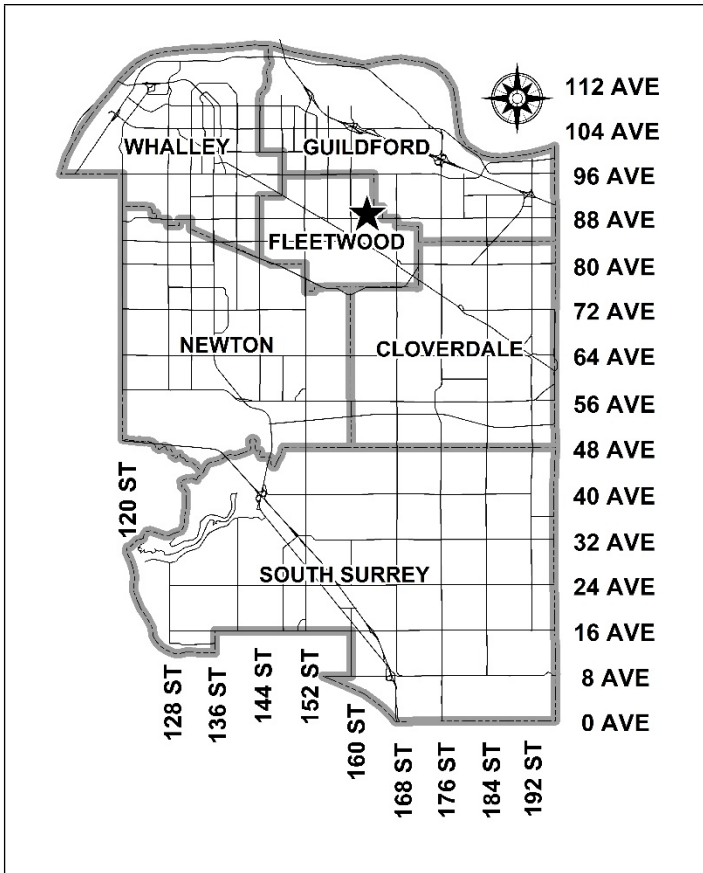


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0034-00

Planning Report Date: April 26, 2021



**PROPOSAL:**

- Temporary Use Permit
- Sensitive Ecosystems Development Permit
- Development Variance Permit

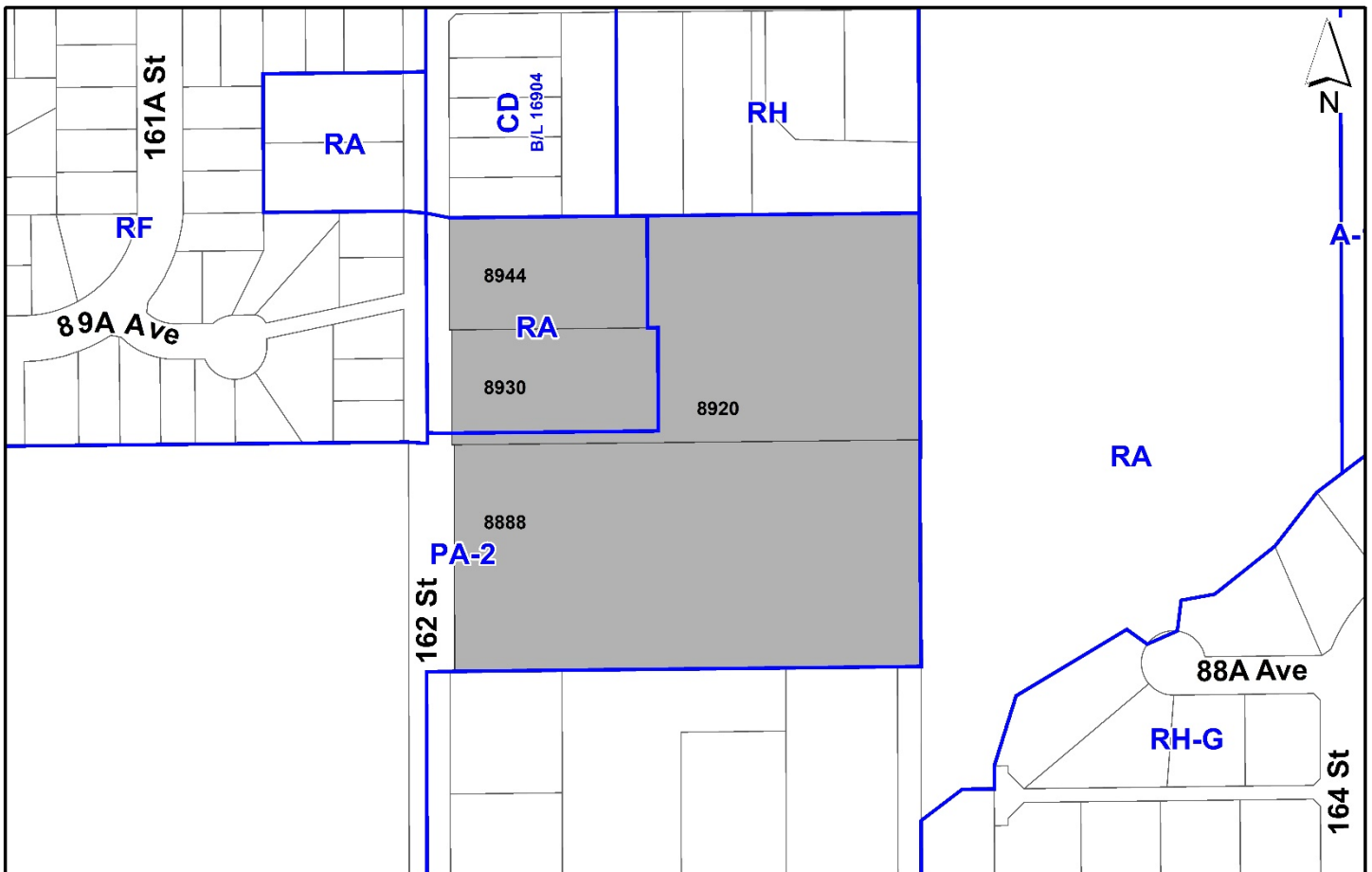
to allow a surface parking lot and a construction staging area for a period not to exceed three (3) years, and to reduce the minimum streamside setback area for a Class B ditch, as measured from top-of-bank.

**LOCATION:** 8944 - 162 Street  
 8930 - 162 Street  
 8920 - 162 Street  
 8888 - 162 Street

**ZONING:** RA and PA-2

**OCP** Suburban

**DESIGNATION:**



## RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to draft Development Permit for Sensitive Ecosystems.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed Temporary Use Permit as the 'One Acre Residential (RA) Zone' does not permit a surface parking lot or construction staging uses.
- Proposed variance to reduce the minimum streamside setback area for a Class B ditch from 7.0 metres to 2.0 metres, as measured from top-of-bank in Part 7A of the Zoning By-law.

## RATIONALE OF RECOMMENDATION

- The applicant has applied for a Temporary Use Permit, Development Permit for Sensitive Ecosystems, and Development Variance Permit to allow an interim gravel surface parking lot and a construction staging area.
- The proposal will allow continued operation of Surrey Christian School while the site redevelops in accordance with Development Application 7919-0157-00., which proposes to rezone all four (4) lots to 'Assembly Hall 2 Zone (PA-2)', subdivide (consolidate) from four (4) lots to one (1) lot, and to construct a school addition, parking lot and other site improvements related to vehicular circulation. Development Application No. 7919-0157-00 was introduced to Council at the April 12, 2021 Regular Council – Land Use meeting.
- A Sensitive Ecosystem Development Permit and Development Variance Permit are required for the east-west Class B ditch within the panhandle of 8920 – 162 Street. The applicant has proposed a reduction to the required setback from the Class B ditch, for both the interim and ultimate conditions of the parking lot.
- The applicant has approval from Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNROD) for the proposed watercourse setback, and the culvert crossing works proposed in and around the Class B Ditch under the Water Sustainability Act (WSA) and Riparian Area Protection Regulations (RAPR). The applicant has proposed remediation measures for the Class B ditch and the existing on-site detention pond as compensation for the reduced setback.
- The 2.0 metre setback from top-of-bank on the south and east side of the east-west Class B ditch is an existing condition to the existing school parking lot and drive-aisle. The proposed 2.0 metre setback on the north side of the ditch will match this existing condition on the south and east side.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7921-0034-00 (Appendix VII) to proceed to Public Notification.
2. Council approve Development Variance Permit No.7921-0034-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum streamside setback area as measured from the top of bank of a Class B ditch from 7 metres to 2 metres under Part 7A Streamside Protection of the Zoning By-law, No. 12000.
3. Council authorize staff to draft Development Permit No. 7921-0034-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix III) and the finalized Ecosystem Development Plan.
4. Council instruct staff to resolve the following issues prior to final approval:
  - (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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant over the designated Streamside Protection Area for Sensitive Ecosystem Protection.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP Designation	Existing Zone
Subject Sites	Surrey Christian School, including two (2) single-family residential dwellings	Suburban	RA and PA-2
North:	Single-family residential	Suburban	CD (Bylaw No. 16904) and RH
East:	Vacant land under Development Application 7918-0033-00 for 69 multi-family units	Suburban	RA
South:	Single-family residential and watercourse (E Creek)	Suburban	RA
West (Across 162 Street):	Single-family residential	Urban	RF
	Holy Cross Regional High School		PA-2

**Context & Background**

- The subject properties are located on the east side of 162 Street, north of 88 Avenue in Fleetwood, and are just north of the Fleetwood Town Centre Plan Area. The site is designated 'Suburban' in the OCP.
- The development site is a private school (Surrey Christian School), comprised of four (4) unconsolidated properties with a combined site area of approximately ten (10) acres. The site is occupied by two (2) multi-storey school buildings and two (2) single-family residential dwellings. There is also a large outdoor grass sports field on the north east portion of the site.
- The proposed temporary parking lot and construction staging area will be located on the two (2) northern-most lots of the development site, 8944 and 8930 – 162 Street. However, all four (4) properties are subject to the proposed Temporary Use Permit due to the culverted road crossing and portion of the parking configuration proposed on 8888 – 162 Street and the panhandle of 8920 – 162 Street.
- There is a concurrent rezoning and subdivision application for the site, Development Application No. 7919-0157-00, to rezone all four (4) lots to 'Assembly Hall 2 Zone (PA-2)' and for consolidation into one (1) lot. An addition to the school building is also proposed, as well as a new parking and vehicular circulation configuration. In accordance with Surrey's Form and Character Development Permit Guidelines, the site is not subject to a Development Permit for Form and Character given its institutional use.
- The proposed Rezoning By-law (No. 20320) under Development Application No. 7919-0157-00 was introduced to Council at the April 12, 2021 Regular Council – Land Use meeting and is scheduled for Public Hearing on April 26, 2021.

- A Provincial Restrictive Covenant for a streamside setback area is registered along the Class A watercourse (E Creek) on the southern portion of the site (8888 – 162 Street), and in the area southeast of the on-site Detention Pond (located directly behind the existing school). The existing fenced Restrictive Covenant boundary is proposed to remain as part of the subject Development Application. No development is proposed on the south and east portions of the site.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a Temporary Use Permit, Sensitive Ecosystem Development Permit and Development Variance Permit to construct an interim gravel parking lot and construction staging area while the site redevelops in accordance with Development Application No.7919-0157-00.
- A Temporary Use Permit is required as the current zoning of the northern two sites (8944 and 8930 – 162 Street, zoned 'One Acre Residential Zone (RA)'), does not permit a surface parking lot or construction staging uses.
- A Sensitive Ecosystem Development Permit is required for a previously unmapped east-west Class B ditch located within the panhandle of 8920 – 162 Street. A Development Variance Permit is proposed to reduce the minimum streamside setback area for this Class B ditch, to accommodate the interim parking and staging areas, as well as the ultimate condition of the parking and vehicular circulation improvements.
- As the site redevelops, the interim gravel parking lot will be paved and made permanent, and both existing single-family homes at 8944 and 8930- 162 Street will be demolished.

