

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0220-00

Planning Report Date: May 10, 2021

PROPOSAL:

- **LAP Amendment** from Single Family Residential (6 u.p.a.) to Single Family Small Lots
- **Rezoning** from RF to RF-SD

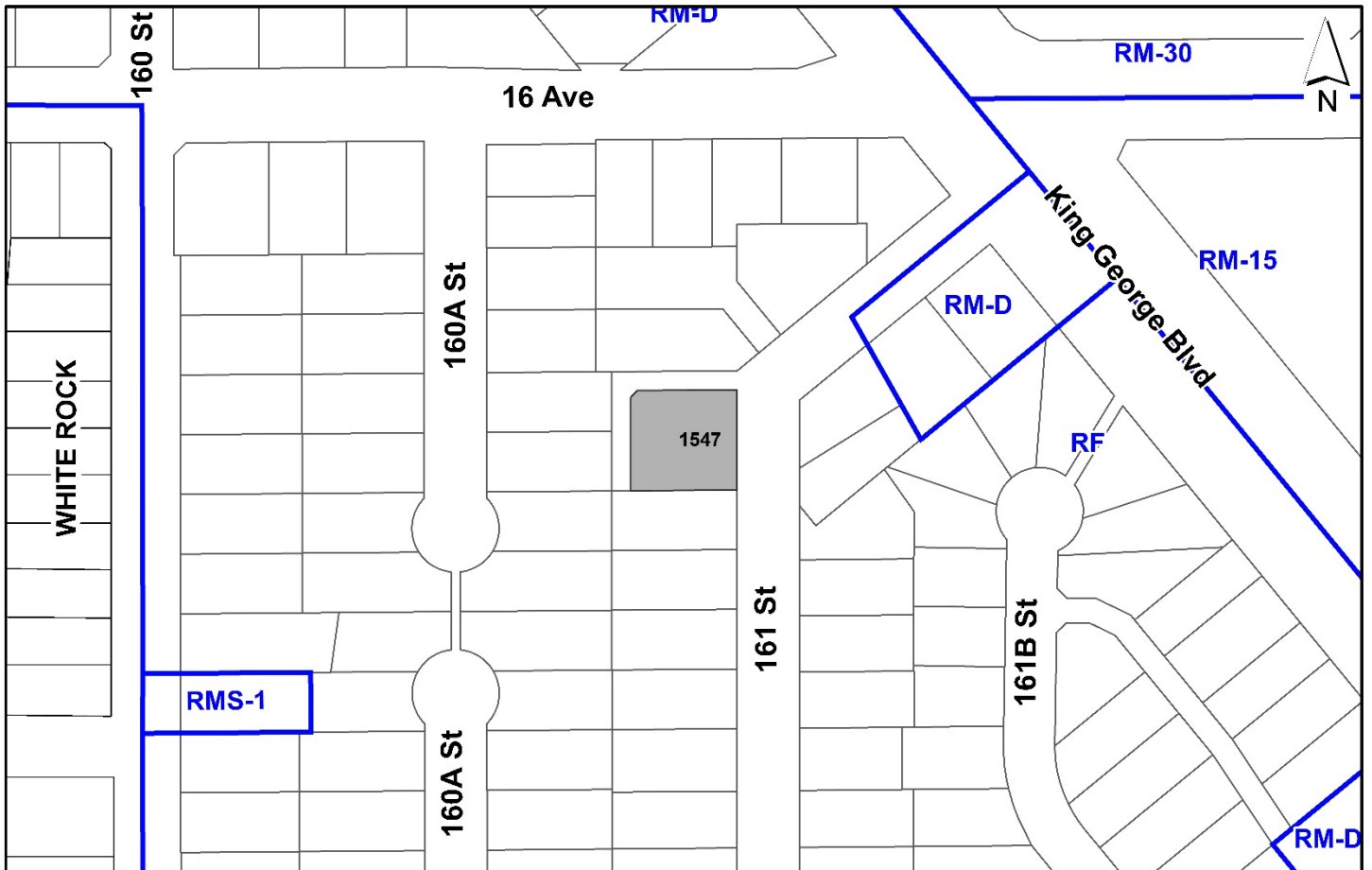
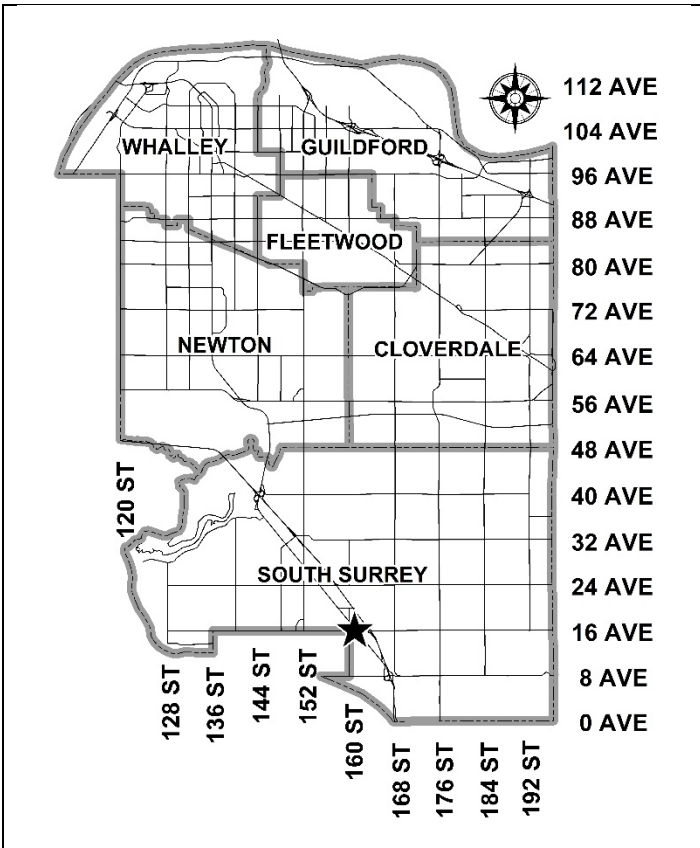
to allow subdivision into four (4) semi-detached single family lots.

