

**PROPOSAL:**

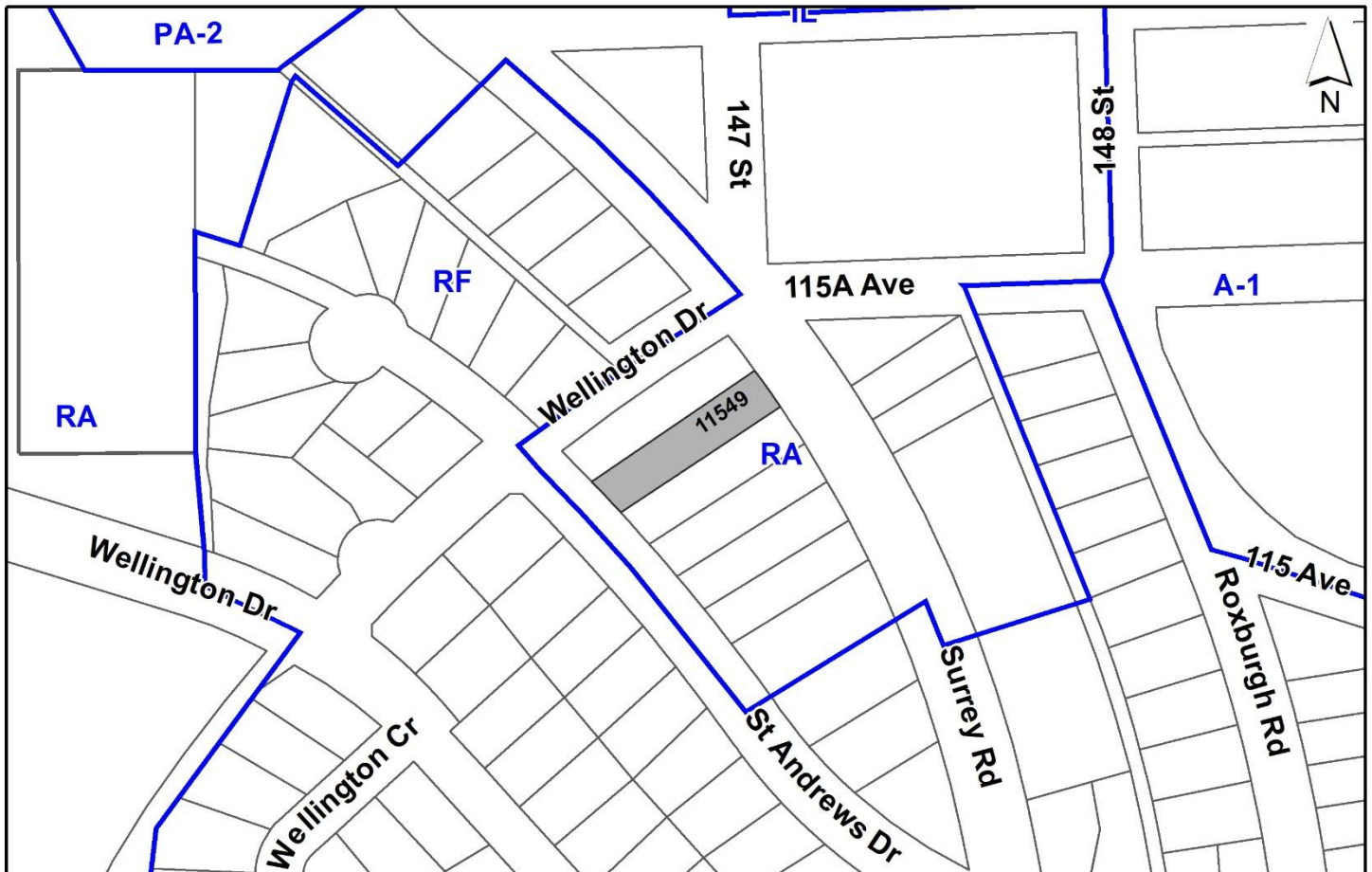
- Rezoning from RA to RF and RF-13
- Development Permit
- Development Variance Permit

to allow subdivision into two (2) single-family residential lots with an existing dwelling to be retained on proposed Lot 2.

