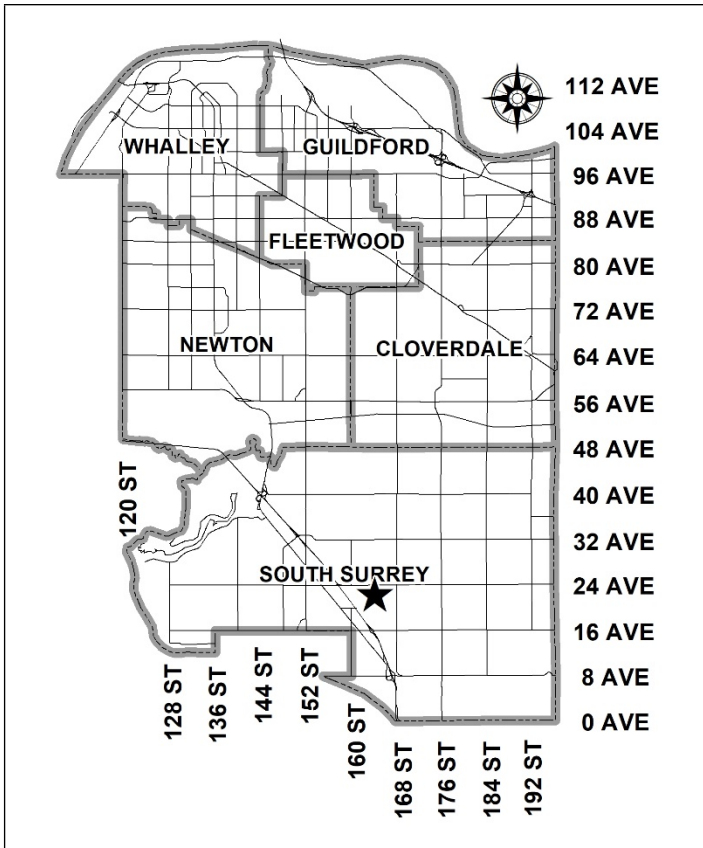


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0060-00

Planning Report Date: July 24, 2023



PROPOSAL:

- **Rezoning** from RA to RF-10 and RF
- **Development Permit**
- **Development Variance Permit**

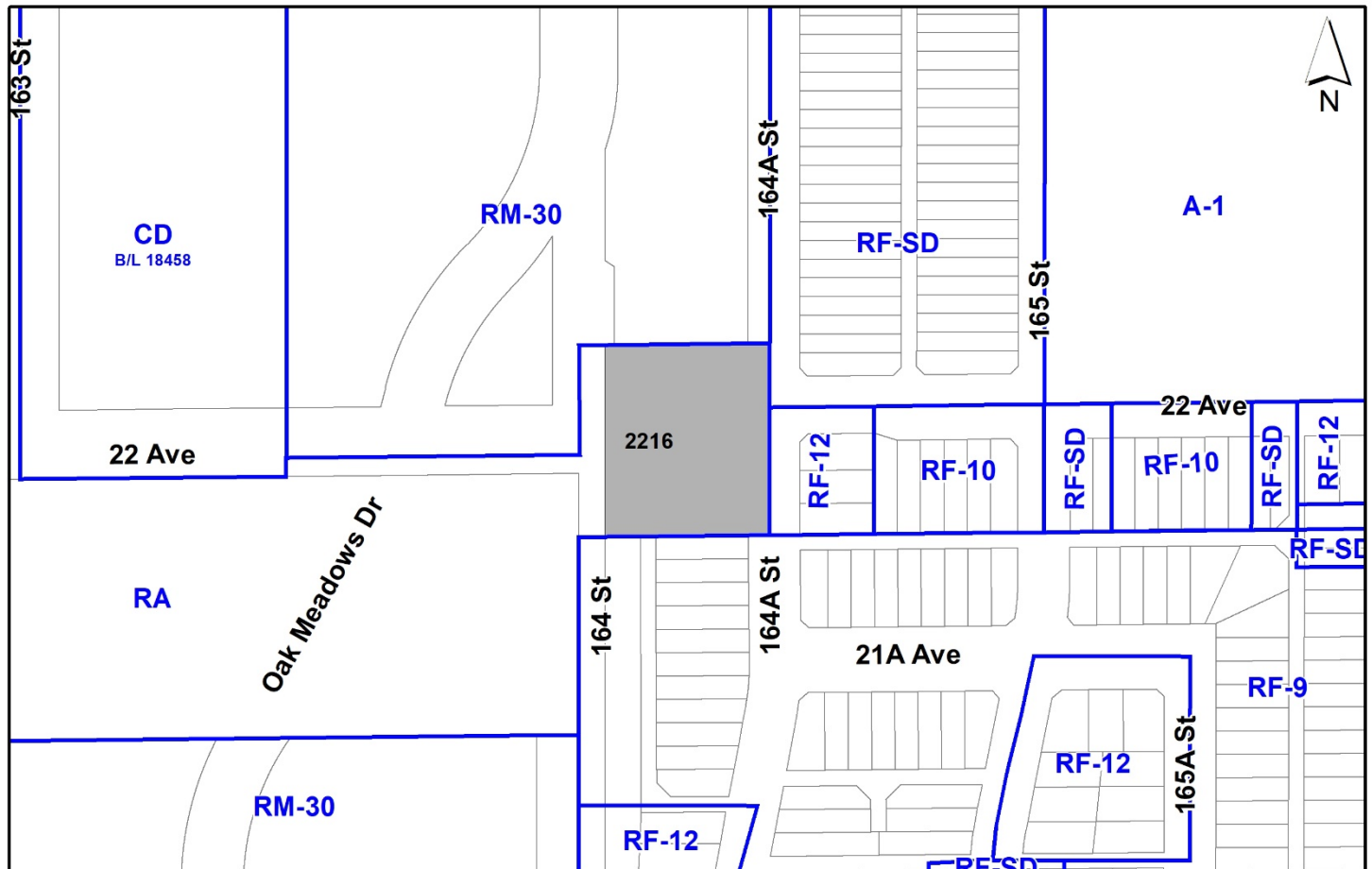
to allow subdivision into five single family lots.