LOCATION: 1547 - 161 Street

ZONING: RF-SD

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family Residential (6 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an amendment to the King George Highway Corridor Land Use/Development Concept Plan from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed RF-SD (duplex) housing form is considered an appropriate and sensitive infill development that will provide for additional diversity of housing in the area and provide an appropriate interface with the surrounding single family residential neighbourhood.
- The proposal will facilitate construction of a rear lane which was originally dedicated under the parent subdivision in 1961. The proposed lots will be restricted to rear access only from the lane and provide an attractive streetscape.
- The proposed housing form creates an opportunity for a more affordable housing option in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-4 for Semi-Detached Housing Structural Independence, Access and Common Works;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (i) 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.
3. Council pass a resolution to amend King George Corridor South Local Area Plan (LAP) to redesignate the land from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	Single Family Residential (6 u.p.a.)	RF
North:	Single Family Residential	Single Family Residential (6 u.p.a.)	RF
East (Across 161 St):	Single Family Residential	Single Family Residential (6 u.p.a.)	RF/RM-D
South:	Single Family Residential	Single Family Residential (6 u.p.a.)	RF
West:	Single Family Residential	Single Family Residential (6 u.p.a.)	RF

Context & Background

- The subject site, address 1547 – 161 Street, is 1095 square metres in area and designated "Urban" in the Official Community Plan (OCP). The subject site is designated "Single Family Residential (6 u.p.a.)" in the King George Highway Corridor Local Area Plan (LAP) and zoned "Single Family Residential Zone (RF)".
- The subject property contains one existing single family dwelling, and the property abuts unconstructed City lane allowance to the north and west. The adjacent City lane allowance was dedicated in 1961 with creation of the parent parcel and the two neighbouring properties to the west fronting 160A Street.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The applicant is proposing to rezone the property at 1547 – 161 Street from "Single Family Residential Zone (RF)" to "Semi-Detached Residential (RF-SD)" and to amend the King George Highway Corridor Local Area Plan (LAP) designation for the site from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" to allow subdivision from one (1) lot into four (4) lots.

	Proposed
Lot Area	
Gross Site Area:	1095 sq. metres
Road Dedication:	No dedication required for 161 Street or rear lane. 1m x 1m corner cut at 161 Street and lane required. 5.5m x 5.5m corner cut at Lane to Lane intersection required.
Net Site Area:	1084 sq. metres

	Proposed
Number of Lots:	4
Unit Density:	36.5 units per hectare
Range of Lot Sizes	250 m ² to 320 m ²
Range of Lot Widths	7.3 metres to 9.3 metres
Range of Lot Depths	34 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 5 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at South Meridian Elementary School
1 Secondary students at Earl Marriott 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 Spring 2022.

Parks, Recreation & Culture: Parks has no objections to the proposal. Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. Parks will only accept a single walkway through the boulevard per duplex to maximize space for tree roots. This is to be reviewed at Engineering Detailed Design.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one year.

Transportation Considerations

- No dedication is required for 161 Street, as the ultimate 20 metre wide road allowance has been achieved. No dedication along the rear lane is required as the ultimate 6.0 metre road allowance is achieved. A 1 metre x 1 metre corner cut is required at 161 Street and the lane. A 5.5 metre x 5.5 metre corner cut is required at the Lane to Lane intersection.
- Sidewalk construction is required on the west side of 161 Street. Sidewalk is to be coordinated with tree retention if required and will be confirmed at Engineering Detailed Design.

- Additional lane dedication may be required if further off-site tree retention or off-site tree removal is needed to accommodate lane construction.

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 site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

The RF-SD housing form is considered appropriate infill development that will provide for additional diversity of housing in the area and provide a sensitive interface with the surrounding single-family residential neighbourhood. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households.

The OCP also promotes sensitive infill to avoid new housing forms that are not complementary to the existing neighbourhood. Semi-detached duplex buildings under the RF-SD Zone mass similarly to single family residential homes to provide an appropriate interface.

The applicant completed a design guideline for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single family dwellings are of consistent or complementary design to the existing neighbourhood).

Secondary Plans

Land Use Designation

- The site is designated "Single Family Residential (6 u.p.a.)" in the King George Highway Corridor LAP. The proposal does not comply with the existing designation.

Amendment Rationale

- The applicant is proposing to redesignate the site to "Single Family Small Lots" within the King George Highway Corridor Plan.
- The subject site is approximately 150 metres west of a townhouse development located on the east side of King George Boulevard and 16 Avenue. The properties on the north side of 16 Avenue are existing single family, however the lands are designated "Townhouse (15 u.p.a.)" within the King George Highway Corridor LAP.
- The existing mix of single family residential densities in the neighbourhood include "Single Family Residential (RF) Zone" and "Duplex Residential (RM-D) Zone" with two RM-D zoned properties approximately 44 metres east of the subject site along 161 Street. The proposed RF-SD lots will result in a duplex building form which masses like single family homes. A duplex built form is present within the surrounding neighbourhood.
- The subject site is within walking distance of nearby bus stops on the north side of 16 Avenue and the west side of King George Boulevard. The cul-de-sac along 161 Street terminates without connecting to King George Boulevard, however there is a walkway which provides pedestrian access.
- 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 "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Semi-Detached Residential Zone (RF-SD)", and parking requirements.