**LOCATION:** 11549 - Surrey Road

**ZONING:** RA

**OCP DESIGNATION:** Urban



## 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 to reduce the rear yard building setback requirement of the RF Zone from 7.5 metres to 6.7 metres for an existing dwelling to be retained on proposed Lot 2.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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 proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). 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 proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).
- The proposed lots, including the lot widths, are generally consistent with the adjacent Development Application No. 7918-0377-00 to the northwest of the subject property which received conditional approval on June 29, 2020. The applicants have also shown how a similar pattern can be achieved on the neighbouring properties to the south, through future rezoning and subdivision applications.
- The existing dwelling to be retained on proposed Lot 2 is in good condition. The reduced rear yard setback to retain the house will not impact the streetscape.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the portion of the subject site shown as Block A on the Survey Plan in Appendix I from “One Acre Residential Zone (RA)” to Single-Family Residential Zone (RF) and the portion shown as Block B on the Survey Plan in Appendix I from “One Acre Residential Zone (RA)” to Single-Family Residential Zone 13 (RF-13).
2. Council authorize staff to draft Development Permit No.7922-0246-00 for Sensitive Ecosystems (Green Infrastructure Areas), generally in accordance with the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0246-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6.7 metres to the principal building face of an existing single family dwelling to be retained on proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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) registration of a Section 219 Restrictive Covenant for tree retention on proposed Lots 1 and 2;
  - (h) registration of a Section 219 Restrictive Covenant for GIN corridor protection and installation and maintenance of GIN corridor planting on proposed Lot 2; and
  - (i) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single-family dwelling	Urban	RA
North:	Vacant residential lot under Application No. 7918-0377-00 (Conditional Approval)	Urban	RA (Conditional approval granted for rezoning from RA to RF)
East (Across Surrey Rd):	Single-family dwellings	Urban	RA
South:	Single-family dwellings	Urban	RA
West (Across St Andrews Dr):	Single-family dwellings	Urban	RF

### Context & Background

- The 1,004 square metre subject site is located at 11549 Surrey Road in Bolivar Heights. The subject lot is approximately 15.3 metres wide and 66.3 metres deep.
- There is an existing single-family home on the subject property, which will remain on proposed lot 2 as part of the subdivision.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "One Acre Residential Zone (RA)". The property is a historic undersized double fronting RA-zoned lot in an established, predominantly RF-zoned, residential neighbourhood.
- The Green Infrastructure Network (GIN) is located northeast of the subject site. Of the 1,004 square metre gross site area, approximately 152 square metres is within the GIN area, while the remaining 850 square metres is beyond the GIN area boundary.

## DEVELOPMENT PROPOSAL

### Planning Consideration

- The proposal is to rezone the eastern portion of the subject site from "One-Acre Single-Family Residential Zone (RA)" to "Single-Family Residential Zone (RF)" and the western portion of the subject property from "One-Acre Single-Family Residential Zone (RA)" to "Single-Family Residential Zone 13 (RF-13)", in order to subdivide into two (2) single family residential lots.

- The proposed rezoning and subdivision have merit as the proposed new lots are consistent with the surrounding residential neighbourhood, and the subdivision into two lots will resolve the existing double-fronting lot configuration. The proposed subdivision will result in one lot fronting Surrey Road and one lot fronting St. Andrews Drive.
- The proposed RF-13 (proposed Lot 1) and RF (proposed Lot 2) zoning will ensure that the rear lot line for proposed Lots 1 and 2 align with the adjacent subdivision to the north, which received conditional approval under Application No. 7918-0377-00.
- The existing dwelling will be retained on proposed Lot 2. Proposed Lot 2 will be rezoned from “One-Acre Single-Family Residential Zone (RA)” to “Single-Family Residential Zone (RF)”. The existing dwelling meets most requirements of the RF zone. A variance to the rear yard setback is required in order to retain the existing dwelling.
- A Development Permit for Sensitive Ecosystems (Green Infrastructure Areas) is also required (see Sensitive Ecosystems Section).
- Details of the proposed subdivision are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,004 square metres
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	1,004 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	20.02 units per hectare
<b>Range of Lot Sizes</b>	463 square metres – 536 square metres
<b>Range of Lot Widths</b>	14.82 metres – 15.29 metres
<b>Range of Lot Depths</b>	30.88 metres – 35.93 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 provided the following projections for the number of students from this development:

1 Elementary student at Ellendale School  
1 Secondary student at Guildford Park School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2025.

Parks, Recreation &  
Culture:

Parks has no concerns with the proposed development.

Invergarry Park is the closest active park and contains amenities including walking trails, a bike park, and natural areas. The park is 550 metres walking distance from the development.

### Transportation Considerations

- The subject site is located adjacent to a bus stop and bus route along Surrey Road, with bus service going to Guildford and Surrey Central Station, via bus route #373.
- The applicant will be required to provide the following:
  - **Access**
    - Construct concrete driveway letdowns to each lot
  - **Surrey Rd – Collector**
    - Construct west side of Surrey Rd to Collector road standard (4.25 metre wide pavement, barrier curb and gutter, boulevard, streetlights, trees, and sidewalk)
  - **St. Andrews Dr – Local**
    - Construct north side of St. Andrews Dr to Local road standard (4.0 metre wide pavement, barrier curb and gutter, boulevard, streetlights, trees, and sidewalk)

### 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 Strategy (RGS).
- General Urban Areas are intended for residential neighborhoods.
- The proposed single-family residential development complies with the RGS designation for the site.

### Official Community Plan

#### Land Use Designation

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

- The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

#### Themes/Policies

- A.1.3c – Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

*The proposed rezoning and subdivision supports growth by increasing density in an existing neighbourhood. A similar lot pattern could be achieved on the rest of the block through future rezoning and subdivision applications. Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood.*

#### **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 Zone 13 (RF-13)".
- 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 (13) Zone (RF-13)", "Single-Family Residential (RF) Zone", and parking requirements.