LOCATION: 2216 - 164 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Park/Open Space, Medium Density Residential 10-15 u.p.a., Cluster Residential 10-15 u.p.a., 5m Drainage Corridor



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a Development Variance Permit to reduce the minimum lot width of proposed Lot 5 and minimum lot depths of proposed Lots 1, 2, 3, and 4.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the “Park/Open Space”, “Medium Density Residential 10-15 u.p.a.”, and “Cluster Residential 10-15 u.p.a.” and “5m Drainage Corridor” designations in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the Official Community Plan (OCP) as well as the Secondary Plan for the area Sunnyside Heights Neighbourhood Concept Plan (NCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposed lot width and lot depth variances accommodate the minimum Streamside Protection Area (SPA) and Green Infrastructure Network (GIN) in order to achieve the density prescribed in the Sunnyside Heights Neighbourhood Plan, without impacting the quality of streetscape or neighbourhood character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for the property shown as Block A on the attached Survey Plan (Appendix II); to "Single Family Residential (10) Zone (RF-10)" for the property shown as Block B on the attached Survey Plan.
2. Council authorize staff to draft Development Permit No. 7922-0060-00 for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0060-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.0 metres for proposed Lot 5; and
 - (b) to reduce the minimum lot depth of the RF-10 Zone for Type III lots from 36.0 metres to 35.6 metres for proposed Lots 1 to 4.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (g) conveyance of riparian areas identified as Lots 6 and 7 to the City for conservation purposes; and
 - (h) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	“Park/Open Space”, “Medium Density Residential 10-15 u.p.a.”, “Cluster Residential 10-15 u.p.a.”	RA
North:	Multiple Residential	“Park/Open Space”, “Multiple Residential 15-25 u.p.a.”	RM-30
East (Across 164A Street):	Single Family Residential	“Medium Density Residential 10-15 u.p.a.”	RF-12, RF-SD
South:	Single Family Residential	“Medium Density Residential 10-15 u.p.a.”	RF-9
West:	Greenbelt (with Class ‘B’ Watercourse), Vacant, Townhouse complex	“Park/Open Space”, “Multiple Residential 15-25 u.p.a.”, “Grandview Ridge Trail”	RA, RM-30

Context & Background

- The subject property is located at 2216 164 Street within the Sunnyside Heights Neighbourhood Concept Plan (NCP) and is approximately 4,710 square metres in area.
- The site is designated “Urban” in the Official Community Plan (OCP), designated “Park/Open Space”, “Medium Density Residential 10-15 u.p.a.”, “Cluster Residential 10-15 u.p.a.” in the Sunnyside Heights NCP and is currently zoned “One-Acre Residential Zone (RA)”.
- The surrounding neighbourhood is largely comprised of recently developed single family small lots and multiple residential (townhouse) uses. Edgewood Park is located in proximity and Grandview Ridge Trail has been identified for future alignment to the west. The Sunnyside Heights NCP identifies a new 22 Avenue road linkage, connecting east-west through the site.
- The site is subject to Sensitive Ecosystems Development Permit (SEDP) area for (Streamside Areas and Green Infrastructure Areas) with a Class ‘B’ watercourse located to the west in the adjacent greenbelt.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)” and “Single Family Residential (10) Zone (RF-10)”, a Development Permit for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) to allow subdivision into five (5) single family lots and two (2) park lots.
- A Development Variance Permit is proposed on Lots 1 to 4 to vary the minimum lot depth of the RF-10 Zone and on Lot 5 to vary the minimum lot width of the RF Zone.

	Proposed
Lot Area	
Gross Site Area:	4,710 square metres
Road Dedication:	2,015 square metres
Undevelopable Area:	682 square metres
Net Site Area:	2,013 square metres
Number of Lots:	7 (5 single family residential lots, 2 park lots)
Unit Density:	24.8 units per hectare (10 units per acre)
Range of Lot Sizes	324 square metres – 646 square metres
Range of Lot Widths	9.1 metres – 14.0 metres
Range of Lot Depths	35.6 metres – 41.6 metres

Referrals

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

School District: **The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

2 Elementary students at Edgewood Elementary School
 1 Secondary student at Grandview Heights Secondary School

(Appendix IV)

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 late 2025.

Parks, Recreation & Culture:

Parks accepts the voluntary conveyance of the streamside protection area as a Lot, without compensation.

The closest active park is Edgewood Park which is 110 metres away. 125E – Greenbelt is the closest natural area which is abutting the development.

Transportation Considerations

- The applicant will be required to provide an 8.5 metre wide dedication along 164A Street and a 3.0 metre x 3.0 metre corner cut at the intersection of 164A Street and 22 Avenue. A full 20.0 metre wide dedication is required to connect 22 Avenue (local road) through the site, as well as the continuation north of the 6.0 metre lane from the south. Approximately 2,015 square metres of total road dedication will be provided by the applicant.
- Access to Lots 1 to 4 will be provided via rear lane access, whereas Lot 5 will have a front driveway off 164A Street.
- The proposed development will contribute to the existing pedestrian infrastructure with the construction of a 3.0 metre Multi-Use Pathway (MUP) along the newly connected 22 Avenue. Additionally, the Grandview Ridge Trail has been identified for future alignment to the west.

Parkland and/or Natural Area Considerations

- A Class B (yellow-coded) watercourse is located to the west of the subject property, within a City owned greenbelt. Land within the streamside setback protection area will be voluntarily conveyed to the City as two park lots, for conservation purposes under the Maximum Safeguarding provision of the DP3 – Sensitive Ecosystem Development Permit Area.

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 proposal is supported by the following OCP policies:
 - Policy A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
 - Policy A4.2 – Encourage the full and efficient build-out of existing planned urban areas.
- Sunnyside Heights is a planned urban neighbourhood. The proposal ensures the continued implementation of the secondary plan and works towards the City's growth management strategy of locating urban densities in planned areas. The proposal will help provide diversity in housing types within the area and support the development of planned infrastructure.