RF-SD Zone (Part F)	Permitted and/or Required	Proposed
Unit Density:	37 dwelling units per hectare	36.5 dwelling units per hectare
Yards and Setbacks		
Front Yard (East):	3.5 metres	3.5 metres
Side Yard (North/South):	1.2 metres	2.2-3.5 metres
Rear (West):	6.5 metres	16.7 metres
Lot Size		
Lot Size:	Interior Lot: 200 m ²	Interior Lot: 250-320 m ²
Lot Width:	Interior Lot: 7.2 metres	Interior Lot: 7.3-9.3 metres
Lot Depth:	Interior Lot: 28 metres	Interior Lot: 34 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	2 off-street parking spaces per lot. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.	2 off-street parking spaces provided per lot; driveway access only proposed from the rear lane.

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 IV).
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the existing single family form in the surrounding neighbourhood.
- The area surrounding the subject site is predominately made up of homes constructed in the 1960's-1980's in a "West Coast Traditional" style. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms, and exterior construction materials. Landscaping will be constructed to a modern urban standard. The permitted styles will include "Neo-Traditional", "Neo-Heritage", "Rural-Heritage", and "West Coast Modern" which will be compatible with the existing homes in the area.
- A preliminary lot grading plan, submitted by Centras Engineering Ltd., and dated March 25, 2021, 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 (\$3,000 per unit if completed by December 31, 2021; and \$4,000 per unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The application will be required to provide the per dwelling unit flat rate above the Secondary Plan Designation in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates having increased as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$15,000 per unit if completed by December 31, 2021; and \$20,000 per unit if completed after January 1, 2022).

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 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 lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 9, 2021, and the Development Proposal Signs were installed on September 19, 2019. Staff received twenty-two (22) responses from neighbouring residents (*staff comments in italics*):

Residents expressed concern regarding traffic impacts, parking impacts and pedestrian safety:

(As a condition of the proposed rezoning, the applicant will be required to complete road frontage upgrades along 161 Street. This will include street tree planting, installation of street lights, and sidewalk construction.

Access to the proposed RF-SD Lots is required from the rear lane proposed to be constructed under this application. Each proposed RF-SD lot requires two (2) off-street parking stalls to be provided off the rear lane. The applicant has satisfied this requirement as a total of eight (8) off-street parking stalls are provided across the four (4) RF-SD lots. 161 Street terminates in a cul-de-sac to the northeast of the proposed development. It is reasonable to expect that vehicle traffic to and from the proposed RF-SD lots would not result in increased traffic east since the cul-de-sac does not connect onto King George Boulevard). Vehicles can only access the surrounding single family lots along 161 Street from the south at 14 Avenue.)

Residents raised concerns regarding the proposed increase in density and interface of RF-SD lots with the adjacent RF lots:

(Staff provided residents with details on the RF-SD Zone and the OCP's definition of sensitive infill. Residents were often unaware that the RF-SD Zone does not permit secondary suites. The RF-SD housing form is considered appropriate infill development that will provide for additional diversity of housing in the area and provide an appropriate interface with the surrounding single-family residential neighbourhood. The City's Official Community Plan (OCP) encourages the introduction of a diversity of housing forms within neighbourhoods to accommodate a wide range of households. The OCP also promotes sensitive infill to avoid new housing forms that are not complementary to the existing neighbourhood. Semi-detached duplex buildings under the RF-SD Zone mass similarly to single family residential homes to provide an appropriate interface.

Residents expressed that they would prefer if the existing lot were subdivided into two RF lots with detached single-family homes citing that this would be a more appropriate increase in overall density. Since secondary suites are permitted under the RF Zone, it is possible that each RF lot could have one single family house with a secondary suite. If the parent parcel were to subdivide into two RF lots utilizing Part 4 General Provisions E.21(h) of the Zoning Bylaw, the total number of dwelling units (4) could mirror the total number of dwelling units proposed under the RF-SD concept which restricts secondary suites.)

Residents raised concerns over tree retention as the site is adjacent to a number of significant off-site trees:

The applicant has retained a project arborist and geotechnical engineer to advise on construction of the rear lane that will allow for retention of the majority of off-site trees. The arborist report submitted by the applicant proposes to retain 16 of the 17 adjacent off-site trees which will abut the future constructed lane. An alternative method of construction within tree protection zones may be acceptable subject to further review from Transportation Engineering and Trees/Landscaping staff.

- The subject development application was reviewed by the Little Campbell Watershed Society (LCWS), who provided the following comments (*staff comments in italics*):

The LCWS asked if total lot coverage for 4 RF-SD lots would be greater than what could be obtained if the NCP was not to be amended.

(The LCWS was provided with the lot coverage differences between the proposed RF-SD Zone and existing RF zone. The lot coverage maximum under the RF-SD Zone is 60%. Total lot coverage of the parent parcel at the maximum 60% is 657 square metres. If the lot was subdivided under the existing RF Zone the lot coverage maximum under the RF Zone is capped at 40%. Total lot coverage of the parent parcel at the maximum of 40% is 438 square metres.)

The LCWS commented that 100% infiltration of storm water is expected for this proposal.

