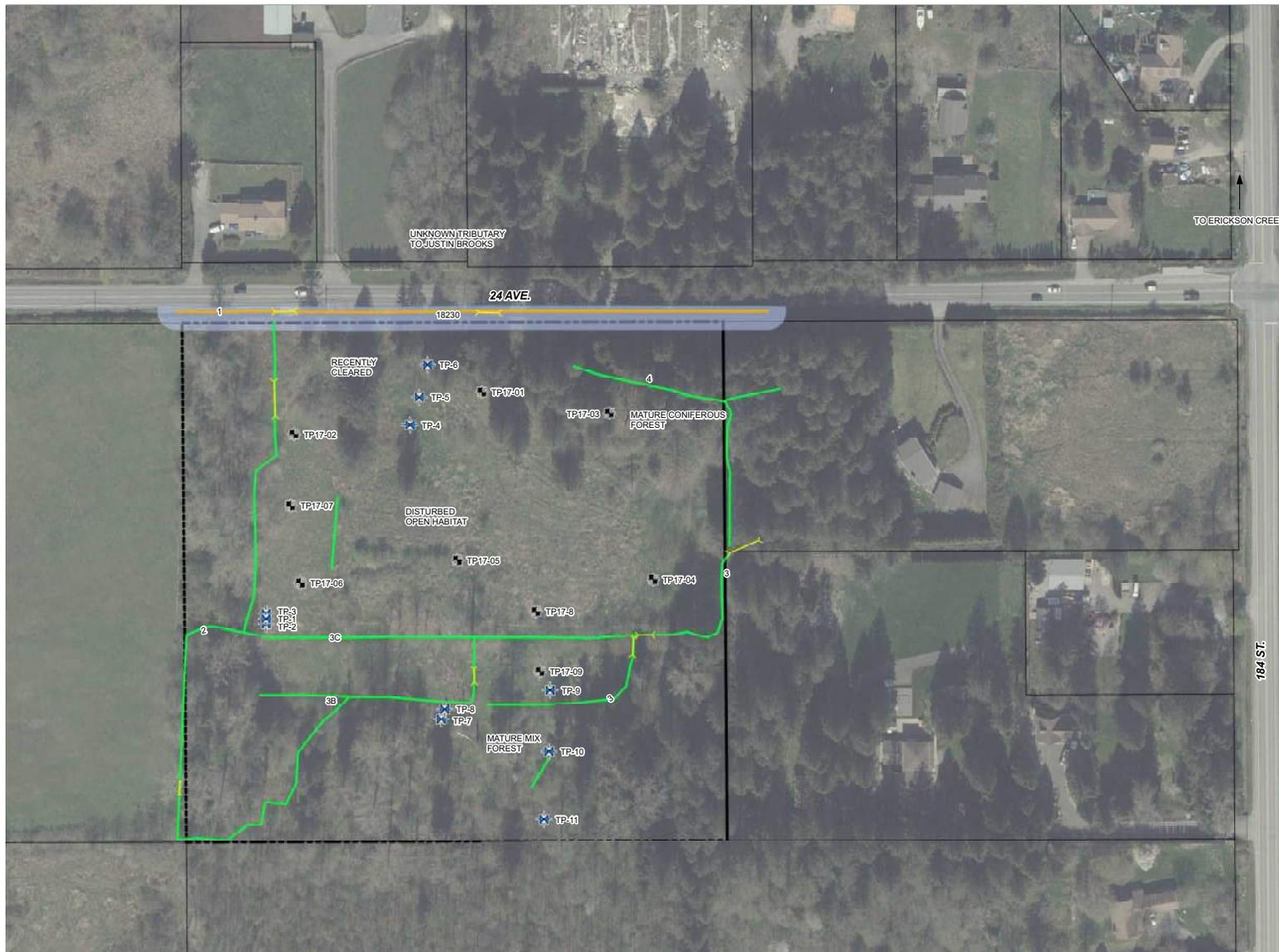
Maximum building height is varied from 9 metres to 17 metres



- MATERIAL KEY**
- 1 FEATURE GLAZING
 - 2 CORRUGATED METAL SIDING (CHARCOAL)
 - 3 FIBRE CEMENT PANELS OR THIN SHELL CONCRETE PANELS (VARIEGATED TONES - LIGHT GREY(S))
 - 4 CANOPY (DARK GREY / METAL PANEL SOFFIT)
 - 5 LOUVER SCREEN (DARK GREY)
 - 6 METAL PANEL SOFFITS
 - 7 ALUMINUM CURTAIN WALL / WINDOWS (DARK GREY)
 - 8 EXTERIOR SUN SHADES / LOUVERS (WOOD TONE)
 - 9 METAL WORK (DARK GREY)
 - 10 TEMPERED GLASS GUARD TO DECKS
 - 11 SECURITY FENCE (DARK GREY)
 - 12 WOOD TONED PANEL
 - 13 SPANDREL PANEL (DARK GREY)



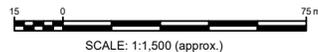
A3.002



LEGEND

-  SITE
-  LOT LINES
-  CULVERT
-  SETBACK BUFFER
- FISH CLASS (OPEN CHANNEL)**
-  CLASS B
-  CLASS C
-  TESTPIT (BY GEOPACIFIC)
-  KEYSTONE TESTPIT (2020)

NOTES:
 1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY.
 LOT BOUNDARIES AND FEATURES ARE APPROXIMATE.
 2. DATE OF AERIAL PHOTO IS 2016.
 3. WATERCOURSE MAPPING BASED ON SURVEY COMPLETED ON
 APRIL 27, 2020 BY TARGET LAND SURVEYING



18230 24th Avenue
 Surrey, B C
 Saint John Paul II Academy Foundation

REVISION No.	DATE	PROJECT No.
01	Jan. 2022	13775-100

Figure 2
 Existing Watercourse Classification Plan