### Referrals

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

## POLICY & BY-LAW CONSIDERATIONS

- The proposed temporary use, which is permitted for a maximum of three (3) years, is an appropriate interim use of the lands until the site is redeveloped in accordance with Development Application 7919-0157-00.

### Streamside Variance

- Part 7A of the Surrey Zoning By-law requires a minimum 7.0 metre streamside protection area setback as measured from the top-of-bank, as determined by a Qualified Environmental Professional (QEP).

- The applicant is requesting the following streamside variance:
  - To reduce the minimum streamside setback distance for a Class B ditch from 7.0 metres to 2.0 metres, as measured from top of bank, to proceed to Public Notification.
- The setback is proposed to be reduced from that specified in the Zoning Bylaw to the 2.0 metre setback specified under the Riparian Area Protection Regulations (RAPR). The Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRD) has confirmed the proposed RAPR setback for both the interim and ultimate parking lot conditions north and south of the ditch.
- The 2.0 metre setback from top-of-bank on the south and east side of the east-west Class B ditch is an existing condition to the existing school parking lot and drive-aisle. The proposed 2.0 metre setback on the north side of the ditch will match this existing condition on the south and east side.
- As compensation for the proposed variance to reduce the setback to the Class B ditch, the applicant has proposed to remediate and enhance the RAPR Streamside Protection Enhancement Area (SPEA) of the ditch, and voluntary remediation of the Class B detention pond RAPR SPEA through removal of invasive vegetation and native riparian planting.
- Staff support the requested variance to proceed to Public Notification.

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on March 10, 2021, and the Development Proposal Signs were installed on March 10, 2021. To date, Staff have received no responses in response to the pre-notification.

## **DEVELOPMENT PERMITS**

### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property falls within a Sensitive Ecosystem Development Permit Area (DPA) for Streamside Area in the OCP, given a number of watercourses and tributaries within the east, west, and south portions of the site (Appendix III). The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- The Sensitive Ecosystem Areas include:
  - An existing, unmapped Class B (yellow-coded) watercourse located in the panhandle of 8920 – 162 Street;
  - A Class A (red-coded) east and northeast flowing stream (E Creek), which is a tributary of the Serpentine River, approximately south-adjacent to the site;
  - A south-flowing unnamed Class B tributary of E Creek, located east of the detention pond;
  - An east-flowing unnamed Class B tributary of E Creek, located southeast of the detention pond;

- The on-site naturalized Detention Pond, located east of the school buildings, which is considered Class B; and
  - An unnamed property line ditch considered Class C and a non-RAPR stream, along the east property line of 8920 – 162 Street.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7.0 metres, as measured from the top of bank. The proposed setbacks to the parking lot (interim and ultimate conditions) north and south of this watercourse do not comply with the requirements outlined in the Zoning By-law (see Variance Section, above).
  - An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated February 2021 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
  - The applicant has received Water Sustainability Act (WSA) approval from FLNROD for the proposed development activity around the Class B watercourse. The approval also applies to Development Application No. 7919-0157-00.
  - The applicant submitted a RAPR Assessment to the Province, with information on the proposed SPEA width, culvert crossing and tree removals for the Class B watercourse.
  - The RAPR Assessment was confirmed, and the 45-day notification period for works in and around the watercourse passed without further requirements under the Water Sustainability Act (WSA).
  - There is no development or site alteration proposed near the south and east portions of the site, aside from the remediation work within the SPEA of the existing detention pond as recommended by the QEP. As such, the subject Sensitive Ecosystem Development Permit will regulate only the westerly east-west Class B ditch and the scope of remediation works near the Detention Pond.
  - The proposed setbacks for the watercourses at the east and south portions of the site will remain unchanged and utilize the existing Provincially-registered Restrictive Covenant fenced boundary as protection (Appendix IV). There is also an existing 3.0 metre-wide municipal Statutory Right-Of-Way (SROW) (E1996-004) registered on site, for drainage access and maintenance purposes (Appendix IV). The existing ROW is proposed to remain unchanged and will continue to provide the City with access to the site.
  - Given the preservation of the existing Restrictive Covenant and SROW on the site (Appendix IV), and that no development is proposed proximal to the existing top-of-bank and fenced boundary, the requirements of the Sensitive Ecosystem Development Permit for the southeast portions of the site are considered to be satisfied.
  - The use of the existing Restrictive Covenant fenced boundary permits the continued use of natural play areas by the school, to teach environmental education classes. The ‘maintenance of an area of human disturbance’ is permitted under RAPR, provided that type of disturbance

(use as outdoor play areas) remains unchanged.

- The riparian areas on the site that are not under existing Restrictive Covenants (the east-west Class B ditch and the Class B detention pond) will be safeguarded through registration of a Restrictive Covenant for Sensitive Ecosystem Protection, in compliance with the OCP. The applicant has also proposed remediation planting and invasive species removal for both the east-west ditch and detention pond SPEAs. A Planting Plan, prepared by the QEP, was submitted as part of the EDP and was found to be generally satisfactory to Staff.

### Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The Hazard Lands Development Permit requirements are considered to have been satisfied through the subject proposal, and no Development Permit is required, as there is no development proposed within 30 metres of top-of-bank at the southeast portion of the site (Appendix III). No further encroachment towards top-of-bank is proposed, and the existing Restrictive Covenant fenced boundary will be maintained.

### TREES

- Kelly Koome, ISA Certified Arborist of VDZ + A Consulting Inc. 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
European Ash	1	0	1
Ornamental Purple Plum	1	1	0
Cherry	1	1	0
<b>Coniferous Trees</b>			
Cypress	3	0	3
Western Red Cedar	5	0	5
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>11</b>	<b>2</b>	<b>9</b>
<b>Additional [Estimated] Trees in the proposed Riparian Area</b>	<b>54</b>	<b>7</b>	<b>47</b>



<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>4</b>
<b>Total Retained and Replacement Trees</b>	<b>13</b>
<b>Contribution to the Green City Program</b>	<b>N/A</b>

- The Arborist Assessment states that there is a total of 11 mature trees on the site. There are no Alder or Cottonwood trees on site. It was determined that 9 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The Arborist Report indicated that trees outside the streamside setback area (for the east-west ditch) and the forested portion along the eastern perimeter of the site were not assessed, as they are not expected to be affected by the proposed development.
- Table 1 includes an additional 54 protected trees that are located within the riparian area of the east-west Class B ditch. The trees within the riparian area will be retained, except for seven (7) danger trees to be felled within the SPEA of the east-west ditch, as recommended in the submitted Danger Tree Assessment. The seven (7) removed trees are to be replaced with 27 trees and two (2) shrubs within the riparian area.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) has been provided in the EDP. A Restrictive Covenant will be registered along the riparian areas for environmental protection and no-build. The applicant will be responsible for ecological restoration and maintenance of the Streamside Protection Area, including implementation of the proposed planting and management and monitoring of the riparian area for a minimum of five (5) years.
- For those trees that cannot be retained, the applicant will be required to plant trees at a 2 to 1 replacement ratio. This will require a total of 4 replacement trees on the site. The applicant is proposing 4 replacement trees, meeting City requirements.
- The Landscape Plan submitted by the applicant proposes extensive landscaping, tree planting and site improvements as part of the Building Permit application for the proposed infill school building, following the rezoning and consolidation of the four (4) existing lots (Development Application 7919-0175-00).
- In summary, a total of 13 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

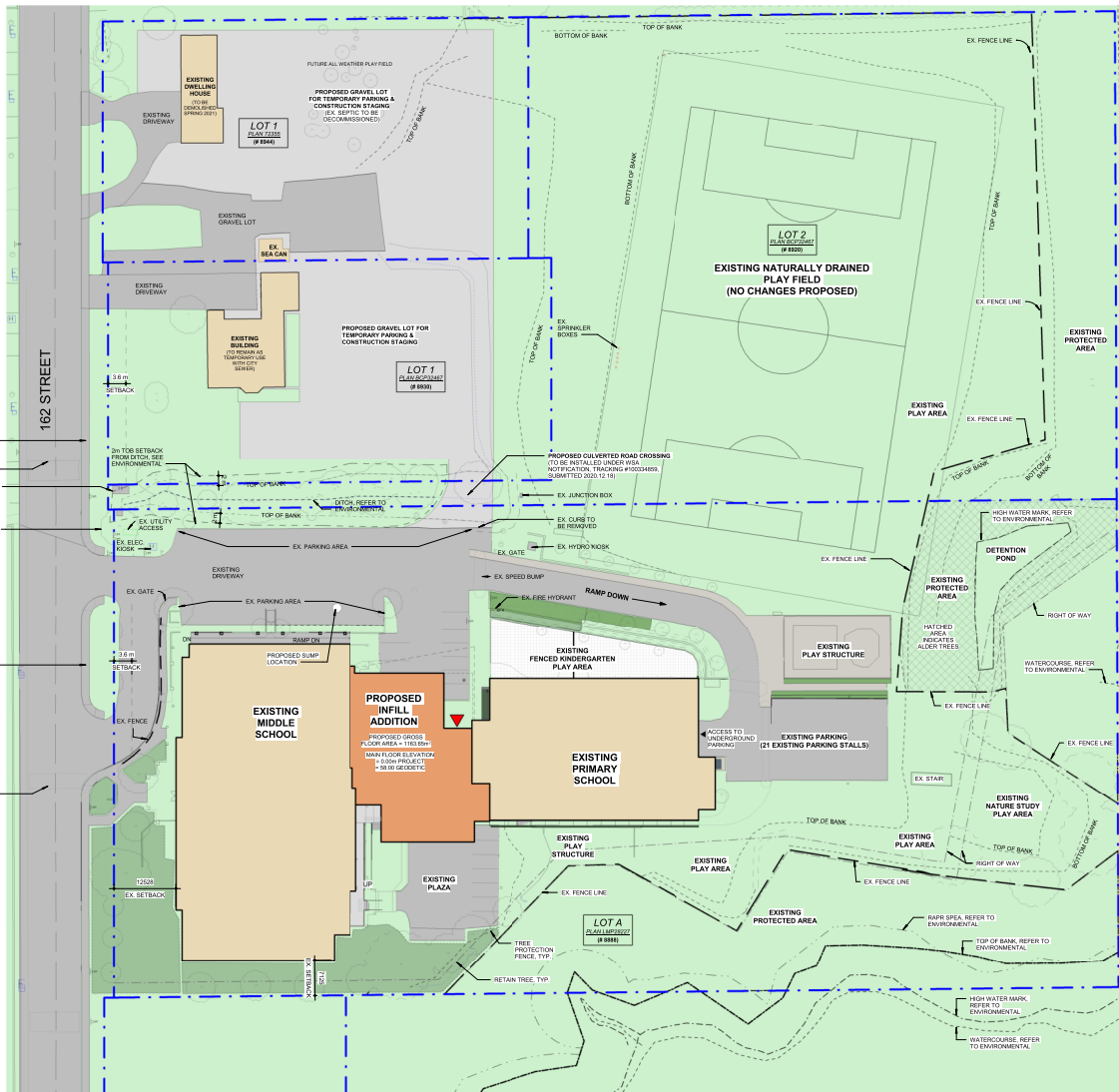
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Site Plan Development Application 7919-0157-00
- Appendix III. EDP Site Plan, EDP Planting Plan
- Appendix IV. Restrictive Covenant (E035-0033) and SROW (E1996-0004)  
Reference/Explanatory Plans
- Appendix V. Engineering Summary
- Appendix VI. Summary of Tree Preservation
- Appendix VII. Temporary Use Permit No.7921-0034-00
- Appendix VIII. Development Variance Permit No. 7921-0034-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SC/cm



**LEGEND**

- PROPERTY LINE - REFER TO SURVEY
- PROPOSED BUILDING OUTLINE
- EXISTING BUILDING OUTLINE
- PROPOSED GRAVEL LOT FOR TEMPORARY USE
- EXISTING ASPHALT
- EXISTING LANDSCAPING
- PROPOSED NEW BUILDING MAIN ENTRANCE
- EXISTING TREE