(The proposed single family development site is within the Fergus Creek Integrated Stormwater Management Plan (ISMP), tributary to the Little Campbell, where there are specific on-lot mitigation requirements from the ISMP that are to be followed. ISMP recommendations, in conjunction with the City's drainage by-law for single family residential, include (but not limited to) the following source controls for residential development. All roof leaders are to be disconnected and drain to pervious areas. Provide minimum 150mm of absorbent topsoil on all pervious surfaces. Augment top soil with additional absorbance landscape components, increased topsoil depth, porous pavement, green roof, and infiltration swales.)

The LCWS requested a copy of the proposed arborist report with concern for the trees located to the north and east of the proposed lots.

(The LCWS was provided with a copy of the arborist report for information).

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Plum	1	1	0
Oak, English	1	0	1
Ash, Mountain	2	2	0
Maple sp.	1	0	1
Coniferous Trees			
Douglas Fir	8	8	0
Cedar, Western Red	7	7	0
Total (excluding Alder and Cottonwood Trees)	22	20	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		2	
Contribution to the Green City Program		\$16,000	

- The Arborist Assessment states that there is a total of twenty two (22) mature trees on the site and no Alder and Cottonwood trees. It was determined that two (2) on-site/shared 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.

- The proposed tree preservation of sixteen (16) off-site trees will require non-intrusive methods for lane construction and supervision by an arborist during construction. An alternative method of lane construction within tree protection zones may be acceptable subject to further review from Transportation Engineering staff and Trees/landscaping staff.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. The arborist report indicated a total of forty (40) replacement trees is required on the site. If zero (0) replacement trees are provided the applicant will be required to pay \$16,000 in contributions to the Green City Program (rate of \$400 per replacement tree). Tree replacement details and Green City Program contribution requirements will be recalculated upon submission of a Tree Replacement Plan that meets staff approval.
- In addition to the replacement trees, boulevard street trees will be planted on 161 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of two (2) on-site or shared trees are proposed to be retained or replaced with a required \$16,000 Green City Program contribution. Proposed replacement tree totals and Green City Program contributions will be recalculated and clarified prior to Final Adoption.

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.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	King George Highway Corridor LAP Amendment Map

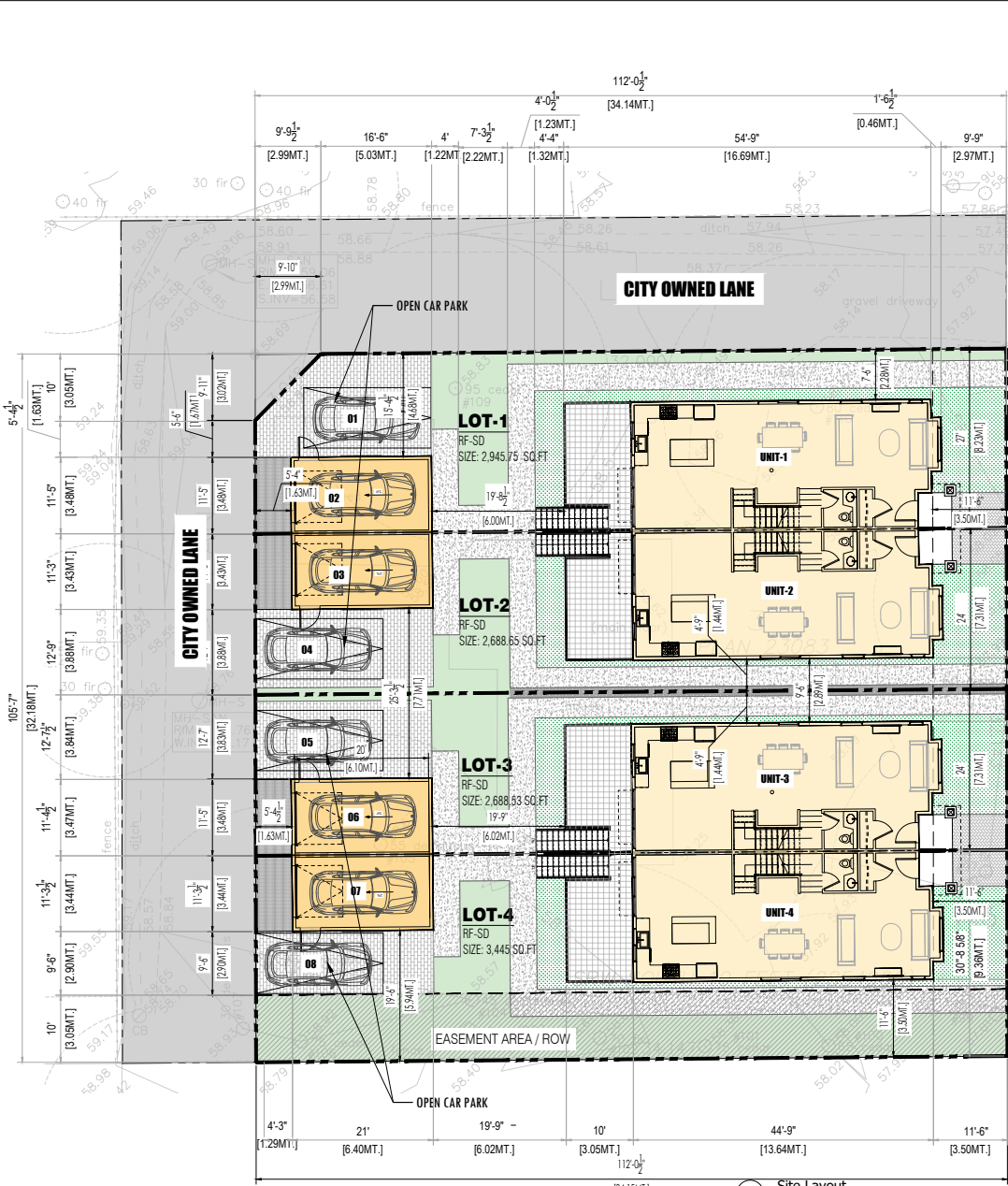
approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