<b>RF-13 Zone (Part 16B) (Lot 1)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yards and Setbacks</b>		
Front Yard (east):	6.0 metres	6.0 metres
Side Yard (north/south):	1.2 metres	1.2 metres
Rear (west):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	336 square metres	463 square metres
Lot Width:	12 metres	14.70 metres
Lot Depth:	28 metres	30.88 metres
<b>RF Zone (Part 16) (Lot 2)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Yard and Setbacks</b>		
Front Yard (direction):	7.5 metres	7.5 metres
Side Yard (direction):	1.8 metres	1.8 metres
Rear (direction):	7.5 metres	6.79 metres <sup>1</sup>
<b>Lot Size</b>		
Lot Size:	560 square metres	536 sq.m <sup>2</sup>
Lot Width:	15 metres	15.29 m
Lot Depth:	28 metres	35.39 m
<b>Parking (Part 5) (Lot 1 and 2)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

<sup>1</sup>Variance requested

<sup>2</sup>As per Part 4. General Provisions Section B.28 (h) of the Zoning By-law No. 12000, where the land being subdivided is such that only one lot to be created does not have the required minimum lot area, the subdivision may be approved provided that the area of this lot is not less than 90% of the minimum lot area requirement prescribed in the Zone. Proposed Lot 2 is 96% (536 square metres) of the minimum 560 square metre lot area requirement of the RF Zone, and therefore meets the requirements for subdivision, as prescribed by the Zoning By-law.

- The applicant is requesting the following variances:
  - to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6.7 metres to the principal building face of a single family dwelling to be retained on proposed lot 2.
- The proposed layout ensures that the rear lot line for proposed Lots 1 and 2 align with the adjacent subdivision to the north, which received conditional approval under Application No. 7918-0377-00. Aligning the rear lot line results in a variance being required for the rear yard setback for the existing dwelling on proposed Lot 2.
- 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 V).



- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that there are fewer newer homes in the area than older homes. These newer homes were used as context homes and described as “west coast modern” style with mid-scale massing characteristics. The Design Consultant has proposed a set of building design guidelines that aligns with the “west coast modern” style.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated June 16, 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 \$4,272 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 designation.

### **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 March 6, 2023 and the Development Proposal Signs were installed on March 20, 2023. To date, staff have received no responses from neighbours.

### **DEVELOPMENT PERMITS**

#### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located north-east portion of the subject property. 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 Regional BCS Corridor within the subject site, in the Green Timbers BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters. It is noted that a substantial portion of the GIN corridor is impacted by modified lands, including roads, which encompass 25% of the GIN corridor.
- The subject site encompasses 152 square metres of the GIN corridor area. The applicant proposes to protect 83 square metres of the 152 square metres. The existing dwelling, which is being retained, and its associated driveway and retaining walls impact the ability to protect the remaining 69 square metres as GIN corridor. Restoration of the GIN corridor not encumbered by the existing home and structures within the property is accomplished through the removal of non-native invasive plant species and the planting of native shrubs. This area will be protected through a Restrictive Covenant.
- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Ltd. And dated May 12, 2023 was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

### Hazards Lands (Steep Slopes) Development Permit Requirements

- The subject property falls within the Hazard Lands Development Permit Area for Steep Slopes. A geotechnical letter was provided by a Geotechnical Engineer requesting a waiver on the basis that the site is stable and safe for the proposed development. Staff have reviewed the geotechnical comfort letter and accept the waiver from the Hazard Lands Development Permit requirements.

### TREES

- Francis Klimo, ISA Certified Arborist of Klimo & 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
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<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	5	5	0
Mountain Ash	1	0	1
Bigleaf Maple	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	3	3	0
Western hemlock	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>11</b>	<b>10</b>	<b>1</b>
<b>Additional Trees in the proposed GIN</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>7</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$7,700</b>	

Note: Table includes on-site and shared trees.

- The Arborist Assessment states that there are a total of 11 mature trees on the site (including shared trees). There are no existing Alder or Cottonwood trees. The applicant proposes to retain 1 tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 20 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 14 replacement trees will require a cash-in-lieu payment of \$7,700, representing \$550 per tree, to the Green City Fund, in accordance with the City's Tree Protection Bylaw.
- The new trees on the site will consist of a variety of trees including Persian ironwood and flowering dogwood.
- In summary, 8 trees are proposed to be retained or replaced on the site with an estimated contribution of \$7,700 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Block Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Building Design Guidelines
- Appendix VI. Summary of Tree Survey and Tree Preservation and Plans
- Appendix VII. Landscape Plan
- Appendix VIII. Development Variance Permit No. 7922-0246-090

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MS/ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. \_\_\_\_\_ OVER PART OF LOT 2 BLOCK 73  
NEW WESTMINSTER DISTRICT PLAN 2546**