Secondary Plans

Land Use Designation

- The site is currently designated "Park/Open Space", "Medium Density Residential 10-15 u.p.a.", and "Cluster Residential 10-15 u.p.a." and "5m Drainage Corridor" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The proposed rezoning complies with the applicable NCP designations.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)" and "Single Family Residential (10) Zone (RF-10)", streamside setbacks and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
-------------------	---------------------------	----------

RF Zone (Part 16)	Permitted and/or Required	Proposed
Lot Size		
Lot Size:	560 square metres	646 square metres
Lot Width:	15.0 metres	14.0 metres*
Lot Depth:	28 metres	41.6 metres
RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Lot Size		
Lot Size		
Interior Lot (type III):	324 square metres	324 square metres
Corner Lot (type III):	363 square metres	395 square metres
Lot Width		
Interior Lot (type III):	9.0 metres	9.1 metres
Corner Lot (type III):	10.5 metres	12.7 metres
Lot Depth		
Type III:	36 metres	35.6 metres*
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres
Parking (Part 5)	Required	Proposed
Number of Spaces/Lot	3	3

*Development Variance Proposed

Lot Width and Lot Depth Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.0 metres for proposed Lot 5; and
 - to reduce the minimum lot depth of the RF-10 Zone for Type III lots from 36.0 metres to 35.6 metres for proposed Lots 1 to 4;
- The proposed lot width and lot depth variances accommodate the minimum Streamside Protection Area (SPA) and Green Infrastructure Network (GIN) in order to achieve the density prescribed in the Sunnyside Heights Neighborhood Plan, without impacting the quality of streetscape or neighborhood character.
- The lot depth of Lots 1-4 is proposed to be 35.6 metres which is only slightly less (.4 m) than the required 36 metres in the RF-10 zone for a Type III lot. The minimum lot area and depth for these lots is being met.
- The lot area and depth of proposed lot 5 (RF), will significantly exceed the minimum requirements of the RF Zone, despite the reduced lot width. Proposed lot 5 will have a lot area of 646 square metres and lot depth of 41.6 metres, whereas the minimum requirements of the RF Zone are 560 square metres and 28 metres respectively.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VIII).
- Styles recommended for the proposed lots include “neo-traditional” and “west coast modern” style homes.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated May 12, 2021 (last revised May 8, 2023), has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designations.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 5, 2022, and the Development Proposal Signs were installed on October 6, 2022. Staff received four responses from neighbouring residents, with two requests for additional information and two expressing opposition. Concerns and questions pertained to building setbacks from interior lot lines, potential impact on the wildlife corridor and building design/character.

(The proposed development will adhere to the setbacks of the RF and RF-10 zones, consistent with the existing setbacks of single family lots within the surrounding neighbourhood. Staff do not anticipate a negative impact on the adjacent residential uses.

The applicant will be required to secure a Statutory Building Scheme Restrictive Covenant to ensure the design of the proposed dwellings are complimentary to the existing neighbourhood, in accordance with the submitted Character Study.

An Ecosystem Development Plan has been prepared by a Qualified Environmental Professional (QEP) which identifies recommendations pertaining to habitat protection as a requirement of the Sensitive Ecosystems Development Permit (Streamside Areas and Green Infrastructure Areas)).

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which is aligned along the west property boundary. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15.0 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by M.C. Gollner, R.P. Bio., of Marlim Ecological Consulting Ltd. and dated July 10, 2023 was peer reviewed by Andrea Paetow, R.P. Bio and John Black, R.P. Bio of JBL Environmental Services Ltd. and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green

Infrastructure Network (GIN) Corridor which runs east-west through the centre of the property and primarily aligns with the required dedication for 22 Avenue and proposed Lot 5. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- In order for the proposal to fully comply with the BCS target recommendations, the entire subject site would be required as GIN retention/enhancement. This has not been provided by the proposal as it would render the development unviable and there are two park lots being conveyed to the City along the east bank of the adjacent stream which will create a vegetation buffer and corridor along the Streamside Protection Area, in addition to the proposed 131 square metre GIN Corridor.
- An Ecosystem Development Plan, prepared by M.C. Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated July 10, 2023, was peer reviewed by Andrea Paetow, *R.P. Bio* and John Black, *R.P. Bio* of JBL Environmental Services Ltd. and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- Tim Vandenberg, Rhythm Batra and Corey Plester, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	17	16	1
Cottonwood	14	12	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	3	3	0
Red Maple Bigleaf	4	3	1
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	3	1	2
Total (excluding Alder and Cottonwood Trees)	11	8	3
Additional Trees in the proposed Open Space / Riparian Area	27	13	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees Proposed		18	
Estimated Contribution to the Green City Program		\$28,600	

- The Arborist Assessment states that there are a total of 11 mature trees on the site, excluding Alder and Cottonwood trees, plus an additional 12 trees that were identified by the Arborist as dead; there are 31 additional existing trees on the site that are Alder and Cottonwood trees. The applicant proposes to retain 6 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 27 protected trees that are located within the proposed open space /riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that

are within a streamside protection area. This will require a total of 56 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site, the proposed deficit of 52 replacement trees will require an estimated cash-in-lieu payment of \$28,600, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 164A Street and future 22 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 10 trees are proposed to be retained or replaced on the site with an estimated contribution of \$28,600 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