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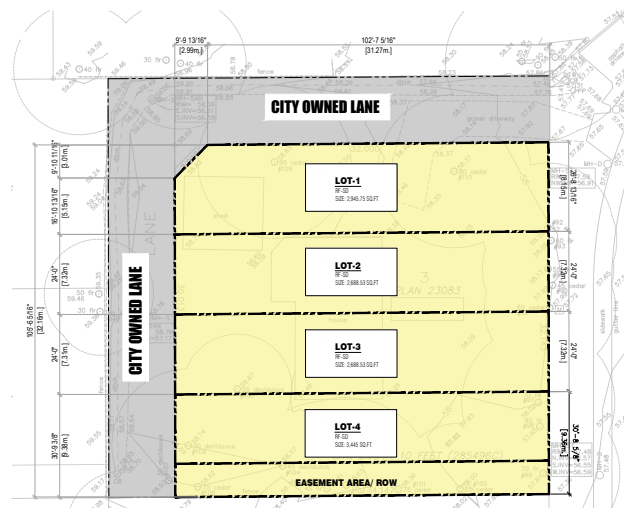
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1 Site Layout
Scale: 1/8"=1'-0"

PROJECT RECONCILIATION:			
1	CONING		
	EXISTING	0'	
	PROPOSED	0'	
2	SITE		
	EXISTING (GROSS)	11,702.89 Sq.Ft.	1,094.57 Sq.M.
	REDUCTION FOR LANE	8.88 Sq.Ft.	
	NET SITE AREA	11,702.89 Sq.Ft.	1,094.57 Sq.M.
3	DENSITY		
	PERMITTED:	15 UPA	37 UPM
	PROPOSED:	14.01 UPA	36.5 UPM
4	SUBDIVISION		
	LOT FRONTAGE	LOT AREA	
	LOT1	27.88 Ft.	8.23 Sq.M.
	LOT2	24.80 Ft.	7.31 Sq.M.
	LOT3	24.80 Ft.	7.31 Sq.M.
	LOT4	30.67 Ft.	9.35 Sq.M.
		2,945.75 Sq.Ft.	273.67 Sq.M.
		2,688.53 Sq.Ft.	249.77 Sq.M.
		2,688.53 Sq.Ft.	249.77 Sq.M.
		3,445.00 Sq.Ft.	320.65 Sq.M.
5	SITE COVERAGE		
	PERMITTED		60%
	PROPOSED		60%
	PROVIDED:		
	LOT 1 (END LOT)	1225 / 2945.75	60%
	LOT 2 (INTERNAL)	1225 / 2688.53	60%
	LOT 3 (INTERNAL)	1225 / 2688.53	60%
	LOT 4 (END LOT)	1225 / 3445.00	38%
6	FLOOR AREA		
	PERMITTED:	SACH UNIT	1050
	PROPOSED:		
		BASEMENT	151 FL.
		2ND FL.	280.46
		TOTAL	2,567.92 Sq.Ft.
		TOTAL (EX. BASEMENT)	1,708.92 Sq.Ft.
		UNIT#1	859
		UNIT#2	846.46
		UNIT#3	846.46
		UNIT#4	846.46
		TOTAL	846.46
		TOTAL	16,271.46 Sq.Ft.
		TOTAL (EX. BASEMENT)	6,835.46 Sq.Ft.
8	OFF STREET PARKING		
	PERMITTED:	2 FIA, UNIT 1 & 4	0 CAR
	PROPOSED:	2 FIA, UNIT 1 & 4	0 CAR



2 Sub-Division Plan

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 5, 2021** PROJECT FILE: **7819-0220-00**

RE: **Engineering Requirements
Location: 1547 161 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment other than those stated below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate required corner cuts.
- Register 0.5 m Statutory Right-of-Way (SRW) along 161 Street frontage.

Works and Services

- Construct west side of 161 Street.
- Construct Lane along west and north of the property.
- Construct minimum 200 mm sanitary main along rear Lane to service the site.
- Construct minimum 250 mm storm main along 161 Street frontage to service the site.
- Provide adequately sized storm, sanitary, and water service connections for each lot.
- Provide on-site stormwater mitigation features as determined through detailed design.
- Assess the stormwater flow in the rear Lane and provide a storm system as required.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,785.75 is required.



Jeff Pang, P.Eng.
Development Engineer

AY



March 17, 2021

Planning

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Since 2015, South Meridian Elementary has been operating over capacity and this trend is projected to continue over the next 10 years. As of September 2019, there are 4 portables on site used as enrolling space. With a significant number of proposed townhouse development permits in process, South Meridian will have to continue to rely on portables to meet the growing in-catchment demand. With neighbouring schools also at capacity or greater, there is no ability to do a boundary change to relieve enrolment pressure. As part of the District's 2020/2021 Five Year Capital Plan, the District is asking for a 200 capacity addition for the school. The Ministry of Education has approved the District to prepare a business case to support future approval of capital funding to construct the addition.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school, is in construction and is targeted to open September 2021. New Boundaries were approved in March 2019. The new secondary boundaries for the South Surrey region will not come into affect until the new secondary opens.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0220 00

SUMMARY

The proposed 4 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:	2
Secondary Students:	1