Current Civic Address:  
11549 Surrey road  
Surrey, B.C.  
PID: 010-922-067

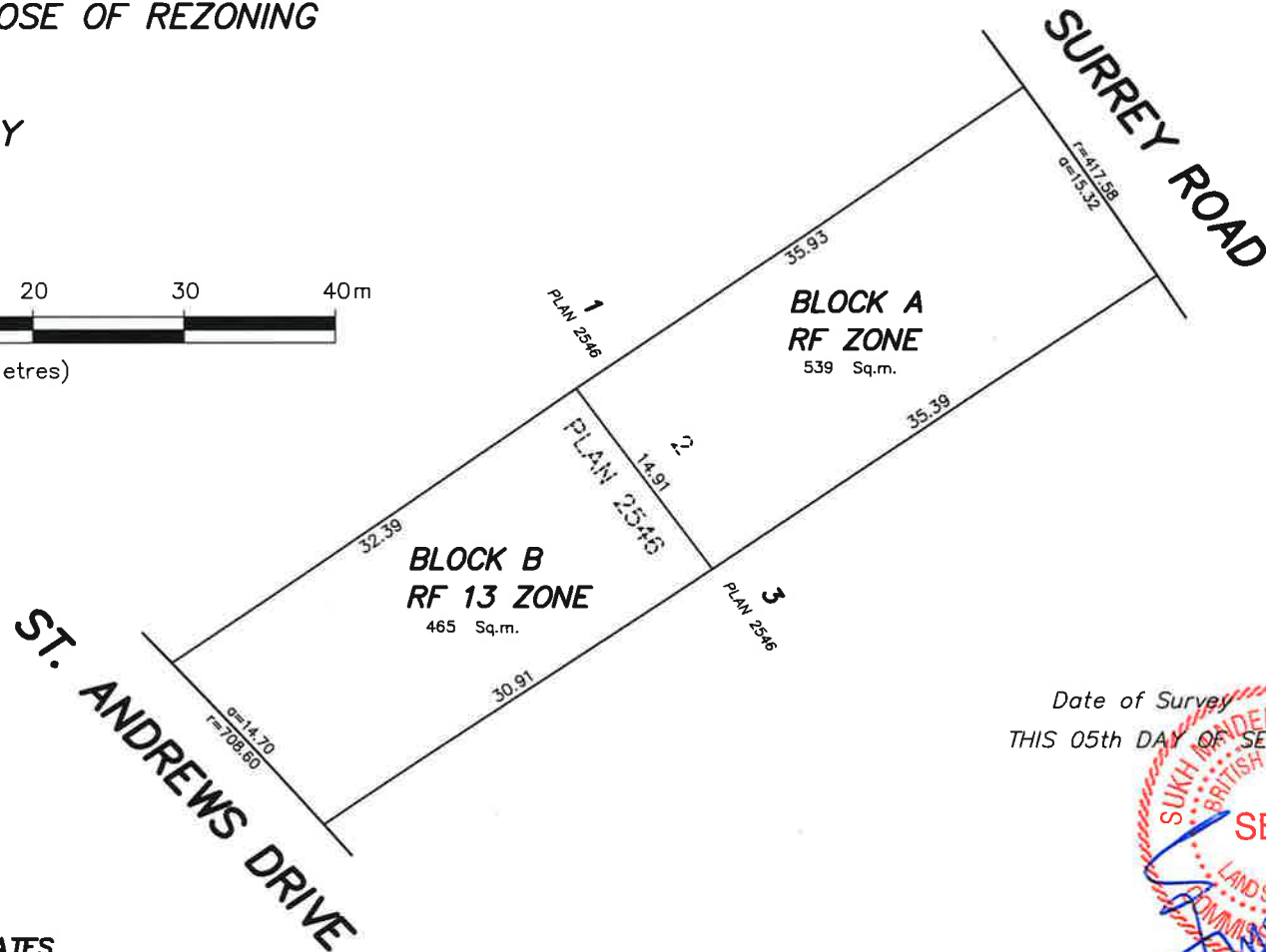
FOR THE PURPOSE OF REZONING  
BCGS 92G.026  
CITY OF SURREY

**LEGEND**

SCALE 1:500



(All distances are in metres)