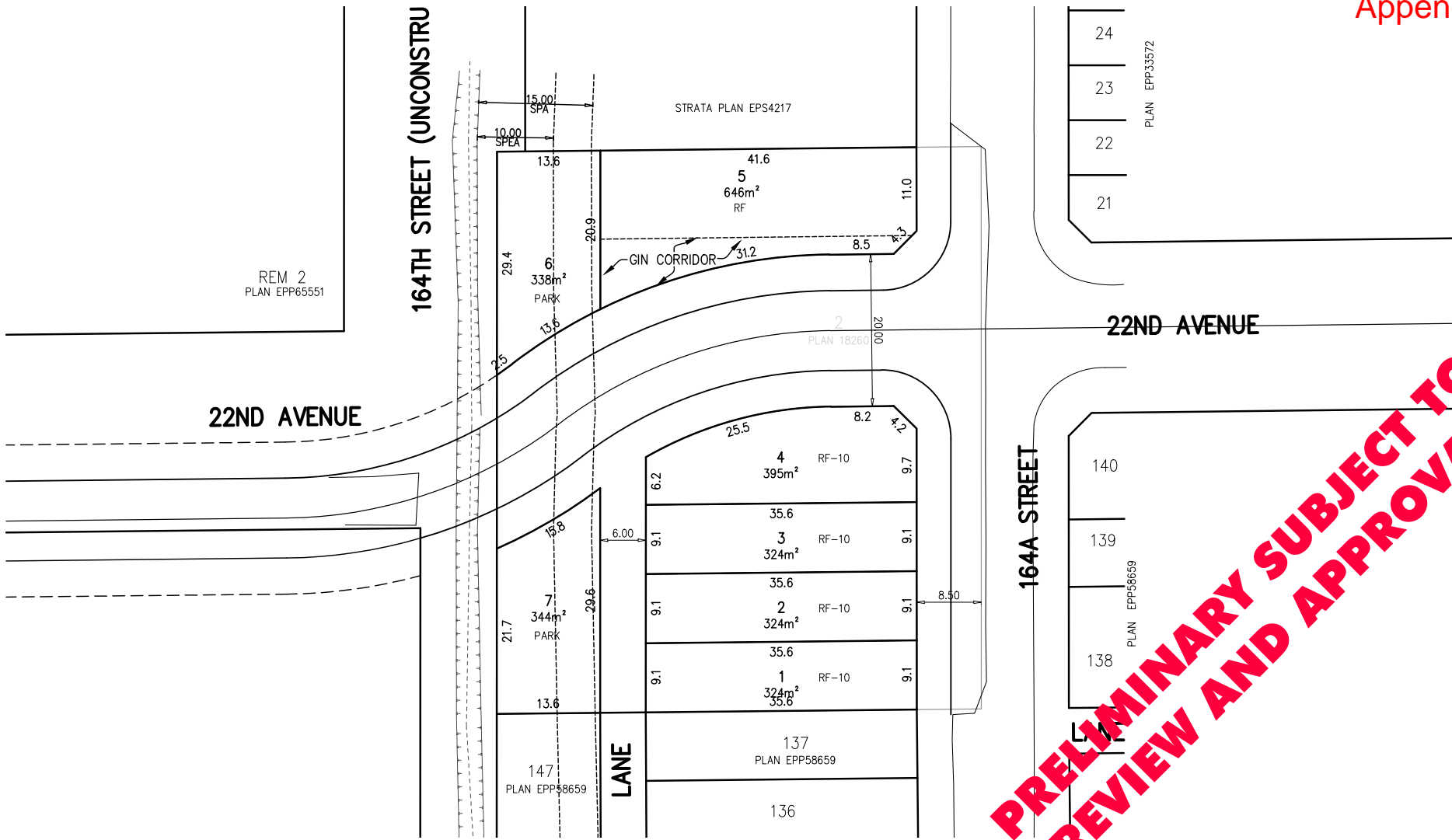
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Rezoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Tree Removal and Protection Plan, Tree Protection Plan
Appendix VII.	Sensitive Ecosystems Plan
Appendix VIII.	Building Guidelines Summary
Appendix IX.	Development Variance Permit No. 7922-0060-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SA/ar



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 2216 164 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	21010	DATE:	JUN 2022	LEGAL:	
SCALE:	1:500	MUNICIPAL PROJECT No.:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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

G:\Projects\21010_ips\00 Drawings\Layouts\Lot_Layout - Op. 11 - June 28, 2023.dwg [Lot_Layout 11x17] 6/29/2023 9:41AM

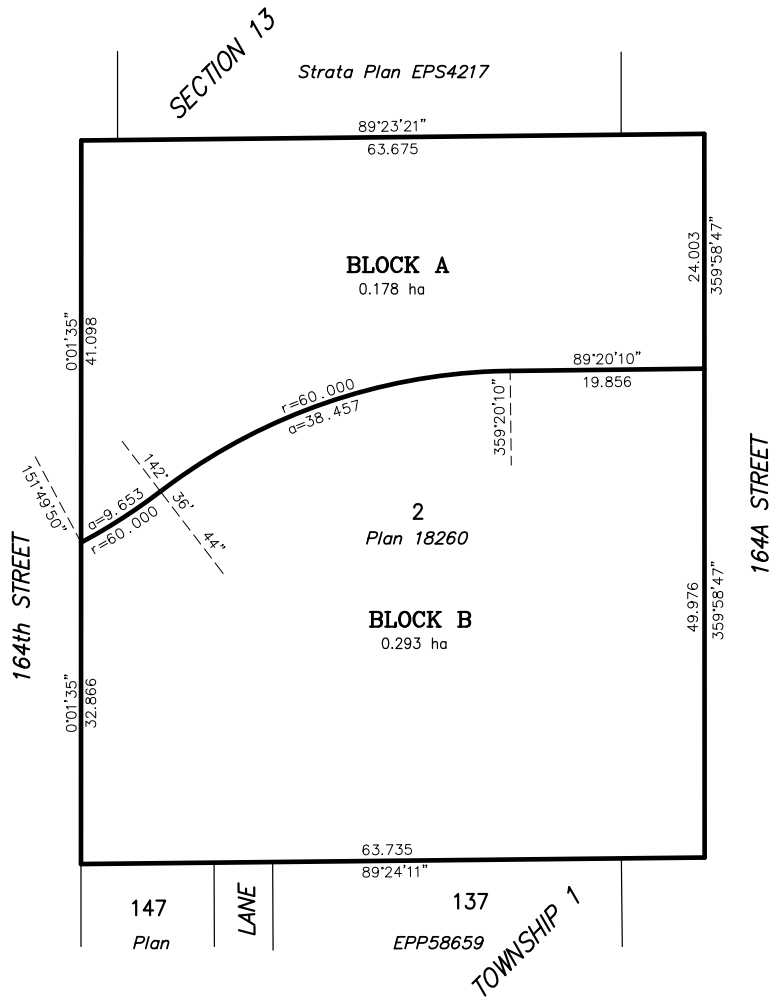
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF LOT 2, SECTION 13, TOWNSHIP 1,
 NEW WESTMINSTER DISTRICT, PLAN 18260**

City of Surrey B.C.G.S. 926.007



SCALE - 1 : 500
 All distances are in metres

PRELIMINARY MAY 29/23



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 - 18525-53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777
 File: 7894-zoning

Certified correct to survey dated
 this 29th day of May, 2023.

Sean Costello, B.C.L.S.