September 2020 Enrolment/School Capacity

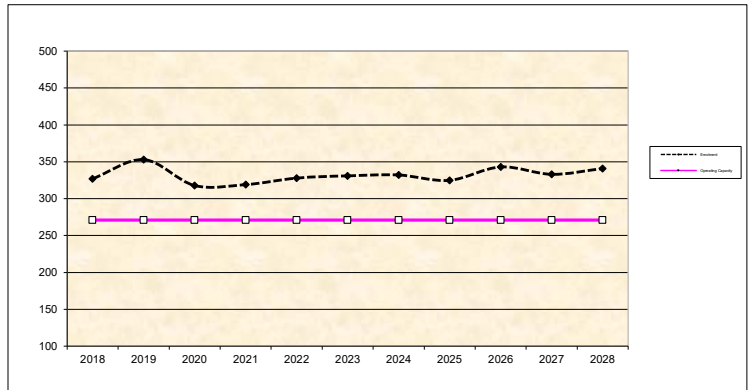
South Meridian Elementary	
Enrolment (K/1-7):	34 K + 284
Operating Capacity (K/1-7)	38 K + 233
Earl Marriot Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	5
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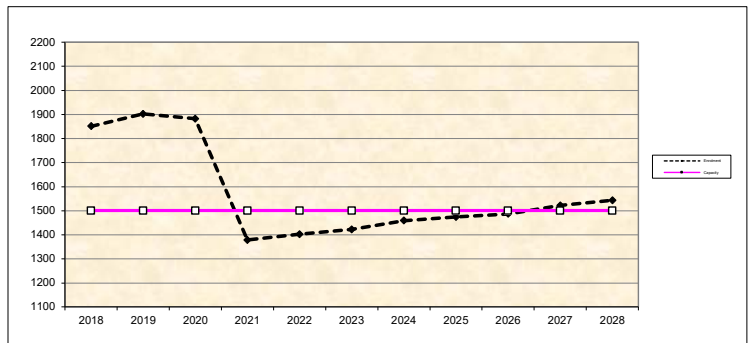
Population: The projected population of children aged 0-19 impacted by the development.

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

South Meridian Elementary



Earl Marriot 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.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 19-0220 (Vipan Sharma)
Property Location: 1547-161 Street, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 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 Pre-1960's - 1900's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf and over.

Most of the existing homes have mid to mid-massing characteristics with 94.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 4/12 and lower to a medium pitch of 6/12 and over common truss roofs with simple gables and common hips with Asphalt Roof Shingles being used on 100% of the homes..

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Cedar, Stucco and Hardi. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 54% of the homes having Asphalt driveways and 39% having Exposed Aggregate driveways and.

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

A few of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area 20-60 years old, a new character will be created. 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/Locations:	"Two-Storey"	61.00%
	"Basement /Cathedral Entry"	0.00%
	"Rancher (Bungalow)"	28.00%
	"Split Levels"	0.00%

Dwelling Sizes/Locations: (Floor Area and Volume)	Size range: 11.00% under 2000 sq.ft excl. garage
	33.00% 2001 - 2500 sq.ft excl. garage
	56% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:	Vinyl: 78.00% Cedar; 6.00% Cedar: 10.00% Hardi: 6%
	Brick or stone accent on 78.00% of all homes

Roof Pitch and Materials:	Asphalt Shingles: 100.00%	Cedar Shingles: 00.00%
	Concrete Tiles: 00.00%	Tar & Gravel: 0.00%
	56.00% of homes have a roof pitch of 4:12 and lower	
	44.00% have a roof pitch of 5:12 and greater.	

Window/Door Details:	94.00% of all homes have rectangular windows
-----------------------------	--

Streetscape:A variety of simple "Two Story", 20-60 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.

Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas.
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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” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Hardi, Vinyl siding is permitted only on non-street facing facades,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, with some exceptions, including the possibility of near flat feature roofs over the front veranda to permit "West Coast Contemporary" designs.
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and Asphalt shingles in a shake profile with raised ridge caps. Grey, brown or black tones 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. 20 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



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

January 15, 2021
 Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0220-00


Address: 1547-161 Street

Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	20
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = 40 	40
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	2
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