Date of Survey  
THIS 05th DAY OF SEPTEMBER, 2023



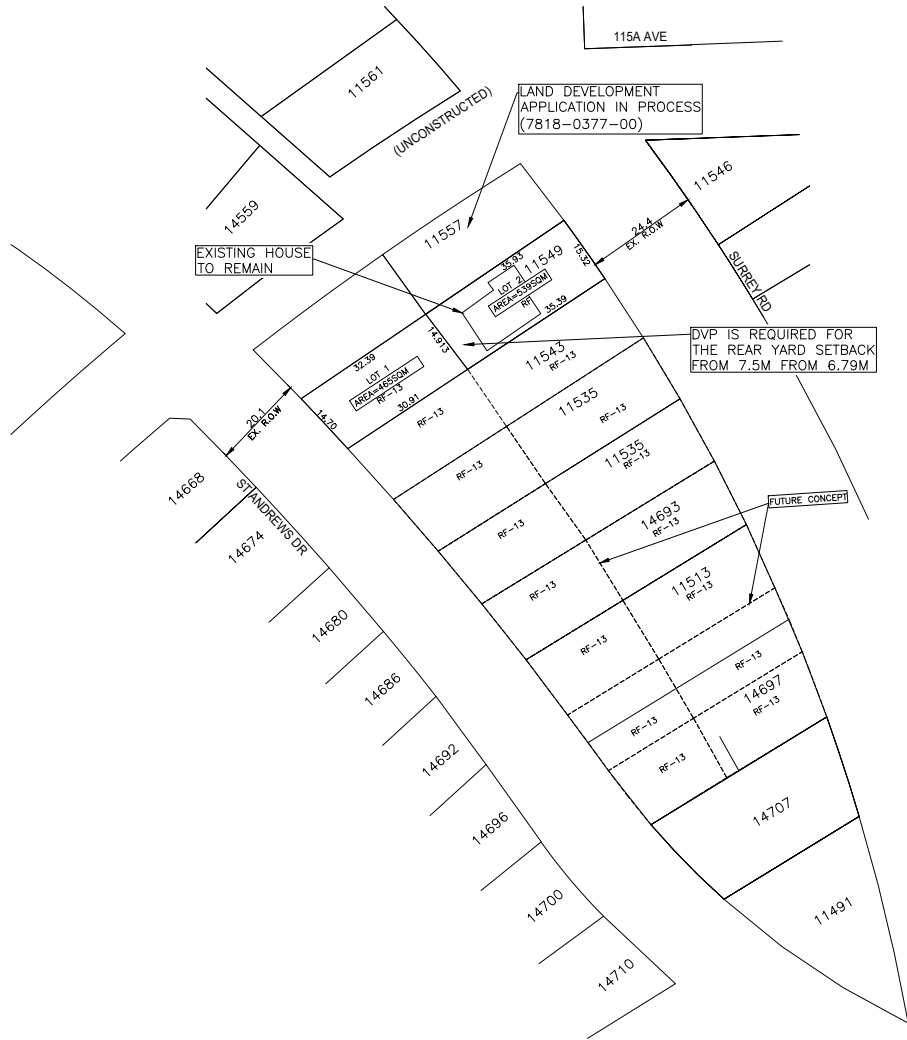
SUKH MINDER S. DHALIWAL B.C.L.S. 756

**THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED**

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DHALIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
#216 12899-76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhaliwalsurvey.com  
File: 2204001-201

**THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT**

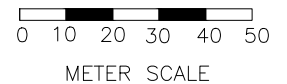
**APPENDIX II**



SCALE: 1:500



SCALE: 1:250



**NOTE:**  
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

<b>ZONING:</b> EXISTING ZONING: RA PROPOSED ZONING: RF-13 & RF				
<b>SITE AREA</b> GROSS SITE AREA: 1005sqm.	1	23/08/30	SS	RM
	2	22/12/22	SS	RM
	NO.17/MM/DD/DRN	CH.	REVISION	

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 UNIT 208 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION**  
 2 LOT SUBDIVISION  
 #11549 SURREY RD, SURREY, B.C.  
**DWG. NAME**  
 PRELIMINARY LAYOUT PLAN

<b>SEAL</b>	SCALE AS NOTED	SURREY PROJECT NO.	DRAWING NO.
	DESIGNED RM		1
	DRAWN SS	MAINLAND PROJECT NO.	
	CHECKED RM	C-2237	OF 1
	APPROVED AB	DATE 23/08/30	REV. 1
PRACTICE PERMIT NUMBER: 1003021			

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

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **August 31, 2023** PROJECT FILE: **7822-0246-00**

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RE: **Engineering Requirements  
Location: 11549 Surrey Rd**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Register 0.5 m statutory right-of-way along Surrey Rd and St. Andrews Dr.

***Works and Services***

- Construct west side of Surrey Rd.
- Construct north side of St. Andrews Dr.
- Extend water main on Surrey Rd.
- Construct adequately sized water, sanitary, and drainage service connections, and driveways to each lot.
- Complete storm catchment analysis to determine the existing capacity. Resolve downstream constraints as identified.
- Construct on-site stormwater mitigation features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit.