INTER-OFFICE MEMO

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

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

DATE: **July 17, 2023** PROJECT FILE: **7822-0060-00**

RE: **Engineering Requirements
Location: 2216 164 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.5m along 164A Street.
- Dedicate 20.0m for 22 Avenue.
- Dedicate 3.0m x 3.0m corner cuts at intersection 164A Street and 22 Avenue.
- Dedicate 6.0m rear lane access to proposed lots.
- Register 0.5m SRW along 164A Street and 22 Avenue frontages.

Works and Services

- Construct the west half of 164A Street and full width of 22 Avenue.
- Construct rear lane.
- Construct sanitary main and watermain along 22 Avenue.
- Construct drainage main along rear lane.
- Provide on-lot sustainable drainage features as per the Sunnyside Heights NCP.
- Provide adequately sized driveways, storm, sanitary and water service connections to each lot.



Jeff Pang, P.Eng.
Development Services Manager

RH



January 27, 2023

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.

The new Edgewood Elementary opened January 2021. As of September 2022, the school has 7 portables on site. The new Ta'talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0060 00

SUMMARY

The proposed 5 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 2022 Enrolment/School Capacity

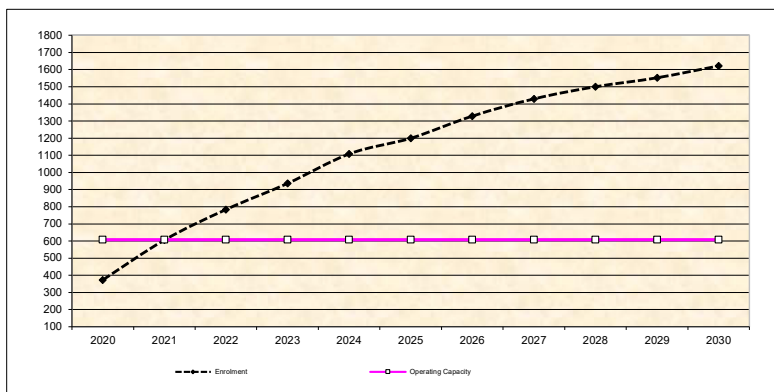
Edgewood Elementary	
Enrolment (K/1-7):	109 K + 675
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1541
Capacity (8-12):	1500

Projected population of school-age children for this development:	4
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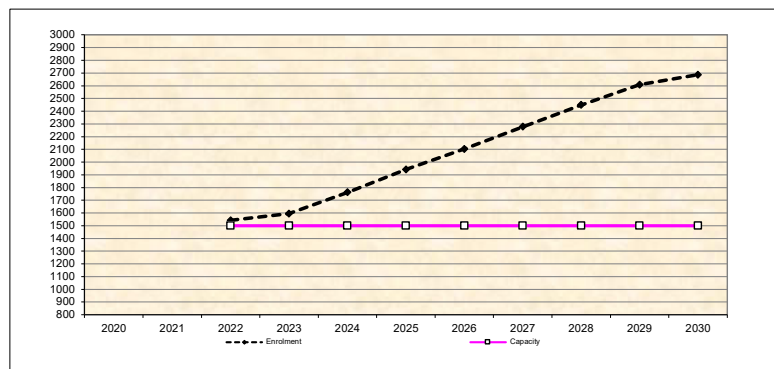
Population: The projected population of children aged 0-19 Impacted by the development.

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

Edgewood Elementary



Grandview Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 2216 164A Street, Surrey, BC

Registered Arborist: Corey Plester

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)	54
Protected Trees to be Removed	48
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 28 X one (1) = <u>28</u> - >30cm Dead Trees Requiring 1 to 1 Replacement Ratio 12 X one (1) = <u>12</u> - All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16 	56
Replacement Trees Proposed	4
Replacement Trees in Deficit	52
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	14

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
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 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

Signature of Arborist:



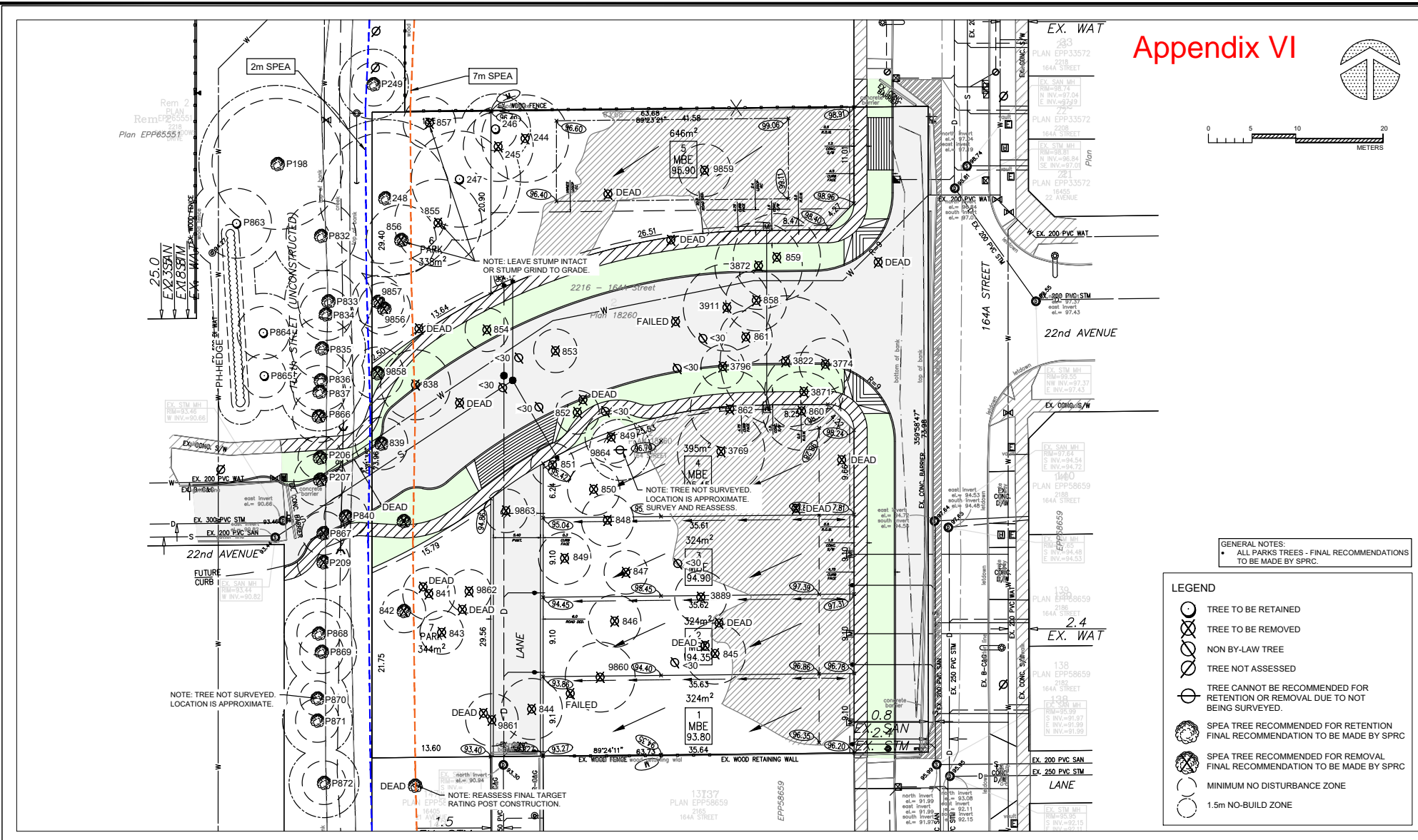
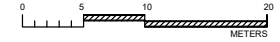
Date: June 7, 2023