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE 2018, ALL APPLICABLE CSA STANDARDS AND ALL LOCAL AND MUNICIPAL BY-LAWS AND CODES.
  - ALL WORK SHALL BE EXECUTED ACCORDING TO THE BEST TRADE PRACTICES, BEING SQUARE, PLUMB AND TRUE TO LINE.
  - READ, CHECK AND COMPARE ALL DRAWINGS. NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES.
  - CHECK AND VERIFY EXISTING CONDITIONS AS SHOWN. NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES.
  - VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION FABRICATION OF ALL COMPONENTS.
  - DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF SHEATHING, GRID LINES, FACE OF CONCRETE AND FACE OF MASONRY WALLS EXCEPT AS NOTED.
  - GLAZING DIMENSIONS ARE FRAME DIMENSIONS U.N.O.
  - REFER TO WALL SCHEDULES FOR WALL TYPES (TO BE READ IN CONJUNCTION WITH ALL DRAWINGS INCLUDING PLANS, WALL SECTIONS AND DETAILS, ETC.)
  - SOUND INSULATED WALLS (ACOUSTIC PARTITIONS), GYPSUM WALLBOARD TO BOTH SIDES OF WALL SHALL CONTINUE TO UNDERSIDE OF DECK, FLOOR OR ROOF STRUCTURE, AND TO BE COMPLETE WITH SOUND SEALS AT DECK FLUTES AT TOP OF WALL AND ACOUSTIC SEALANT AT TOP AND BOTTOM OF WALLS ON BOTH SIDES. SOUND INSULATE AROUND ALL OFFICES, WASHROOMS, CHANGE ROOMS AND WHERE INDICATED ON PLANS.
  - FOR FIRE SEPARATIONS AND ASSEMBLY RATINGS, REFER TO CODE ANALYSIS COMPLIANCE DRAWINGS, FLOOR PLANS AND WALL SCHEDULES.
  - CONTINUITY OF FIRE SEPARATION I.E. CONTINUITY OF GWB TO BE MAINTAINED AT INTERFERING NON-WATER PARTITIONS, BEHIND MILLWORK, SHOWERS, RECESSED ELECTRICAL PANELS & FIRE EXTINGUISHERS, ETC.
  - PROVIDE SOLID BLOCKING IN WALLS & FLOORS FOR ALL WALL MOUNTED FURNITURE, ACCESSORIES EQUIPMENT, MILLWORK, ETC. WHERE AND AS REQUIRED.
  - FOR LOCATION OF WASHROOM ACCESSORIES, REFER TO CORRESPONDING WASHROOM PLANS AND DETAILS.
  - FOR INTERIOR FINISHES, REFER TO INTERIOR ELEVATIONS AND ROOM AND FINISH SCHEDULES.
  - ITEMS CROSS-HATCHED OR MARKED "N.I.C." ARE "NOT IN CONTRACT".
  - PROVIDE BLOCKING IN WALLS & FLOORS AS REQUIRED.
  - FOR CONCRETE HOUSEKEEPING PADS, SEE STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS.
  - WHERE COMPARTMENTALIZATION OF CONCEALED SPACES IS REQUIRED BY CODE, PROVIDE MIN. 0.36mm THICK METAL SHEET CLOSURES TO SLIT AT MAX. 20 m HORIZONTALLY AND AT 3 m VERTICALLY AT EACH FLOOR LEVEL. THIS INCLUDES ALL RANSGREEN CAVITIES GREATER THAN 25mm THAT CONTAIN COMBUSTIBLE INSULATION AND OTHER ELEMENTS. CLOSURES MUST BE SUFFICIENT TO STOP THE SPREAD OF FLAME AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
  - PROVIDE FIRE PROTECTION TO STRUCTURE AS REQUIRED PER CODE COMPLIANCE TABLE.
  - PROVIDE SHOP DRAWINGS SUBMITTALS FOR ALL SECONDARY COMPONENTS & THEIR ATTACHMENTS. THE COMPONENTS SHALL BE DESIGNED, DRAWINGS SIGNED & SEALED BY THE SPECIALTY P.E.N.G. ON LETTERS OF ASSURANCE.

**SITE SYNOPSIS**

CIVIC ADDRESS: 8888 162nd STREET, SURREY BC  
8800 162 STREET, SURREY BC  
8800 162 STREET, SURREY BC  
8844 162 STREET, SURREY BC

LEGAL DESCRIPTION: 8888 162 ST LOT A SECTION 36, TOWNSHIP 2 PLAN 2 LMP28227 NWD SECCOVI LULAMA  
8620 162 ST LOT 2 SECTION 36 TOWNSHIP 2 PLAN BCP32467 NWD  
8800 162 ST LOT 1 SECTION 36 TOWNSHIP 2 PLAN BCP32467 NWD  
8844 162 ST LOT 1 SECTION 36 TOWNSHIP 2 PLAN NWPT2355 NWD PART SW 1/4.

ZONE: PA-2; ASSEMBLY HALL 2 ZONE

SITE AREA: APPROX. 40,253 m<sup>2</sup> (AFTER LOT CONSOLIDATION)

SITE AREA (BUILDING AREA (EXIST. PRIMARY SCHOOL + PROPOSED ADDITION) (EXIST. MIDDLE SCHOOL): TOTAL 2,042 m<sup>2</sup> (EXIST. PRIMARY SCHOOL + PROPOSED ADDITION) = 1,290 m<sup>2</sup> (EXIST. MIDDLE SCHOOL) = 752 m<sup>2</sup>

**GROSS FLOOR AREA**

TOTAL GROSS AREA - 8,110 m <sup>2</sup>	- EXIST. MIDDLE SCHOOL - 3,950 m <sup>2</sup>	- EXIST. PRIMARY SCHOOL - 3,307 m <sup>2</sup>	- PROPOSED ADDITION - 1,162 m <sup>2</sup>
BUILDING HEIGHT: 9.9m MAX.	MAX. ALLOWABLE: PROVIDED	TOTAL COVERAGE: 10.7% (4,297 m <sup>2</sup> )	EXISTING MIDDLE SCHOOL - 2,255 m <sup>2</sup>
FLOOR AREA RATIO: 0.50	0.2	EXISTING PRIMARY SCHOOLS - 1,290 m <sup>2</sup>	PROPOSED ADDITION - 752 m <sup>2</sup>

**LOADING**

SPACE DIMENSIONS	REQUIRED	PROVIDED
FRONT (W)	7.5 m	12.5 m
REAR (E)	7.5 m	81.4 m
SIDE #1 (E)	3.6 m	22.2 m
SIDE #2 (S)	3.6 m	7.1 m

- SITE NOTES**
- ELEVATIONS DERIVED FROM OCM 5256. ELEVATION 61.49m LOCATED AT INTERSECTION OF 88th Ave & 162nd ST SEE LEGAL SURVEY DRAWINGS
  - READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY ARCHITECT OF ANY ALL DISCREPANCIES.
  - CHECK AND VERIFY EXISTING CONDITIONS AS SHOWN. NOTIFY ARCHITECT OF ANY ALL DISCREPANCIES.
  - VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE FABRICATION CONSTRUCTION OF ANY COMPONENT.
  - FOR SERVING, GRADING, SITE DRAINAGE, ROADWORK, RELATED TRAFFIC SIGNAGE AND SERVICES REFER TO CIVIL LANDSCAPE ARCHITECT DRAWINGS.
  - FOR LANDSCAPING INCLUDING HARD AND SOFT SURFACES, SITE FURNISHINGS, FENCES AND GATES, AND TREE REMOVAL/RETENTION, REFER TO LANDSCAPE DRAWINGS.
  - FOR RETAINING WALLS REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS.
  - FOR CONTRACT SEQUENCING, SITE ACCESS, HOARDING AND SO ON REFER TO CIVIL DRAWINGS.
  - ALL PLANS AND SEALS ARE TO BE SMOOTH AND TRUE PROVIDED POSITIVE DRAINAGE AND PREVENT PONDING OF WATER.
  - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL GRADING.
  - SCRAPE AND REMOVE ALL EXISTING MATERIALS AND DEBRIS EXPOSED ON SITE.
  - FOR TOPOGRAPHIC, ROAD DEDICATION AND RIGHT-OF-WAY INFORMATION, SEE LEGAL AND SURVEY PLANS BY CAMERON LAND SURVEYING LTD., FILE 3998-1P11 (DATED 2019-11-18).
  - FOR GEOTECHNICAL INFORMATION, SEE GEOTECHNICAL REPORT (DATED 2019-11-18).

1 TEMPORARY USE SITE PLAN  
1:400

ISSUED FOR CITY REVIEW



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED WITHOUT THE ARCHITECT'S CONSENT

PROJECT TITLE: SURREY CHRISTIAN SCHOOL INFILL ADDITION

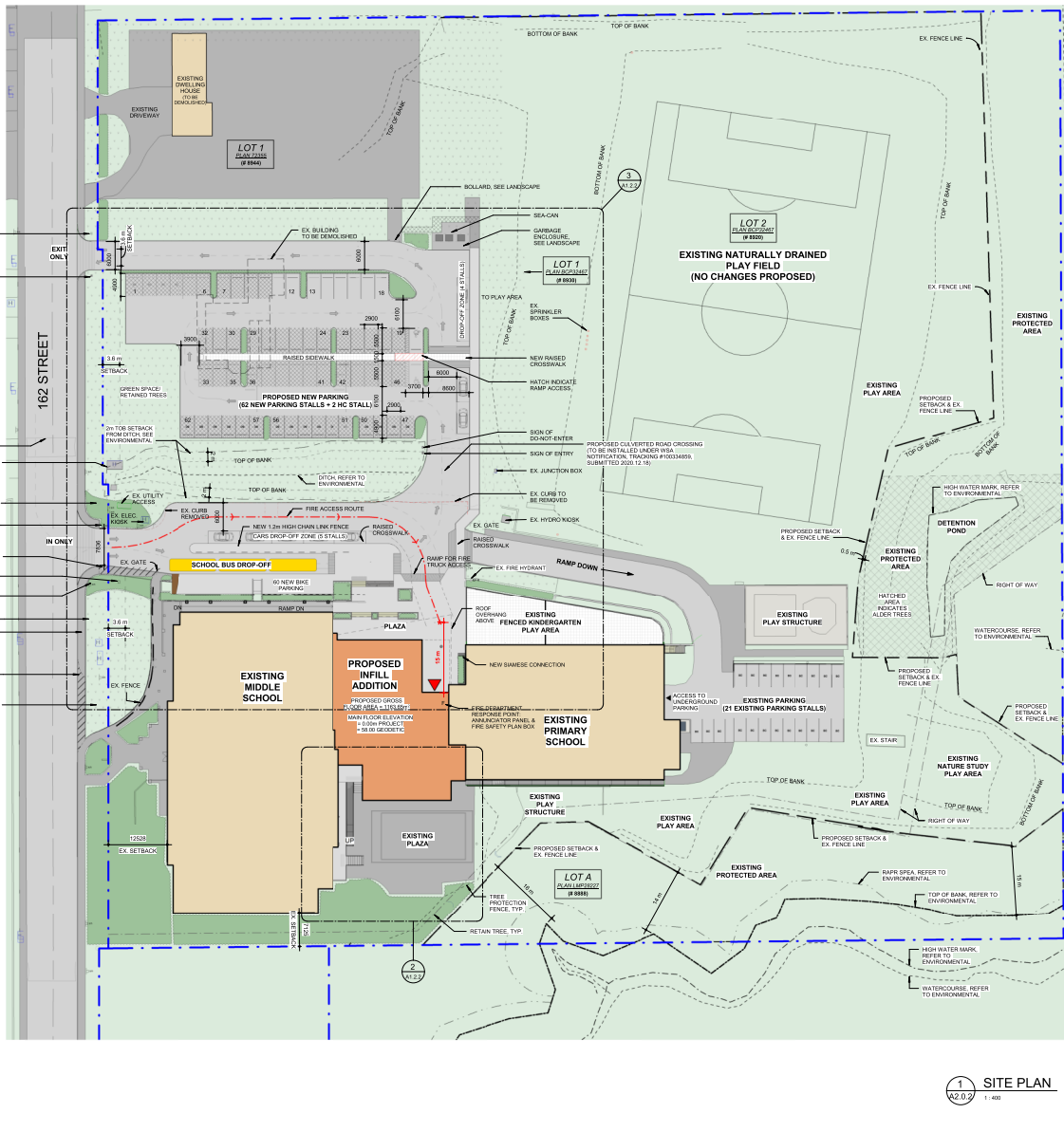
CLIENT: SURREY CHRISTIAN SCHOOL

DRAWING TITLE: TEMPORARY USE SITE PLAN

PROJECT NUMBER: 16286  
SCALE: As indicated

DATE: 03/08/21  
DRAWING NUMBER:

A1.2.0



- LEGEND**
- PROPERTY LINE - REFER TO SURVEY
  - FIRE TRUCK ACCESS ROUTE
  - DEMOLITION
  - ITEM TO BE RELOCATED
  - GROSS-OFF ITEMS ARE NOT CODED
  - PROPOSED BUILDING OUTLINE
  - CONCRETE PAVING - GREY LINE DENOTES CONTROL JOINT
  - ASPHALT
  - COLOURED GRANITE SURFACE
  - GRASSIED AREA - REFER TO LANDSCAPE
  - SHRUB PLANTING AREA - REFER TO LANDSCAPE
  - TREE PROTECTION FENCE - REFER TO LANDSCAPE
  - PROPOSED GRADE ELEVATION
  - EXISTING GRADE ELEVATION
  - PROPOSED GRADE SLOPE DOWN
  - EXTERIOR EXIT DOOR
  - PAINTED DIRECTIONAL ARROW
  - PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY
  - EXISTING TREE TO BE RETAINED - SEE LANDSCAPE DESIGN AND ARBORIST REPORT
  - EXISTING TREES TO BE REMOVED - SEE LANDSCAPE DESIGN AND ARBORIST REPORT
  - EXISTING TREES TO BE RELOCATED - SEE LANDSCAPE DESIGN AND ARBORIST REPORT
  - NEW TREES - SEE LANDSCAPE DESIGN
  - HOSE BIB - REFER TO MECHANICAL
  - SWIMME CONNECTION
  - NEW FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - FIRE DEPARTMENT RESPONSE POINT
  - MANHOLE - REFER TO CIVIL
  - CATCH-BASIN - REFER TO CIVIL
  - LOW-WATER - REFER TO LANDSCAPE
  - DISABLED PARKING SIGN POST - SEE DET XXXX
  - CONCRETE DRIVEWAY SIGN POST - SEE DET XXXX
  - DIO SP - DROP-OFF PARKING SIGN POST - SEE DET XXXX
  - BUS SP - BUS DROP-OFF SIGN POST - SEE DET XXXX
  - LS - LAMP STAND - REFER TO ELECTRICAL
- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE, 2018, ALL APPLICABLE CSA STANDARDS AND ALL LOCAL AND MUNICIPAL BY-LAWS AND CODES.
  - READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY ARCHITECT OF ANY ALL DISCREPANCIES.
  - CHECK AND VERIFY EXISTING CONDITIONS AS SHOWN, NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES.
  - VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION FABRICATION OF ALL COMPONENTS.
  - DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF SHEATHING, GRID LINES, FACE OF CONCRETE AND FACE OF MASONRY WALLS EXCEPT AS NOTED.
  - GLAZING DIMENSIONS ARE FRAME DIMENSIONS UNLESS REFER TO WALL SCHEDULES FOR WALL TYPES (TO BE READ IN CONJUNCTION WITH ALL DRAWINGS INCLUDING PLANS, WALL SECTIONS AND DETAILS, ETC).
  - SOUND INSULATED WALLS (ACOUSTIC PARTITIONS), CRYSTALLINE POLYMER GLAZING TO BOTH SIDES OF WALL SHALL CONTAIN UNDERDRIP OF DECK, FLOOR OR ROOF STRUCTURE, AND TO BE COMPLETE WITH SOLID SEALS AT DECK FLUTES AT TOP OF WALL AND ACOUSTIC SEALANT AT TOP AND BOTTOM OF WALLS ON BOTH SIDES. SOUND INSULATE AROUND ALL OFFICES, WASHROOMS, CHANGE ROOMS AND WHERE INDICATED ON PLANS.
  - FOR FIRE SEPARATIONS AND ASSEMBLY RATINGS, REFER TO CODE ANALYSIS COMPLIANCE DRAWINGS, FLOOR PLANS AND WALL SCHEDULES.
  - CONTINUITY OF FIRE SEPARATION I.E. CONTINUITY OF GWB TO BE MAINTAINED AT INTERFERING NON-RATED PARTITIONS (BEHIND MILLWORK, SHOWERS, RECESSED ELECTRICAL PANELS & FIRE EXTINGUISHERS, ETC).
  - PROVIDE SOLID BLOCKING IN WALLS & FLOORS FOR ALL WALL MOUNTED FIXTURES, ACCESSORIES, EQUIPMENT, MILLWORK, ETC WHERE AND AS REQUIRED.
  - FOR LOCATION OF WASHROOM ACCESSORIES, REFER TO CORRESPONDING WASHROOM PLANS AND DETAILS.
  - FOR INTERIOR FINISHES, REFER TO INTERIOR ELEVATIONS AND ROOM AND FINISH SCHEDULES.
  - ALL CONCRETE WORK SHALL BE MARKED "N.I.C." ARE "NOT IN CONTRACT".
  - PROVIDE BLOCKING IN WALLS & FLOORS AS REQUIRED.
  - FOR CONCRETE HOUSING/KEEPING PADS: SEE STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS.
  - FOR FLOOR DRAINS ALSO SEE MECHANICAL.
  - WHERE COMPARTMENTALIZATION OF CONCEALED SPACES IS REQUIRED BY CODE, PROVIDE MIN. 0.8mm THICK METAL SHEET CLOSURES AT EACH FLOOR LEVEL. THIS INCLUDES ALL MANSUREN CAVITIES GREATER THAN 25mm THAT CONTAIN COMBUSTIBLE INSULATION AND OTHER ELEMENTS. CLOSURES MUST BE SUFFICIENT TO STOP THE SPREAD OF FLAME AS PER CBC AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
  - PROVIDE FIRE PROTECTION TO STRUCTURE AS REQUIRED PER CODE COMPLIANCE TABLE.
  - PROVIDE SHOP DRAWINGS SUBMITTALS FOR ALL SECONDARY COMPONENTS & THEIR ATTACHMENTS. THE COMPONENTS SHALL BE DESIGNED, DRAWINGS SIGNED & SEALED BY THE SPECIALTY PENG. OWN LETTERS OF ASSURANCE.

**SITE SYNOPSIS**

CIVIC ADDRESS: 8888 162<sup>ND</sup> STREET, SURREY BC  
 8800 162 STREET, SURREY BC  
 8800 162 STREET, SURREY BC  
 8844 162 STREET, SURREY BC

LEGAL DESCRIPTION: 8888 162 ST  
 LOT A SECTION 38, TOWNSHIP 2 PLAN 2 LMP28227 NWD  
 SEC02/COLUMBIA  
 8920 162 ST  
 LOT 2 SECTION 38 TOWNSHIP 2 PLAN BCP32467 NWD  
 8900 162 ST  
 LOT 1 SECTION 38 TOWNSHIP 2 PLAN BCP32467 NWD  
 8944 162 ST  
 LOT 1 SECTION 38 TOWNSHIP 2 PLAN NWPT2355 NWD PART SW 1/4

ZONE: PA-2; ASSEMBLY HALL 2 ZONE  
 APPROX. 40,253 m<sup>2</sup> (AFTER LOT CONSOLIDATION)

SITE AREA: APPROX. 40,253 m<sup>2</sup> (AFTER LOT CONSOLIDATION)

BUILDING AREA:  
 (EXIST. PRIMARY SCHOOL + PROPOSED ADDITION) TOTAL 2,042 m<sup>2</sup>  
 - EXIST. PRIMARY SCHOOL = 1,290 m<sup>2</sup>  
 - PROPOSED ADDITION = 752 m<sup>2</sup>  
 (EXIST. MIDDLE SCHOOL) 2,255 m<sup>2</sup>

GROSS FLOOR AREA:  
 (EXIST. MIDDLE SCHOOL + EXIST. PRIMARY SCHOOL + PROPOSED ADDITION) TOTAL 2,042 m<sup>2</sup>  
 - EXIST. MIDDLE SCHOOL = 3,850 m<sup>2</sup>  
 - EXIST. PRIMARY SCHOOL = 3,307 m<sup>2</sup>  
 - PROPOSED ADDITION = 1,162 m<sup>2</sup>

BUILDING HEIGHT: MAX. ALLOWABLE PROVIDED  
 9 m MAX. 8.2 m

SITE COVERAGE: 40% (8,082 m<sup>2</sup>)  
 EXISTING MIDDLE SCHOOL = 2,255 m<sup>2</sup>  
 EXISTING PRIMARY SCHOOL = 1,290 m<sup>2</sup>  
 PROPOSED ADDITION = 752 m<sup>2</sup>

FLOOR AREA RATIO: 0.50 0.2

YARD SETBACKS: REQUIRED PROVIDED  
 FRONT (F) 7.5 m 12.5 m  
 REAR (R) 7.5 m 22.1 m  
 SIDE (S1) 3.6 m 3.6 m  
 SIDE (S2) 3.6 m 7.1 m

**PARKING**

**PARKING SUMMARY**

REGULAR STALLS	REQUIRED	PROVIDED
REGULAR STALLS	53	42 (NEW)
SMALL CAR STALLS	-	25 (EXISTING UNDERGROUND PARKING)
CARS DROP-OFF STALLS	2	2 (NEW)**
SCHOOL BUSES DROP-OFF STALLS	9	9
TOTAL	66	120

\*\* PARKING REQUIREMENTS BASED ON:  
 - 175 STALLS PER CLASSROOM  
 (28 EXISTING + 2 NEW CLASSROOMS) 1.75 x 30 = 53  
 - 9 PARKING SPACES FOR CARS DROP-OFF  
 - 2 PARKING SPACES FOR SCHOOL BUSES DROP-OFF  
 - 3 PARKING SPACES FOR PERSON WITH DISABILITIES

**PARKING STANDARDS**  
 - 2.9m x 5.6m REGULAR STALLS  
 - 2.9m x 4.9m SMALL CAR STALLS (UP TO 30%)  
 - 3.7m x 5.9m ACCESSIBLE STALLS (1 PER 100 REGULAR STALLS OR PART THEREOF)  
 - 2.9m x 7.6m DROP-OFF PARKING SPACE  
 - 6.1m DRIVE-ALES (TWO WAY TRAFFIC WITH PARKING)

\*\*\* 30 NEW SMALL CAR STALLS ARE PROVIDED AS ADDITIONAL PARKING SPACES AND ARE NOT PART OF THE REQUIRED PARKING AMOUNT. THEREFORE SHOULD NOT BE COUNTED TOWARD THE 30% REQUIREMENT.