Daniel Sohn, P.Eng.  
Acting Development Support Manager

JC

Department: **Planning and Demographics**  
 Date: **August 10, 2023**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0246 00**

The proposed development of **2** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	<b>2</b>
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	1
Secondary School =	1
Total Students =	2

<b>Current Enrolment and Capacities:</b>	
<b>Ellendale Elementary</b>	
Enrolment	164
Operating Capacity	182
# of Portables	1
<b>Guildford Park Secondary</b>	
Enrolment	1327
Operating Capacity	1050
# of Portables	11

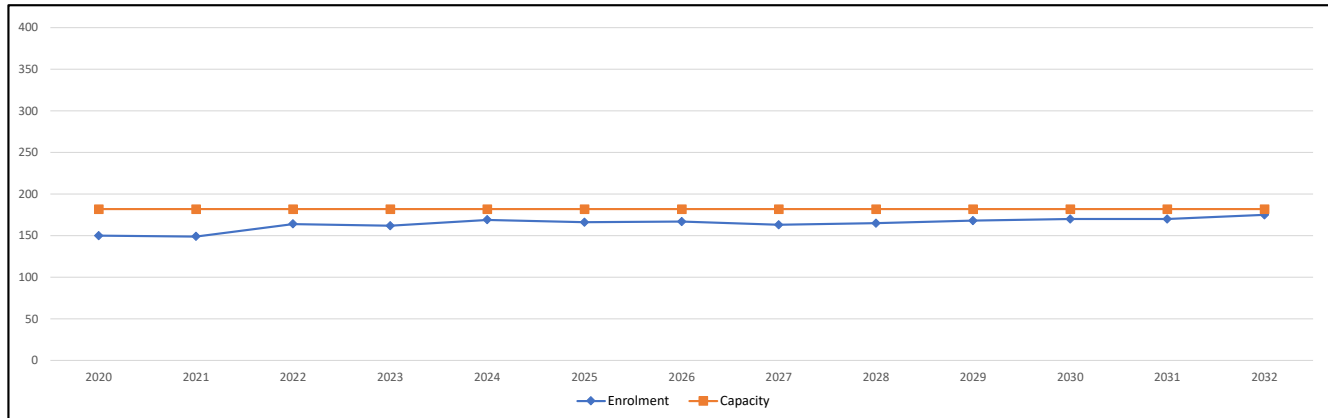
**Summary of Impact and Commentary**  
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Ellendale Elementary serves a maturing residential area. The catchment, however, does continue to have a strong average birthrate of 26 births per year; consequently, the 10 year projections indicated there will be a very gentle growth curve. Enrolment projections are showing the school only increasing by 39 students over the next 10 years.

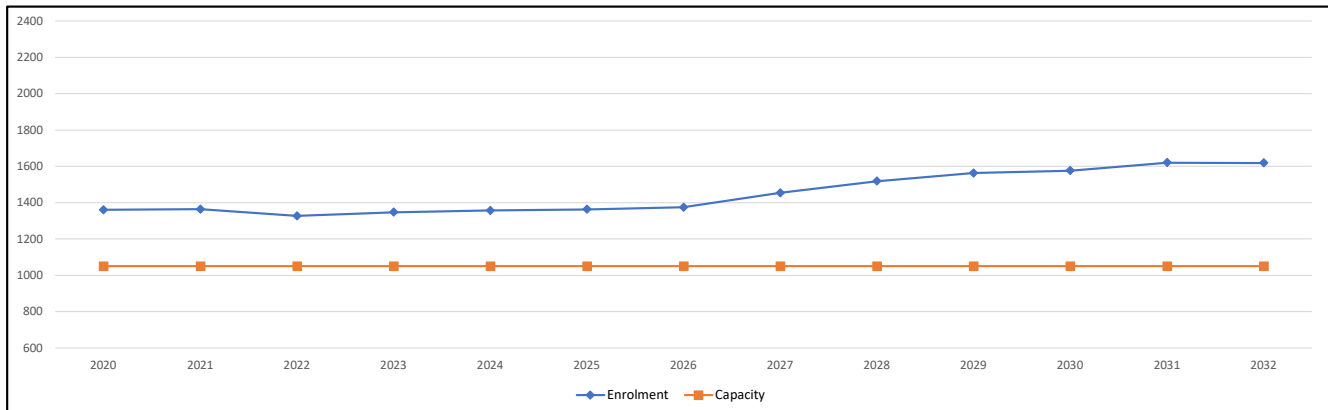
The school is currently operating below capacity. It is anticipated that the enrolment will remain slightly below its existing capacity in the next 10 years. Any future unexpected growth can be accommodated in portables. There are no capital expansion requests for this school.

Guildford Park Secondary is currently operating at 126% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that plan has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. No funding has been approved to move the project into design and construction.

**Ellendale Elementary**



**Guildford Park Secondary**



**Population:** The projected population of children aged 0-17 impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.



## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0xxx-00  
 Project Location: 11549 Surrey Road, 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:

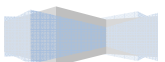
The area surrounding the subject property consists of a majority of homes built approximately 30-35 years ago along with only a handful of relatively newer homes built about 5-10 years ago. The style of the homes in the area “traditional west coast” and “west coast modern” which range from 4000sf up to 5000 sf.

Homes in the neighborhood include the following:

- Majority of the homes are approximately 30-35 year old “traditional west coast” ranchers and two storey split level homes from 1200 sf to about 2000sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding.
- There are only a handful of homes surrounding the property which are approximately 5-10 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are asphalt shingles and the cladding is primarily stucco or siding 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 “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast 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 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:

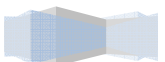
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**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, Vinyl, 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.