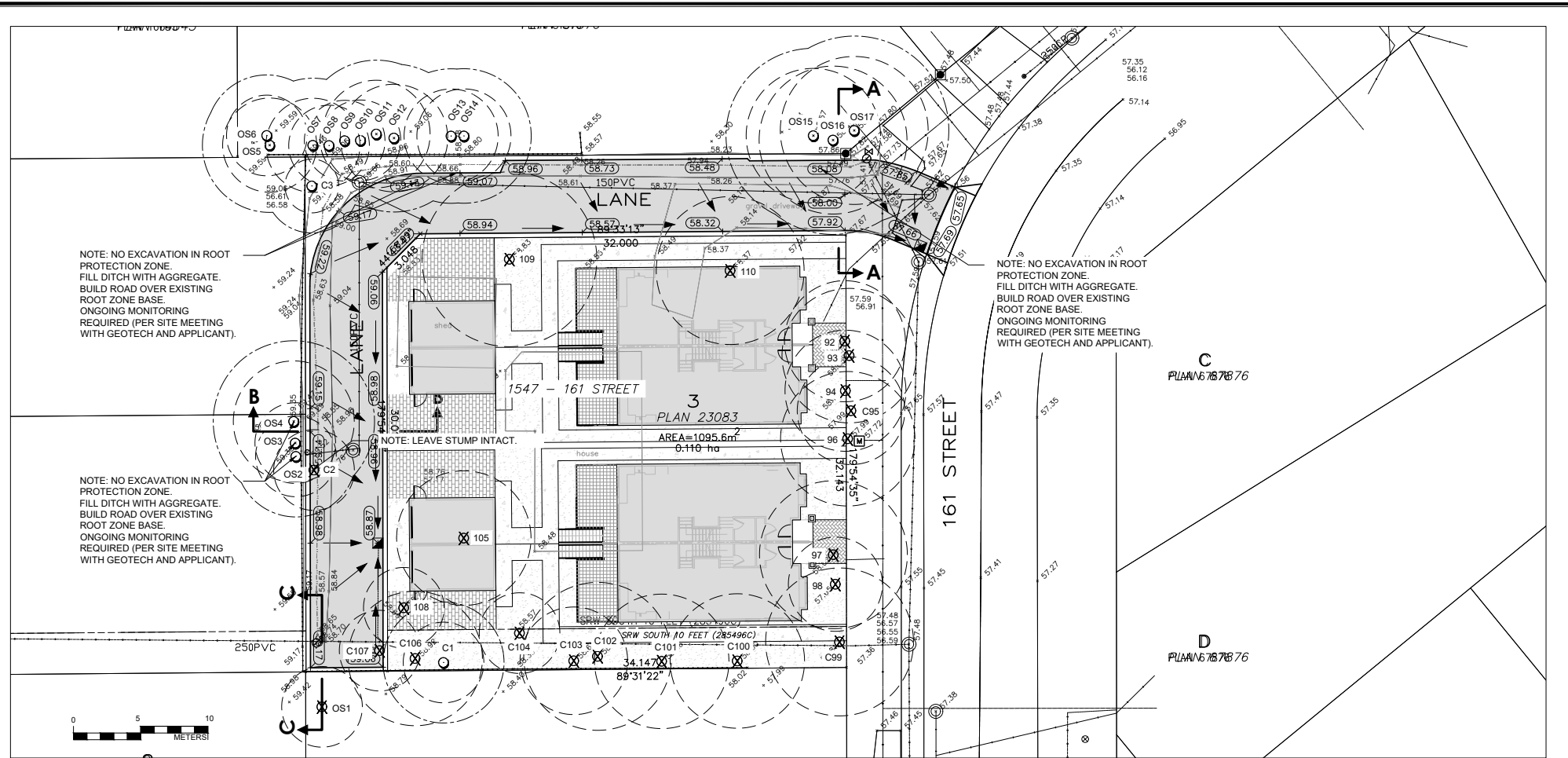
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

<p>Signature of Arborist:</p> 	<p>Date: October 23, 2020</p>
---	-------------------------------



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





NOTE: NO EXCAVATION IN ROOT PROTECTION ZONE.
 FILL DITCH WITH AGGREGATE.
 BUILD ROAD OVER EXISTING ROOT ZONE BASE.
 ONGOING MONITORING REQUIRED (PER SITE MEETING WITH GEOTECH AND APPLICANT).

NOTE: NO EXCAVATION IN ROOT PROTECTION ZONE.
 FILL DITCH WITH AGGREGATE.
 BUILD ROAD OVER EXISTING ROOT ZONE BASE.
 ONGOING MONITORING REQUIRED (PER SITE MEETING WITH GEOTECH AND APPLICANT).

NOTE: NO EXCAVATION IN ROOT PROTECTION ZONE.
 FILL DITCH WITH AGGREGATE.
 BUILD ROAD OVER EXISTING ROOT ZONE BASE.
 ONGOING MONITORING REQUIRED (PER SITE MEETING WITH GEOTECH AND APPLICANT).

NOTE: LEAVE STUMP INTACT.

AREA=1095.6m²
 0.110 ha



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	SEPT27/19	MK	SITE PLAN
2	JUL07/20	MK	CIVIL PLAN
3	OCT2/20	MK	REV. CIVIL PLAN

STAMP

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 Fax: (778) 593-0302
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PROJECT TITLE
1547 - 161 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE APRIL 4, 2019

T-1
 SHEET 1 OF 2

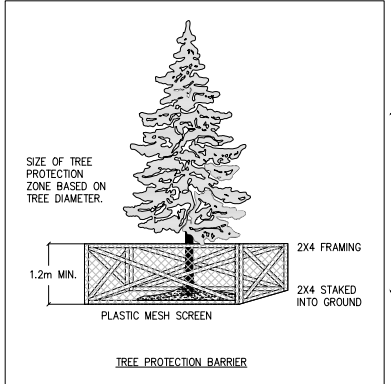


NOTE: NO EXCAVATION IN ROOT PROTECTION ZONE.
 FILL DITCH WITH AGGREGATE.
 BUILD ROAD OVER EXISTING ROOT ZONE BASE.
 ONGOING MONITORING REQUIRED (PER SITE MEETING WITH GEOTECH AND APPLICANT).

NOTE: NO EXCAVATION IN ROOT PROTECTION ZONE.
 FILL DITCH WITH AGGREGATE.
 BUILD ROAD OVER EXISTING ROOT ZONE BASE.
 ONGOING MONITORING REQUIRED (PER SITE MEETING WITH GEOTECH AND APPLICANT).

NOTE: NO EXCAVATION IN ROOT PROTECTION ZONE.
 FILL DITCH WITH AGGREGATE.
 BUILD ROAD OVER EXISTING ROOT ZONE BASE.
 ONGOING MONITORING REQUIRED (PER SITE MEETING WITH GEOTECH AND APPLICANT).