**BICYCLE PARKING**

SECURED BIKE PARKING****	REQUIRED	PROVIDED
SECURED BIKE PARKING****	120	60 (EXISTING UNDERGROUND PARKING)
VISITOR BIKE SPACE (NON-SECURED)****	120	60 (EXISTING UNDERGROUND PARKING)
TOTAL	240	120

\*\*\*\* SECURE BIKE PARKING STALLS NOT REQUIRED  
 \*\*\*\* MIN. 4 VISITOR BICYCLE SPACES (AT FINISHED GRADE) PER CLASSROOM (400 CLASSROOMS = 1600 BICYCLE SPACES)

**LOADING**

SPACE DIMENSIONS	REQUIRED	PROVIDED
SPACE DIMENSIONS	3.0m x 3.0m x 4.2m HIGH	3.0m x 3.0m x 4.2m HIGH
NO. OF SPACES	XX	XX

**SITE NOTES**

- ELEVATIONS DERIVED FROM OCM 559. ELEVATION 61.49m LOCATED AT INTERSECTION OF 888 AVE & 160W ST. SEE LEGAL SURVEY DRAWINGS.
- READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY ARCHITECT OF ANY ALL DISCREPANCIES.
- CHECK AND VERIFY EXISTING CONDITIONS AS SHOWN, NOTIFY ARCHITECT OF ANY ALL DISCREPANCIES.
- VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE FABRICATION CONSTRUCTION OF ANY COMPONENTS.
- FOR SERVICES, GRADING, SITE DRAINAGE, ROADWORK, RELATED TRAFFIC SIGNAGE AND SIGNALLING REFER TO CIVIL/LANDSCAPE/MECH DRAWINGS.
- FOR LANDSCAPING INCLUDING HARD AND SOFT SURFACES, SITE FURNISHINGS, FENCES AND GATES, AND TREE REMOVAL/RETENTION, REFER TO LANDSCAPE DRAWINGS.
- FOR RETAINING WALLS REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS.
- FOR CONTRACT SEQUENCING, SITE ACCESS, HOARDING AND SO ON REFER TO CIVIL DRAWINGS.
- ALL PLANS AND SPECIFICATIONS ARE TO BE SMOOTH AND TRUE PROVING POSITIVE DRAINAGE AND PREVENT PONDING OF WATER.
- FOR CONCRETE WORKING DRAWINGS FOR ALL GRADING.
- REMOVE AND REPAIR ALL EXISTING MATERIALS AND DEBRIS DUMPED ON SITE.
- FOR CONCRETE WORKING DRAWINGS FOR ALL GRADING.
- SCAFFOLD AND REMOVE ALL EXISTING MATERIALS AND DEBRIS DUMPED ON SITE.
- FOR CONCRETE WORKING DRAWINGS FOR ALL GRADING. SEE LEGAL AND SURVEY PLANS BY CAMERON LAND SURVEYING LTD. FILE: 3999-1P11 (DATED 2019-11-18).
- FOR GEOTECHNICAL INFORMATION, SEE GEOTECHNICAL REPORT (DATED 2019-11-18).

300 102 W. HASTINGS ST. VANCOUVER B.C. V6B 1W6  
 PHONE: (604) 261-1111 FAX: (604) 261-1112  
 WWW.PENGADVISOR.COM

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	2023/11/15	ISSUE FOR PERMIT
2	2023/11/15	REVISED PER PERMIT
3	2023/11/15	REVISED PER PERMIT
4	2023/11/15	REVISED PER PERMIT
5	2023/11/15	REVISED PER PERMIT
6	2023/11/15	REVISED PER PERMIT
7	2023/11/15	REVISED PER PERMIT
8	2023/11/15	REVISED PER PERMIT
9	2023/11/15	REVISED PER PERMIT
10	2023/11/15	REVISED PER PERMIT
11	2023/11/15	REVISED PER PERMIT
12	2023/11/15	REVISED PER PERMIT
13	2023/11/15	REVISED PER PERMIT
14	2023/11/15	REVISED PER PERMIT
15	2023/11/15	REVISED PER PERMIT
16	2023/11/15	REVISED PER PERMIT
17	2023/11/15	REVISED PER PERMIT
18	2023/11/15	REVISED PER PERMIT
19	2023/11/15	REVISED PER PERMIT
20	2023/11/15	REVISED PER PERMIT
21	2023/11/15	REVISED PER PERMIT
22	2023/11/15	REVISED PER PERMIT
23	2023/11/15	REVISED PER PERMIT
24	2023/11/15	REVISED PER PERMIT
25	2023/11/15	REVISED PER PERMIT
26	2023/11/15	REVISED PER PERMIT
27	2023/11/15	REVISED PER PERMIT
28	2023/11/15	REVISED PER PERMIT
29	2023/11/15	REVISED PER PERMIT
30	2023/11/15	REVISED PER PERMIT
31	2023/11/15	REVISED PER PERMIT
32	2023/11/15	REVISED PER PERMIT
33	2023/11/15	REVISED PER PERMIT
34	2023/11/15	REVISED PER PERMIT
35	2023/11/15	REVISED PER PERMIT
36	2023/11/15	REVISED PER PERMIT
37	2023/11/15	REVISED PER PERMIT
38	2023/11/15	REVISED PER PERMIT
39	2023/11/15	REVISED PER PERMIT
40	2023/11/15	REVISED PER PERMIT
41	2023/11/15	REVISED PER PERMIT
42	2023/11/15	REVISED PER PERMIT
43	2023/11/15	REVISED PER PERMIT
44	2023/11/15	REVISED PER PERMIT
45	2023/11/15	REVISED PER PERMIT
46	2023/11/15	REVISED PER PERMIT
47	2023/11/15	REVISED PER PERMIT
48	2023/11/15	REVISED PER PERMIT
49	2023/11/15	REVISED PER PERMIT
50	2023/11/15	REVISED PER PERMIT

ISSUED FOR CITY REVIEW



**SURREY CHRISTIAN SCHOOL INFILL ADDITION**

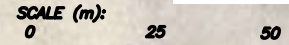
8888 162 ST SURREY, BC VAN V0S 1G1  
 (CLIENT) SURREY CHRISTIAN SCHOOL

DRAWING TITLE: **CONTEXT SITE PLAN & PROJECT DATA**

PROJECT NUMBER: **16286**  
 DRAWING ECLS SCALE: As indicated  
 DATE: 02/29/2024  
 DRAWING NUMBER:

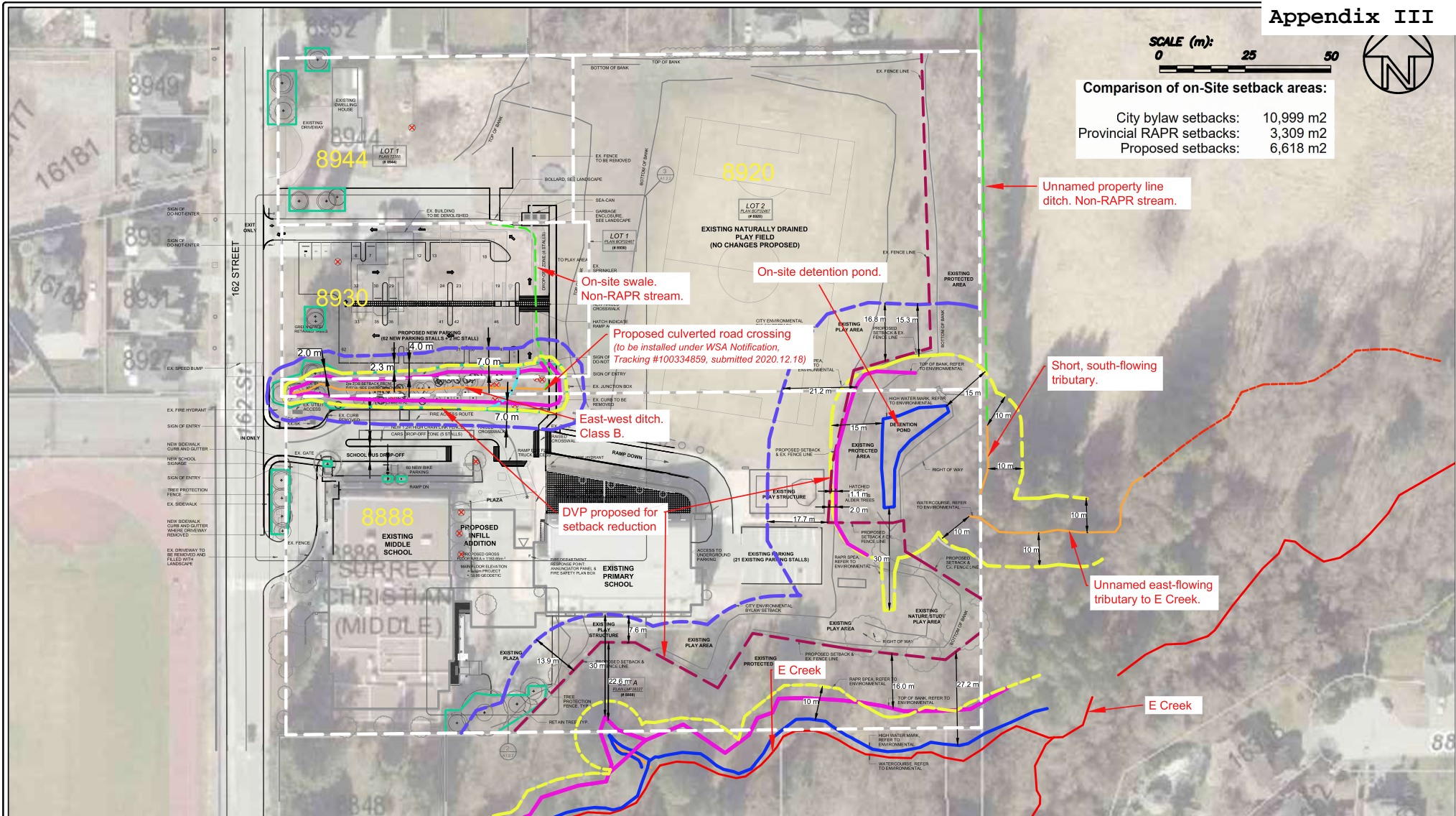


**A1.2.1**



Comparison of on-Site setback areas:

City bylaw setbacks:	10,999 m <sup>2</sup>
Provincial RAPR setbacks:	3,309 m <sup>2</sup>
Proposed setbacks:	6,618 m <sup>2</sup>

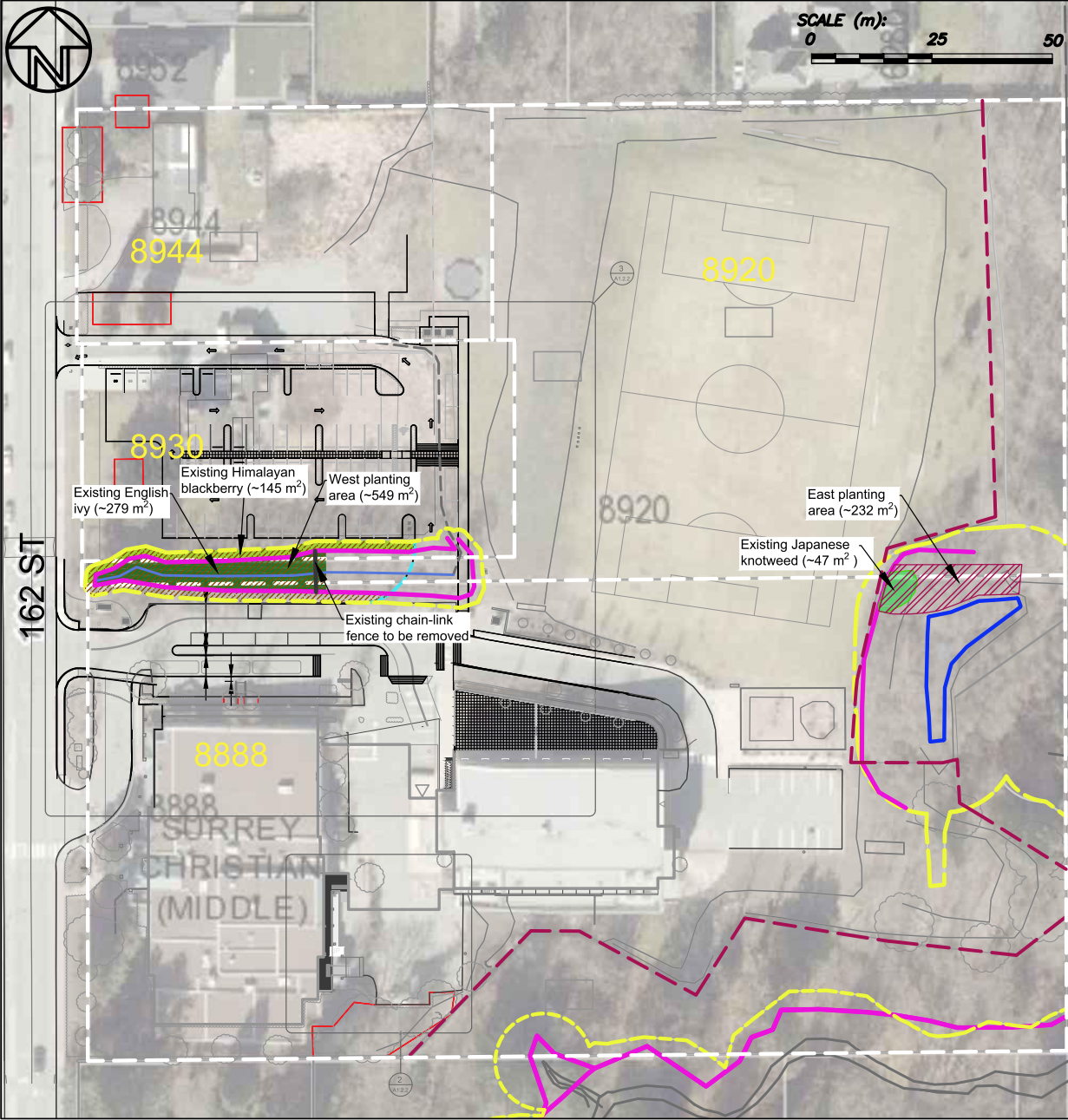


LEGEND:

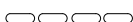











- Site Boundary
- Class A Watercourse
- RAPR SPEA
- Stream Boundary
- Class B Watercourse
- City Bylaw Setback
- Top of Bank (Phoenix)
- Class C Ditch
- Proposed Tree Protection Fencing
- Proposed Setback (at Existing Fence Line)
- Proposed Setback (at Proposed Road Crossing)

EDP Map

<b>Surrey Christian School</b>		<b>PHOENIX</b> ENVIRONMENTAL SERVICES LTD. 505 - 1755 W. Broadway, Vancouver V6J 1R3 tel. 604.689.3888 fax. 604.689.3880
8888 - 162 Street, City of Surrey, BC		
DATE: 8 FEB 2021	DRAWN BY: ENG	SCALE: As Shown
DWG: SCS-8888_162.St - EDP.dwg		



**LEGEND:**

-  Site Boundary
-  Proposed Setback (Existing Fence Line)
-  Proposed Setback (at Proposed Road Crossing)
-  RAPR SPEA
-  Top of Bank (Phoenix)
-  Existing Detention Pond
-  Existing East-Flowing Ditch
-  East Planting Area (~232 m<sup>2</sup>)
-  West Planting Area (~549 m<sup>2</sup>)
-  Existing area of English ivy (~279 m<sup>2</sup>)
-  Existing area of Himalayan blackberry (~145 m<sup>2</sup>)
-  Existing area of Japanese knotweed (~47 m<sup>2</sup>)

Habitat Enhancement & Restoration Planting Plan (Drawing 1 of 2)

**Surrey Christian School**  
8888 - 162 Street, City of Surrey, BC



EXPLANATORY PLAN OF STATUTORY RIGHT-OF-WAY OF  
PART OF PARCEL A SECTION 36 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN LMP 28227



BCGS 92G.017

LEGEND

m2 - DENOTES SQUARE METRES  
GRID BEARINGS ARE DERIVED FROM PLAN LMP 28227

DEPOSITED IN THE LAND TITLE OFFICE AT NEW  
WESTMINSTER, B.C. THIS 06 DAY OF  
May, 1996

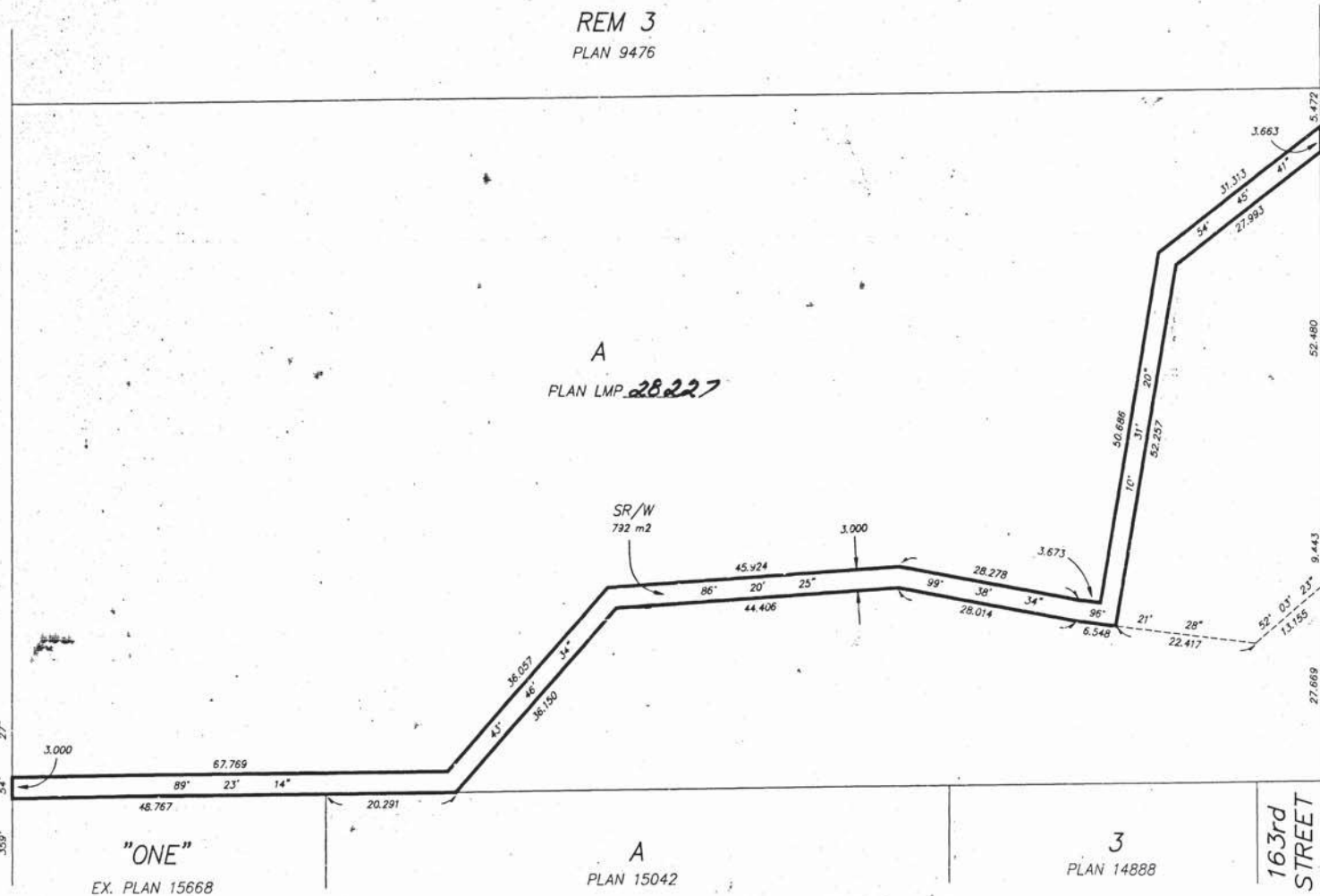
REGISTRAR  
REF No. BK 135910

Pg. 35



162nd STREET

163rd STREET



REFERENCE PLAN OF PART OF  
 PARCEL A SECTION 36 TOWNSHIP 2  
 NEW WESTMINSTER DISTRICT PLAN LMP 28227

PLAN LMP 29633

PURSUANT TO SECTION 215 LAND TITLE ACT



BCGS 92G.017

LEGEND

- ▲ - DENOTES CONTROL MONUMENT FOUND
- - DENOTES LEAD PLUG FOUND
- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST SET
- ha - DENOTES HECTARES

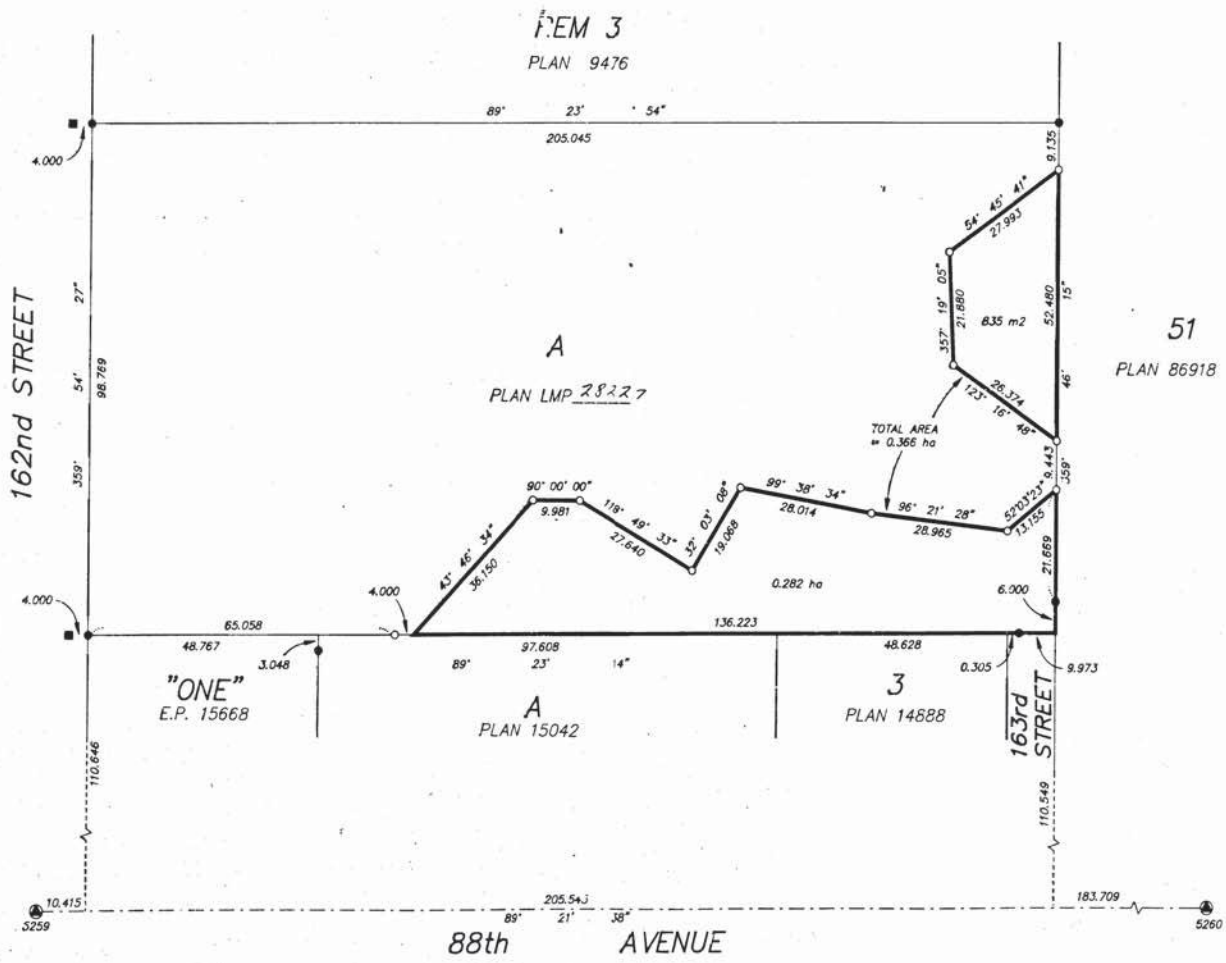
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5259 AND 5260 (NAD 83), INTEGRATED SURVEY AREA NUMBER 1 (SURREY)

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES, PRIOR TO COMPUTATION OF U.T.M. COORDINATES, MULTIPLY BY AVERAGE COMBINED FACTOR 0.9995977

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 17 DAY OF AUG, 1996

REGISTRAR REF No. BK 261337

pg. 35



ALLEN TITLEY, B.C.L.S.  
 24455 - 50th AVENUE, LANGLEY, B.C.  
 V2Z 1E3 PHONE: 857-1166  
 FILE: 93-24 RC

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

I, ALLEN TITLEY, A BRITISH COLUMBIA LAND SURVEYOR, OF LANGLEY, BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 17th DAY OF OCTOBER, 1995.