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



Appendix VI



GENERAL NOTES:
 • ALL PARKS TREES - FINAL RECOMMENDATIONS TO BE MADE BY SPRC.

- LEGEND**
- TREE TO BE RETAINED
 - TREE TO BE REMOVED
 - NON BY-LAW TREE
 - TREE NOT ASSESSED
 - TREE CANNOT BE REMOVED FOR RETENTION OR REMOVAL DUE TO NOT BEING SURVEYED.
 - SPEA TREE RECOMMENDED FOR RETENTION FINAL RECOMMENDATION TO BE MADE BY SPRC
 - SPEA TREE RECOMMENDED FOR REMOVAL FINAL RECOMMENDATION TO BE MADE BY SPRC
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JUL23/21	MK	KEY/CIVIL PLAN	6	MAY11/23	MK	KEY/CIVIL PLAN
2	MAR03/22	MK	LOT LAYOUT PLAN	7	JUN01/23	MK	KEY/CIVIL PLAN
3	MAR10/22	MK	KEY/CIVIL PLAN				
4	AUG03/22	MK	LOT LAYOUT & KEY/CIVIL PLAN				
5	AUG10/22	MK	ENVIRONMENTAL SETBACK				

**MIKE FADUM AND ASSOCIATES LTD.
 VEGETATION CONSULTANTS**

#105, 8277 129 St.
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 Fax: (778) 593-0302
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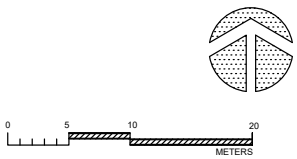
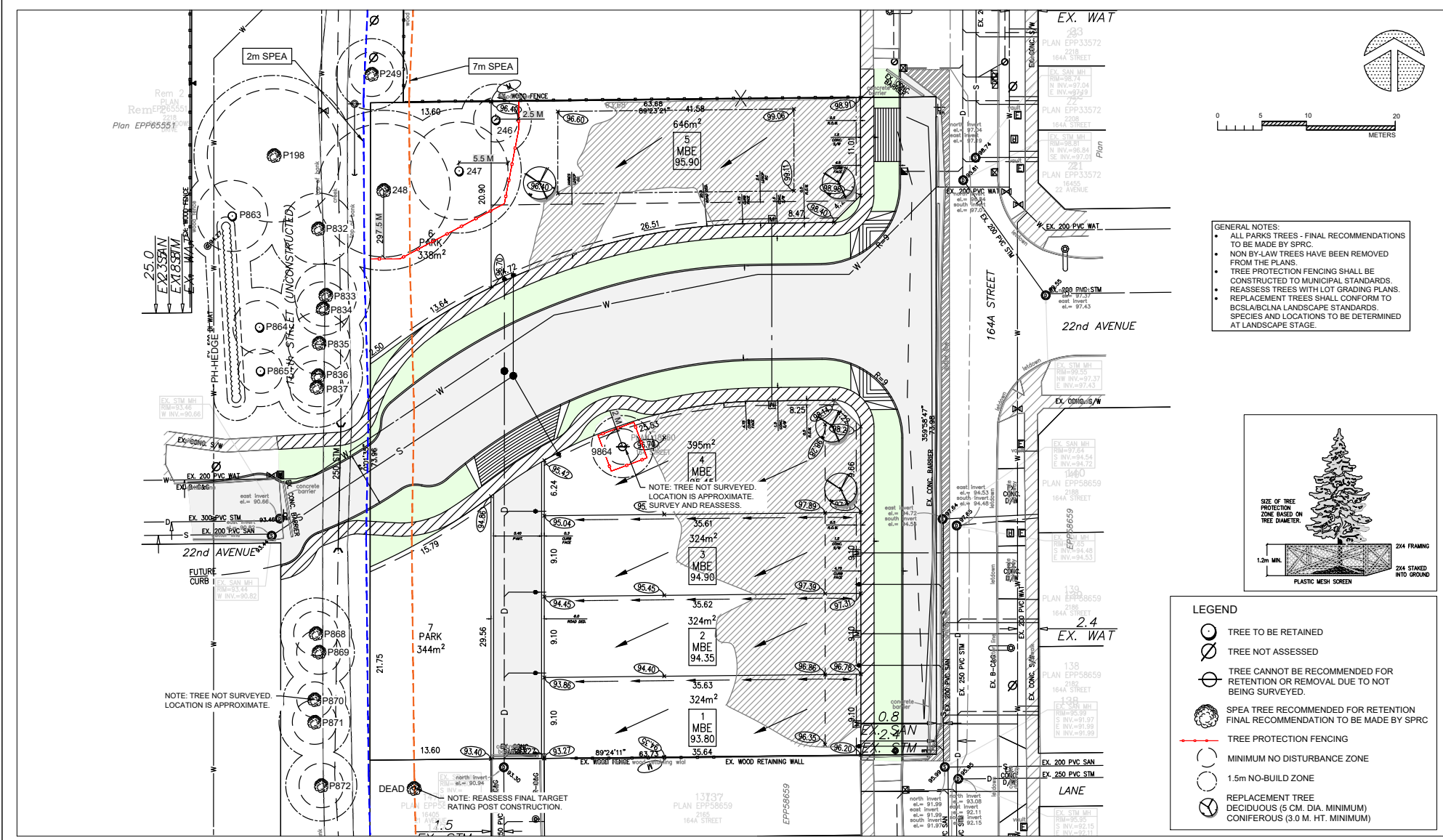
PROJECT TITLE
 2216 - 164A STREET
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