CONSTRUCT PARKING SPACE ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS.
 SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

STAMP	NO.	DATE	BY	REVISION
	1	SEPT27/19	MK	SITE PLAN
	2	JUL07/20	MK	CIVIL PLAN
	3	OCT2/20	MK	REV. CIVIL PLAN

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PROJECT TITLE
1547 - 161 STREET
 SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

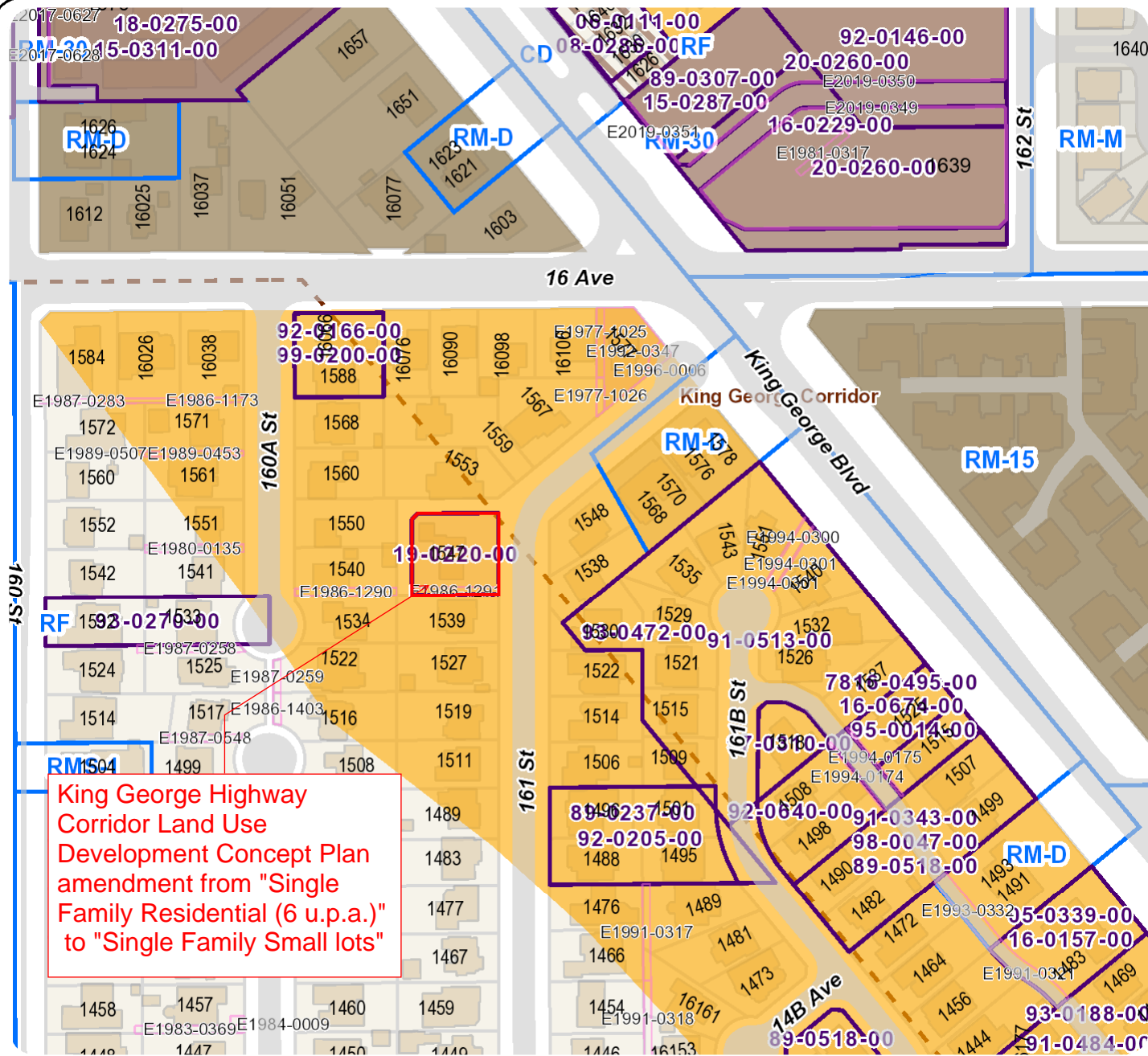
CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE APRIL 4, 2019

T-2
 SHEET 2 OF 2



COSMOS City of Surrey Mapping Online System



King George Highway Corridor Land Use Development Concept Plan amendment from "Single Family Residential (6 u.p.a.)" to "Single Family Small lots"

- Legend**
- Road Surface
 - Rights of Way (black)**
 - Municipal
 - Utility
 - Dev Apps - All
 - Zoning Boundaries
 - King George Highway Corridor**
 - Bubble Buffer
 - Suburban 1-Acre Residential (1 u.p.a.)
 - Suburban 1/2 -Acre Residential (2 u.p.a.)
 - Clustering At Suburban Single Density (2 u.p.a.)
 - Single Family Residential (6 u.p.a.)
 - Single Family Small Lots
 - Mobile Home Park
 - Clustering At Urban Single Family Density (8 u.p.a.)
 - Urban Residential
 - Low Density Multiple Residential (10 u.p.a.)
 - Townhouse (15 u.p.a.)
 - Townhouse (22 u.p.a.)
 - Townhouse (23.5 u.p.a.)
 - Townhouse (25 u.p.a.)
 - Townhouse (30 u.p.a.)
 - Townhouses and Apartments
 - Garden Apartments (30 u.p.a.)
 - Apartment (45 u.p.a.)
 - Apartment
 - Apartment (55 u.p.a.)
 - Institutional
 - Senior Multiple Residential
 - Proposed Public Park
 - Industrial/Business Park

King George Highway Corridor Land Use Development Concept Plan Scale: 1:2,400

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