*Allen Titley* R.C.L.S.



---

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

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

**DATE: April 1<sup>st</sup>, 2021**                      **PROJECT FILE: 7821-0034-00**

---

**RE: Engineering Requirements (Commercial/Industrial)  
Location: 8888/8920/8930/8944 162 Street**

**TEMPORARY USE PERMIT**

Temporary Use Permit (TUP) to allow temporary parking, vehicular circulation, and staging area while the site develops through 7819-0157-00. TUP will also legalize the existing office uses within the dwelling at 8930 162 Street, until the building is demolished.

A Servicing Agreement is not required for the TUP. There are no engineering requirements relative to issuance of the TUP beyond those listed below.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

The following are conditions of issuance of the Streamside Development Permit (DP) and Development Variance Permit (DVP) for reducing the streamside setback of the on-site east-west ditch:

- The existing drainage statutory right-of-way (E1996-0004) along E Creek is to be maintained.
- The existing on-site east-west ditch (where the culverted road crossing is proposed) is considered a private watercourse, which is not an Engineering asset. All works associated with the private watercourse are to be reviewed with the Planning Department and follow all appropriate Provincial and Federal Environmental regulation and permitting requirements.

**BUILDING PERMIT**

The following are to be addressed as a condition for issuance of the subsequent Building Permit for the proposed temporary on-site parking lot, culverted road crossing, and sump relocations:

- Proposed temporary gravel parking lot shall be graded to drain towards pervious landscaping areas.

Tommy Buchmann, P.Eng.  
Development Services Manager  
DJS

**Table 3 – Summary of Tree Preservation by Tree Species**

Tree Species	Existing	Remove	Retain
<b>Alder</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Cottonwood</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Deciduous Trees</b> (excluding alder and Cottonwood Trees)			
<b>European ash</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Ornamental purple plum</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Cherry</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Sweetgum (City)</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>Paperbark maple (City)</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Coniferous Trees</b>			
<b>Cypress</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>Western redcedar</b>	<b>5</b>	<b>0</b>	<b>5</b>
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>15</b> <b>(4 are city)</b>	<b>2</b>	<b>13</b> <b>(4 are city)</b>
<b>Additional Trees in the Riparian Area (See RAPR &amp; WDTA)</b>	<b>54</b>	<b>7</b>	<b>47</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)			
		<b>-</b>	
<b>Total Retained and Replacement Trees (Excluding Riparian)</b>		<b>13</b>	

Summary, report and plan prepared and submitted by:

Project Arborist

February 12, 2021

Date

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7921-0034-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
  
2. This temporary use 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: 004-595-505

Lot 1 Section 36 Township 2 New Westminster District Plan 72355

8944 - 162 Street

Parcel Identifier: 023-431-229

Parcel A Except Part Dedicated Road on Plan LMP29634 Section 36 Township 2 New Westminister District Plan LMP28227

8888 - 162 Street

Parcel Identifier: 027-254-992

Lot 1 Section 36 Township 2 New Westminister District Plan BCP32467

8930 - 162 Street

Parcel Identifier: 027-255-018

Lot 2 Section 36 Township 2 New Westminister District Plan BCP32467

8920 162 - Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a surface parking lot and construction staging area.
5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the access, parking, and construction staging, as shown on Schedule A which is attached hereto and forms part of this permit.
6. The temporary use shall be carried out according to the following conditions:
  - (a) In accordance with the conditions and requirements specified in Sensitive Ecosystems Development Permit 7921-0034-00, including landscape planting and remediation.
7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash, or an irrevocable Letter of Credit in a form acceptable to the City, in the amount of \$5,000.00.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
10. This temporary use permit is not transferable.

ii. This temporary use permit shall lapse on or before three years from date of issuance

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

\_\_\_\_\_  
Mayor – Doug McCallum

\_\_\_\_\_  
City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of \_\_\_\_\_  
(Legal Description)

known as \_\_\_\_\_  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

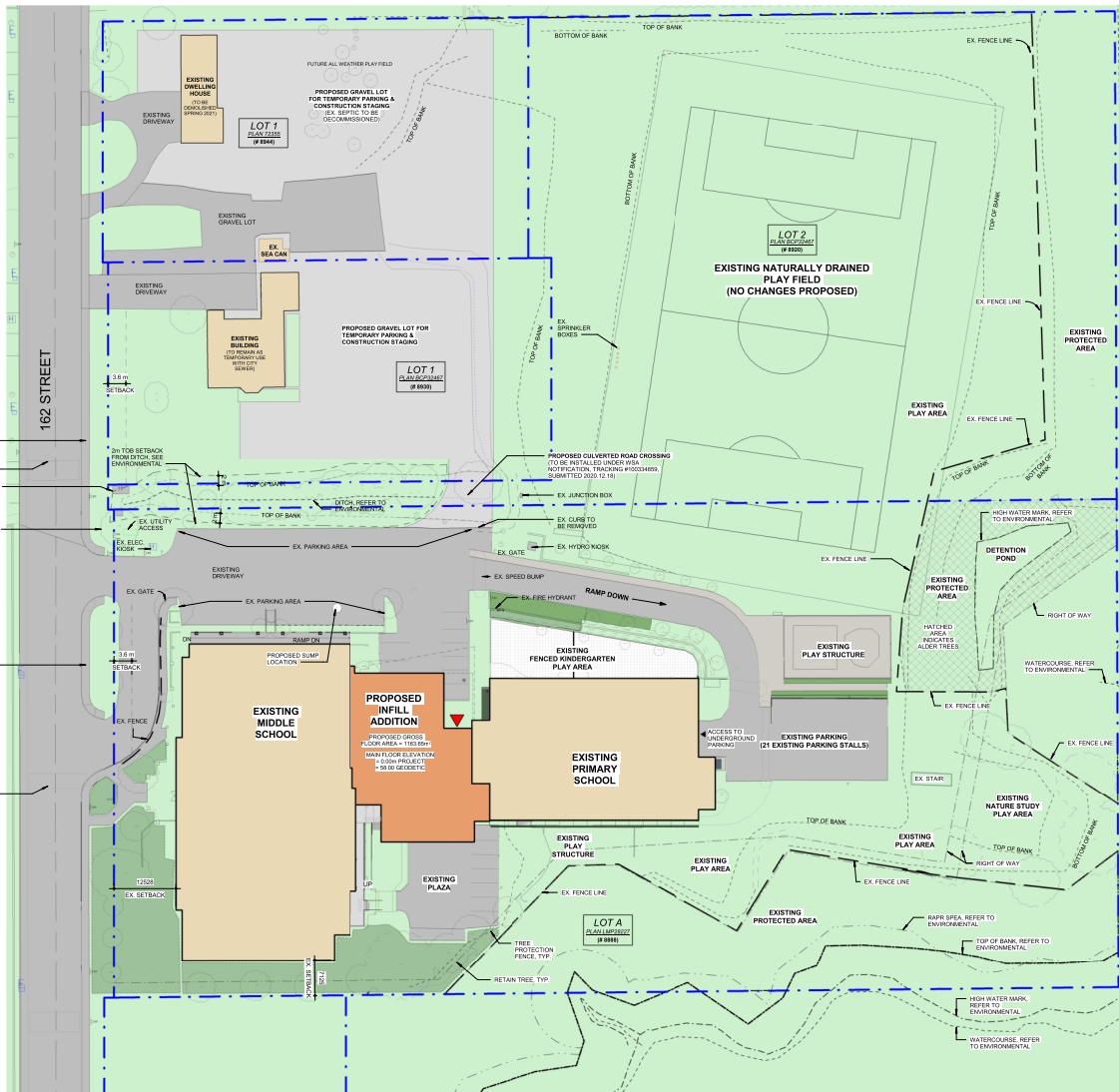
all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfil the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)



**LEGEND**

- PROPERTY LINE - REFER TO SURVEY
- PROPOSED BUILDING OUTLINE
- EXISTING BUILDING OUTLINE
- PROPOSED GRAVEL LOT FOR TEMPORARY USE
- EXISTING ASPHALT
- EXISTING LANDSCAPING
- PROPOSED NEW BUILDING MAIN ENTRANCE
- EXISTING TREE

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE 2018, ALL APPLICABLE CSA STANDARDS AND ALL LOCAL AND MUNICIPAL BY-LAWS AND CODES.
  - ALL WORK SHALL BE EXECUTED ACCORDING TO THE BEST TRADE PRACTICE, BEING SQUARE, PLUMB AND TRUE TO LINE.
  - READ, CHECK AND COMPARE ALL DRAWINGS. NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES.
  - CHECK AND VERIFY EXISTING CONDITIONS AS SHOWN. NOTIFY THE ARCHITECT OF ANY ALL DISCREPANCIES.
  - VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION FABRICATION OF ALL COMPONENTS.
  - DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF SHEATHING, GRID LINES, FACE OF CONCRETE AND FACE OF MASONRY WALLS EXCEPT AS NOTED.
  - GLAZING DIMENSIONS ARE FRAME DIMENSIONS U.N.O.
  - REFER TO WALL SCHEDULES FOR WALL TYPES (TO BE READ IN CONJUNCTION WITH ALL DRAWINGS INCLUDING PLANS, WALL SECTIONS AND DETAILS, ETC.)
  - SOUND INSULATED WALLS (ACOUSTIC PARTITIONS), GYPSUM WALLBOARD TO BOTH SIDES OF WALL SHALL CONTINUE TO UNDERSIDE OF DECK, FLOOR OR ROOF STRUCTURE, AND TO BE COMPLETE WITH SOUND SEALS AT DECK FLUTES AT TOP OF WALL AND ACOUSTIC SEALANT AT TOP AND BOTTOM OF WALLS ON BOTH SIDES. SOUND INSULATE AROUND ALL OFFICES, WASHROOMS, CHANGE ROOMS AND WHERE INDICATED ON PLANS.
  - FOR FIRE SEPARATIONS AND ASSEMBLY RATINGS, REFER TO CODE ANALYSIS COMPLIANCE DRAWINGS, FLOOR PLANS AND WALL SCHEDULES.
  - CONTINUITY OF FIRE SEPARATION I.E. CONTINUITY OF GWB TO BE MAINTAINED AT INTERFERING NON-WATER PARTITIONS, BEHIND MILLWORK, SHOWERS, RECESSED ELECTRICAL PANELS & FIRE EXTINGUISHERS, ETC.
  - PROVIDE SOLID BLOCKING IN WALLS & FLOORS FOR ALL WALL MOUNTED FURNITURE, ACCESSORIES, EQUIPMENT, MILLWORK, ETC. WHERE AND AS REQUIRED.
  - FOR LOCATION OF WASHROOM ACCESSORIES, REFER TO CORRESPONDING WASHROOM PLANS AND DETAILS.
  - FOR INTERIOR FINISHES, REFER TO INTERIOR ELEVATIONS AND ROOM AND FINISH SCHEDULES.
  - ITEMS CROSS-HATCHED OR MARKED "N.I.C." ARE "NOT IN CONTRACT".
  - PROVIDE BLOCKING IN WALLS & FLOORS AS REQUIRED.
  - FOR CONCRETE HOUSEKEEPING PADS, SEE STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS.
  - WHERE COMPARTMENTALIZATION OF CONCEALED SPACES IS REQUIRED BY CODE, PROVIDE MIN. 0.36mm THICK METAL SHEET CLOSURES TO SUIT AT MAX. 20 m HORIZONTALLY AND AT 3 m VERTICALLY AT EACH FLOOR LEVEL. THIS INCLUDES ALL RANSGREEN CAVITIES GREATER THAN 25mm THAT CONTAIN COMBUSTIBLE INSULATION AND OTHER ELEMENTS. CLOSURES MUST BE SUFFICIENT TO STOP THE SPREAD OF FLAME AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.
  - PROVIDE FIRE PROTECTION TO STRUCTURE AS REQUIRED PER CODE COMPLIANCE TABLE.
  - PROVIDE SHOP DRAWINGS SUBMITTALS FOR ALL SECONDARY COMPONENTS & THEIR ATTACHMENTS. THE COMPONENTS SHALL BE DESIGNED, DRAWINGS SIGNED & SEALED BY THE SPECIALTY P.E.N.G. ON LETTERS OF ASSURANCE.