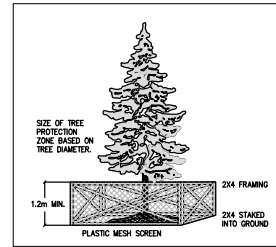
DRAWN MK
SCALE AS SHOWN
DATE APRIL 07, 2021

T-1
 SHEET 1 OF 2



GENERAL NOTES:

- ALL PARKS TREES - FINAL RECOMMENDATIONS TO BE MADE BY SPRC.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



- LEGEND**
- TREE TO BE RETAINED
 - TREE NOT ASSESSED
 - TREE CANNOT BE RECOMMENDED FOR RETENTION OR REMOVAL DUE TO NOT BEING SURVEYED.
 - SPEA TREE RECOMMENDED FOR RETENTION FINAL RECOMMENDATION TO BE MADE BY SPRC
 - TREE PROTECTION FENCING
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - REPLACEMENT TREE
 - DECIDUOUS (5 CM. DIA. MINIMUM)
 - CONIFEROUS (3.0 M. HT. MINIMUM)

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JUL23/21	MK	KEYCIVIL PLAN	6	MAY11/23	MK	KEYCIVIL PLAN
2	MAR03/22	MK	LOT LAYOUT PLAN	7	JUN01/23	MK	KEYCIVIL PLAN
3	MAR10/22	MK	KEYCIVIL PLAN				
4	AUG03/22	MK	LOT LAYOUT & KEYCIVIL PLAN				
5	AUG10/22	MK	ENVIRONMENTAL SETBACK				

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 Fax: (778) 593-0302
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PROJECT TITLE
2216 - 1644 STREET
 SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT _____

DATE
 APRIL 07, 2021

DRAWN
 MK

SCALE
 AS SHOWN

SHEET 2 OF 2

Legend:

- Ditch Centerline
- Ditch Top-of-bank
- 10m SPEA
- 15m SPA
- Subject Property Boundaries
- Tree and Tree Canopy
- Trees to be removed
- GIN Area

Notes:

1. The tree removal ID is based on the Tree Evaluation Report completed Mike Fadum and Associates Ltd. revised on June 7, 2023.

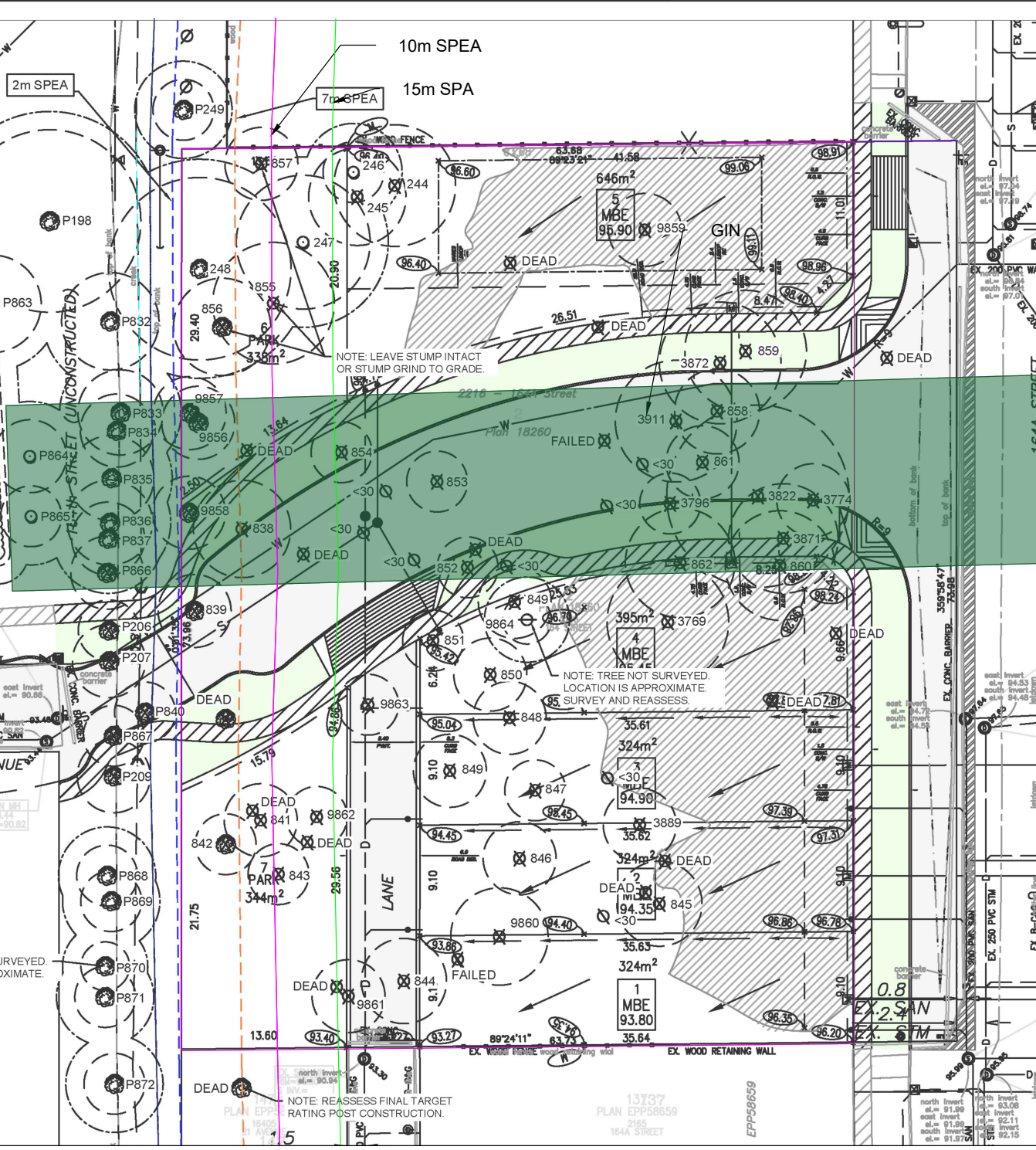


Figure 9: RAPR Setbacks - Tree Removal Plan

2216 164th Street, Surrey

Project #: 431.21.01

Date: July 2023

MarLim Ecological Consulting Ltd.