**SITE SYNOPSIS**

CIVIC ADDRESS: 8888 162nd STREET, SURREY BC  
8800 162 STREET, SURREY BC  
8800 162 STREET, SURREY BC  
8844 162 STREET, SURREY BC

LEGAL DESCRIPTION: 8888 162 ST LOT A SECTION 36, TOWNSHIP 2 PLAN 1 MP28227 NWD SECCOYULUM  
8620 162 ST LOT 2 SECTION 36 TOWNSHIP 2 PLAN BCP32467 NWD  
8800 162 ST LOT 1 SECTION 36 TOWNSHIP 2 PLAN BCP32467 NWD  
8844 162 ST LOT 1 SECTION 36 TOWNSHIP 2 PLAN NWPT2355 NWD PART SW 1/4.

ZONE: PA-2; ASSEMBLY HALL 2 ZONE

SITE AREA: APPROX. 40,253 m<sup>2</sup> (AFTER LOT CONSOLIDATION)

BUILDING AREA (EXIST. PRIMARY SCHOOL + PROPOSED ADDITION): TOTAL 2,042 m<sup>2</sup>  
- EXIST. PRIMARY SCHOOL = 1,290 m<sup>2</sup>  
- PROPOSED ADDITION = 752 m<sup>2</sup>

(EXIST. MIDDLE SCHOOL): 2,255 m<sup>2</sup>

**GROSS FLOOR AREA**

TOTAL GROSS AREA	8,110 m <sup>2</sup>	TOTAL GROSS AREA	8,110 m <sup>2</sup>
- EXIST. MIDDLE SCHOOL	+ 3,950 m <sup>2</sup>	- EXIST. MIDDLE SCHOOL	+ 3,950 m <sup>2</sup>
- EXIST. PRIMARY SCHOOL	+ 3,307 m <sup>2</sup>	- EXIST. PRIMARY SCHOOL	+ 3,307 m <sup>2</sup>
- PROPOSED ADDITION	+ 1,162 m <sup>2</sup>	- PROPOSED ADDITION	+ 1,162 m <sup>2</sup>

**BUILDING HEIGHT**

MAX. ALLOWABLE	PROVIDED
9.9m MAX.	PROVIDED
40% (8.92m)	PROVIDED

**SITE COVERAGE**

TOTAL COVERAGE	+ 10.7% (4,297 m <sup>2</sup> )
EXISTING MIDDLE SCHOOL	+ 2,255 m <sup>2</sup>
EXISTING PRIMARY SCHOOLS	+ 1,290 m <sup>2</sup>
PROPOSED ADDITION	+ 752 m <sup>2</sup>

**FLOOR AREA RATIO**

0.50	0.2
------	-----

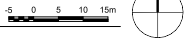
**LOADING**

SPACE DIMENSIONS	REQUIRED	PROVIDED
FRONT (W)	7.5 m	12.5 m
REAR (E)	7.5 m	81.4 m
SIDE #1 (E)	3.6 m	22.2 m
SIDE #2 (S)	3.6 m	7.1 m

LOADING SPACE NOT REQUIRED: 3.0 m x 9 m x 4.2 m HIGH

- SITE NOTES**
- ELEVATIONS DERIVED FROM OCM 5256. ELEVATION 61.49m LOCATED AT INTERSECTION OF 88th AVE & 162nd ST SEE LEGAL SURVEY DRAWINGS
  - READ, CHECK AND COMPARE ALL DRAWINGS, NOTIFY ARCHITECT OF ANY ALL DISCREPANCIES.
  - CHECK AND VERIFY EXISTING CONDITIONS AS SHOWN. NOTIFY ARCHITECT OF ANY ALL DISCREPANCIES.
  - VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE FABRICATION CONSTRUCTION OF ANY COMPONENT.
  - FOR SERVING, GRADING, SITE DRAINAGE, ROADWORK, RELATED TYPICAL SIGNAGE AND SERVICES REFER TO CIVIL LANDSCAPE ARCHITECT DRAWINGS.
  - FOR LANDSCAPING INCLUDING HARD AND SOFT SURFACES, SITE FURNISHINGS, FENCES AND GATES, AND TREE REMOVAL/RETENTION, REFER TO LANDSCAPE DRAWINGS.
  - FOR RETAINING WALLS REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS.
  - FOR CONTRACT SEQUENCING, SITE ACCESS, HOARDING AND SO ON REFER TO CIVIL DRAWINGS.
  - ALL PLANS AND SEALS ARE TO BE SMOOTH AND TRUE PROVIDING POSITIVE DRAINAGE AND PREVENT PONDING OF WATER.
  - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL GRADING.
  - SCRAPE AND REMOVE ALL EXISTING MATERIALS AND DEBRIS EXPOSED ON SITE.
  - FOR TOPOGRAPHIC, ROAD DEDICATION AND RIGHT-OF-WAY INFORMATION, SEE LEGAL AND SURVEY PLANS BY CAMERON LAND SURVEYING LTD., FILE 3999-1P11 (DATED 2019-11-18).
  - FOR GEOTECHNICAL INFORMATION, SEE GEOTECHNICAL REPORT (DATED 2019-11-18).

1 TEMPORARY USE SITE PLAN  
1:400



ISSUED FOR CITY REVIEW



THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED

PROJECT TITLE: SURREY CHRISTIAN SCHOOL INFILL ADDITION

CLIENT: SURREY CHRISTIAN SCHOOL

DRAWING TITLE: TEMPORARY USE SITE PLAN

PROJECT NUMBER: 16286

DRAWN BY: SCALE: As indicated

DRAWING NUMBER: 16286

DRAWING NUMBER: 16286

A1.2.0

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0034-00

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: 004-595-505  
Lot 1 Section 36 Township 2 New Westminster District Plan 72355

8944 - 162 Street

Parcel Identifier: 023-431-229  
Parcel A Except Part Dedicated Road On Plan LMP29634 Section 36 Township 2 New Westminster District Plan LMP28227

8888 - 162 Street

Parcel Identifier: 027-254-992  
Lot 1 Section 36 Township 2 New Westminster District Plan BCP32467

8930 - 162 Street

Parcel Identifier: 027-255-018  
Lot 2 Section 36 Township 2 New Westminster District Plan BCP32467

8920 162 - Street

(the "Land")



3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

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

---

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

- (a) In Table B.2 of Part 7A "Streamside Protection", the minimum streamside setback area for a "Class B Ditch" is reduced from 7 metres to 2 metres, as measured from top-of-bank.

5. The landscaping and the siting of the buildings, structures, surface parking lot, and construction siting area shall be in accordance with the drawings numbered Schedule A, which is attached hereto and form 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.

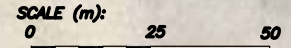
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

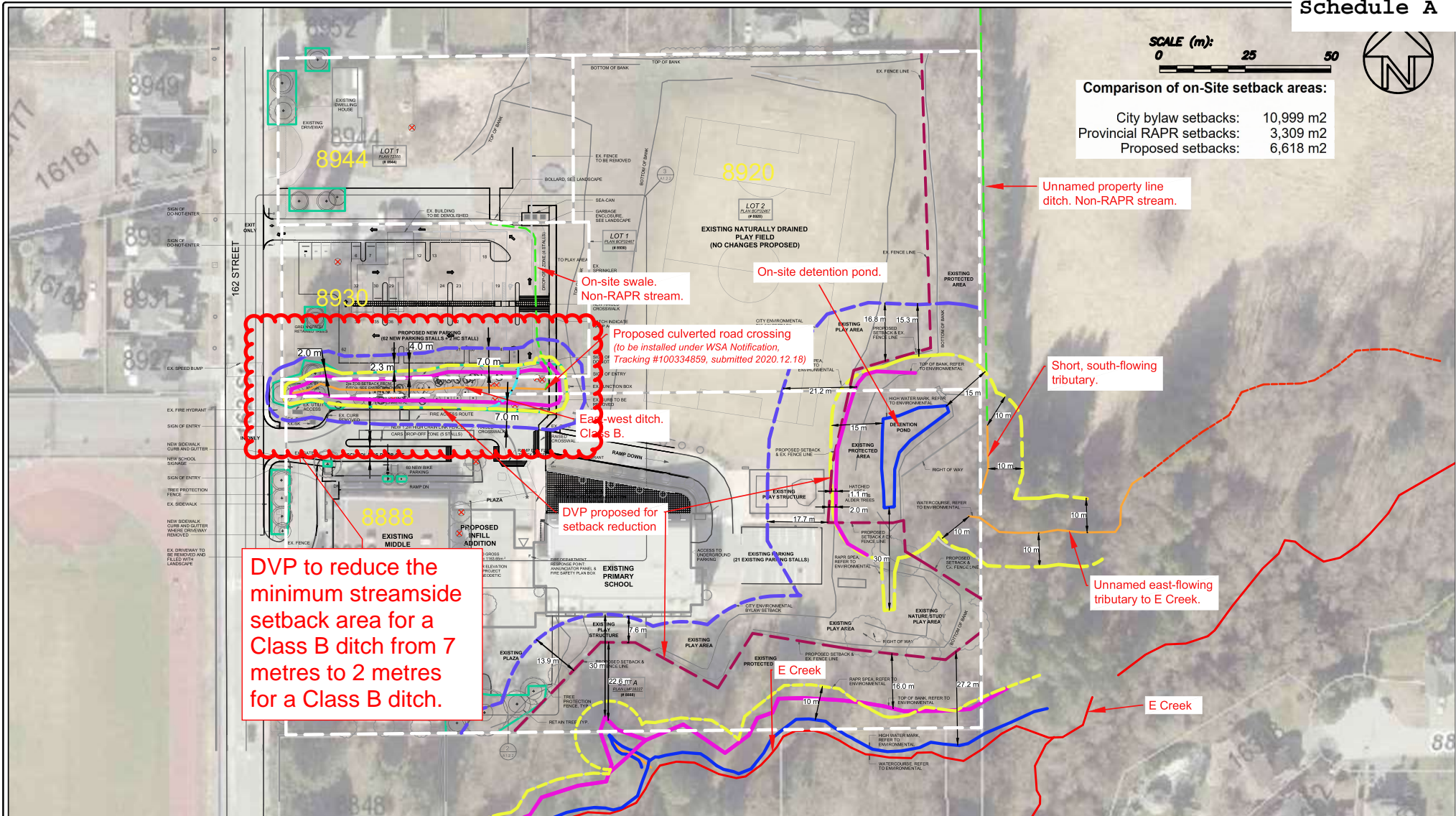
---

City Clerk – Jennifer Ficocelli



Comparison of on-Site setback areas:

City bylaw setbacks:	10,999 m <sup>2</sup>
Provincial RAPR setbacks:	3,309 m <sup>2</sup>
Proposed setbacks:	6,618 m <sup>2</sup>



DVP to reduce the minimum streamside setback area for a Class B ditch from 7 metres to 2 metres for a Class B ditch.

On-site swale. Non-RAPR stream.

On-site detention pond.

Proposed culverted road crossing (to be installed under WSA Notification, Tracking #100334859, submitted 2020.12.18)

East-west ditch. Class B.

DVP proposed for setback reduction

Unnamed property line ditch. Non-RAPR stream.

Short, south-flowing tributary.

Unnamed east-flowing tributary to E Creek.

E Creek

LEGEND:

- Site Boundary
- Class A Watercourse
- RAPR SPEA
- Stream Boundary
- Class B Watercourse
- City Bylaw Setback
- Top of Bank (Phoenix)
- Class C Ditch
- Proposed Tree Protection Fencing
- Proposed Setback (at Existing Fence Line)
- Proposed Setback (at Proposed Road Crossing)

EDP Map

<b>Surrey Christian School</b>		
8888 - 162 Street, City of Surrey, BC		
DATE: 8 FEB 2021	DRAWN BY: ENG	SCALE: As Shown
DWG: SCS-8888_162.St - EDP.dwg		