Page: 9



BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0060-00
 Project Location: 2216 164 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

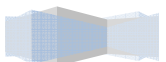
The area surrounding the subject property primarily has multi-family homes along with single family dwellings that are approximately 3-5 years old. Seemingly the style of the homes built currently in the area are "traditional".

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are "traditional" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 12:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
-

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.



Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

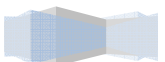
Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 6:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

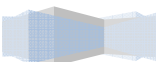
Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: November 4, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: November 4, 2022



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0060-00

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: 010-382-062
Lot 2 Section 13 Township 1 New Westminster District Plan 18260
2216 - 164 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:

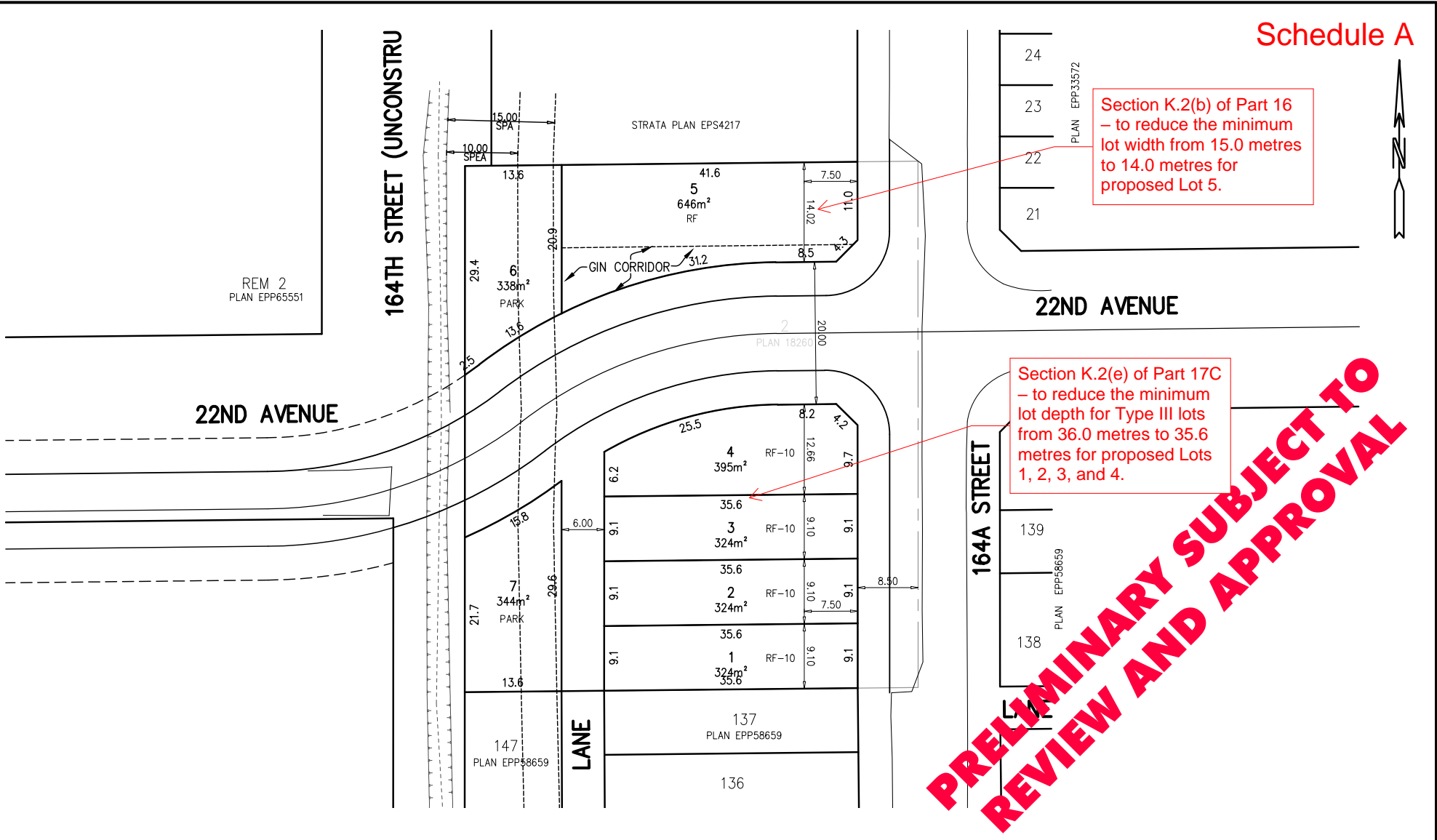
- (a) Section K.2(b) of Part 16, Single Family Residential Zone (RF) – to reduce the minimum lot width from 15.0 metres to 14.0 metres for proposed Lot 5; and
 - (b) Section K.2 (e) of Part 17C, Single Family Residential (10) Zone (RF-10) – to reduce the minimum lot depths for Type III lots from 36.0 metres to 35.6 metres for proposed Lots 1, 2, 3, and 4.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF _____, 20 .

ISSUED THIS _____ DAY OF _____, 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



Section K.2(b) of Part 16
- to reduce the minimum lot width from 15.0 metres to 14.0 metres for proposed Lot 5.

Section K.2(e) of Part 17C
- to reduce the minimum lot depth for Type III lots from 36.0 metres to 35.6 metres for proposed Lots 1, 2, 3, and 4.

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

G:\Projects\21010_ips\40_Drawings\Layouts\Lot_Layout - Op. 11 - June 28, 2023.dwg [Lot_Layout 11x17] 7/19/2023 4:35PM

CLIENT:		PROJECT: 2216 164 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 21010	DATE: JUN 2022	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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