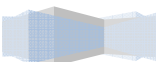
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 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: July 6, 2022

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

\_\_\_\_\_  
Date: July 6, 2022



**8.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Tree(s)</b>			
Alder			
Cottonwood			
<b>Deciduous Trees (Excluding Alder and Cottonwood Tree(s))</b>			
Common cherry	5	5	
Bigleaf maple	1	1	
Mountain ash	1		1
<b>Coniferous Tree(s)</b>			
Western redcedar	3	3	
Western hemlock	1	1	
<b>Total</b> <i>(Excluding Alder and Cottonwood Tree(s))</i>	<b>11</b>	<b>10</b>	<b>1</b>
Additional Trees in the proposed Open Space / Riparian Area			
<b>Total Replacement Trees Proposed</b> <i>(Excluding Boulevard Street Tree(s))</i>		<b>6</b>	
<b>Total Retained and Replacement Tree(s)</b> <i>(Total + Total replacement tree(s) proposed)</i>		<b>7</b>	

*\*Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and includes trees within boulevards, proposed streets, and lanes*

**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 11549 Surrey Rd, Surrey, B.C., V3R 5T6

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	11
Protected Trees to be Removed	10
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio  10 X two (2) = 20	20
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>14</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio  4 X two (2) = 8	8
<b>Replacement Trees Proposed</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>8</b>

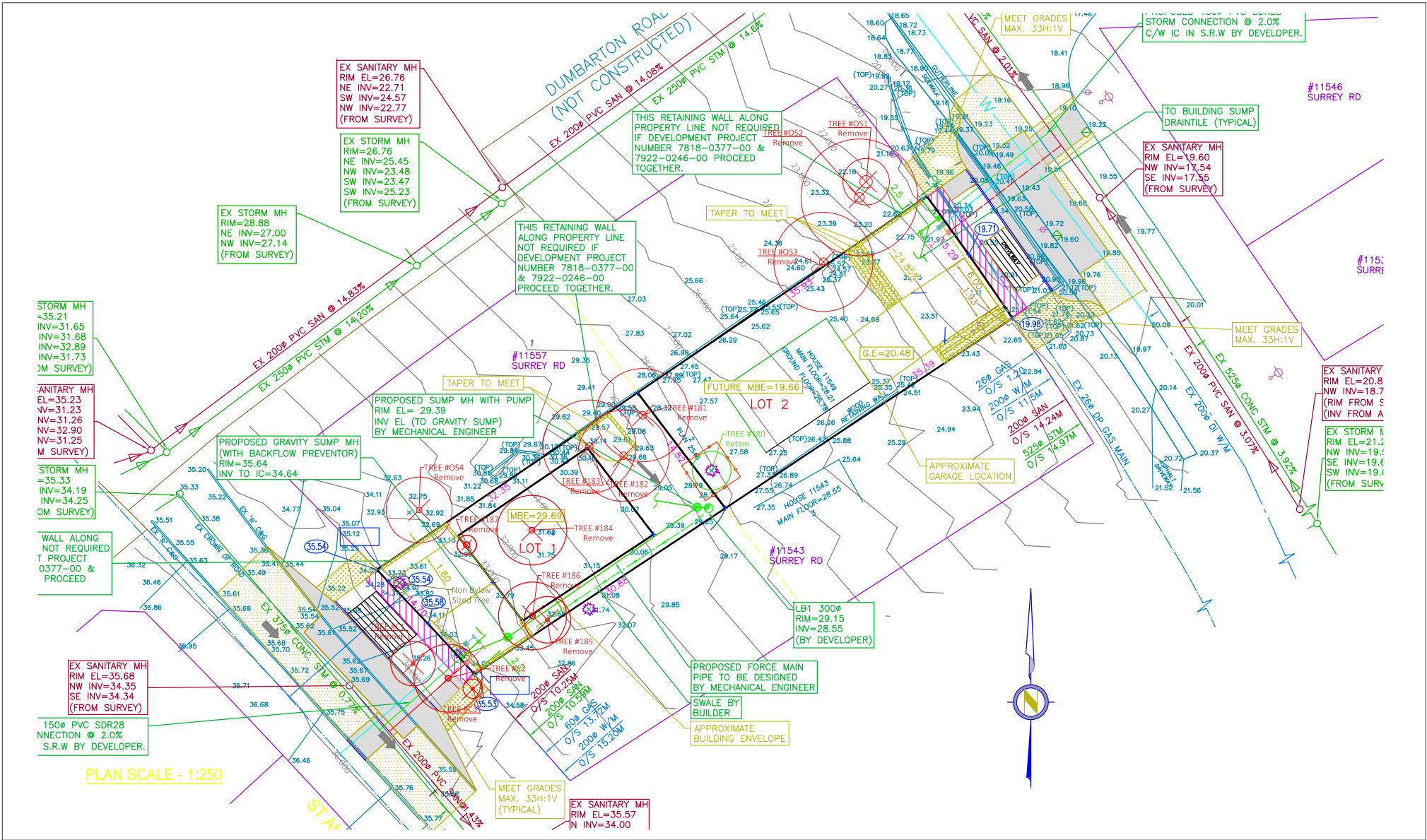
Summary, report and plan prepared and submitted by:

*Francis Klimo*

April 21, 2023

(Signature of Arborist)

Date



PLAN SCALE - 1:250

**TREE MANAGEMENT PLAN**

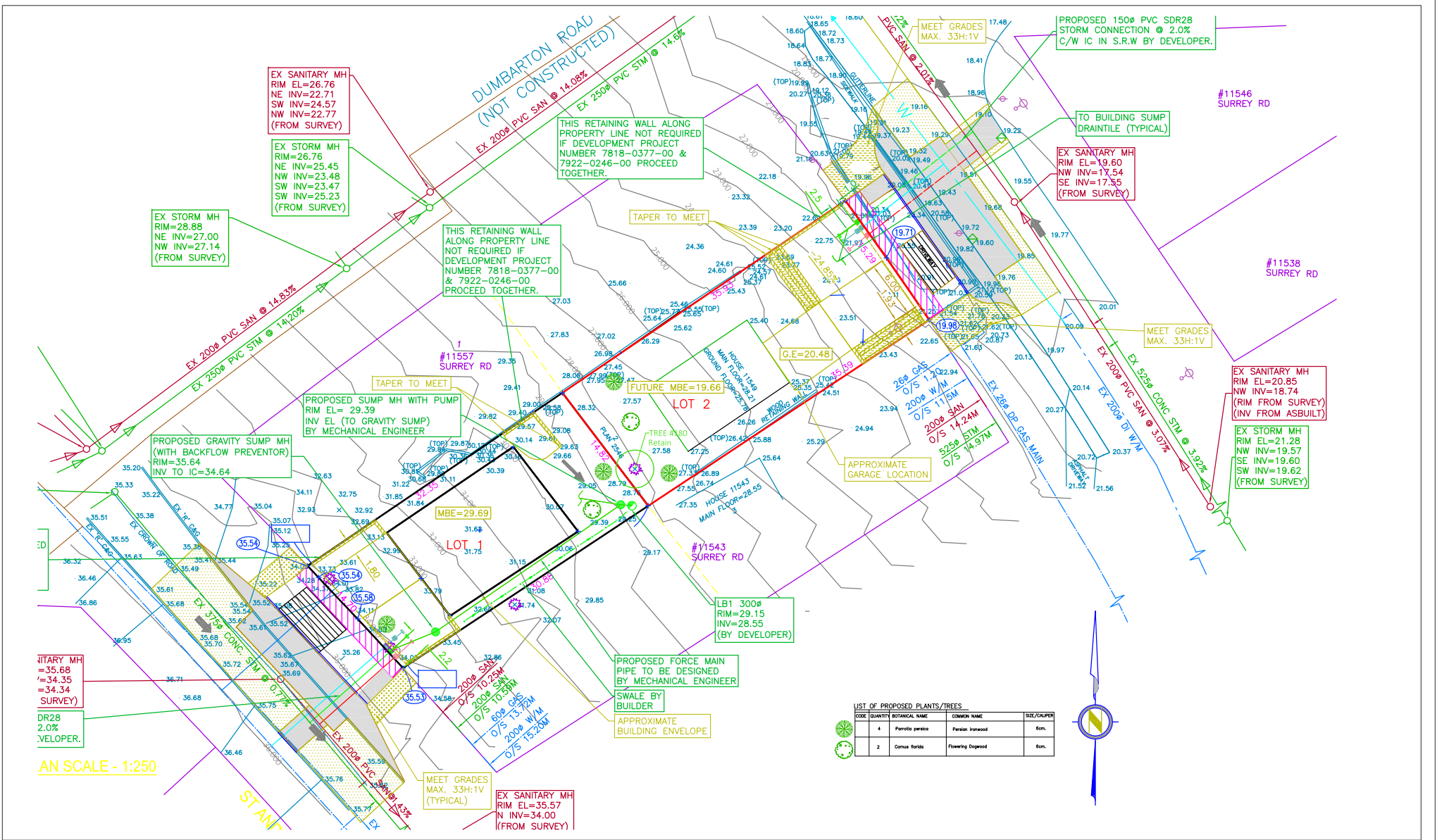
Project Number	
Date	Sheet #
Scale	1:300
Drawn	
Checked	

Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
 BC Wildlife Danger Tree Assessor #7193

Revisions		
No.	Date	May 4, 2022
1st.	January 12, 2023	
2nd.	April 21, 2023	
Consultants		

11549 SURREY RD, SURREY.

**Klimo &  
 Associates**



LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
1	4	Parrotia persica	Persian Parrotod	6cm.
2	2	Camus florida	Flowering Dogwood	6cm.

TREE REPLACEMENT PLAN

Project Number	
Date	Sheet #
Scale	1:300
Drawn	
Checked	

Revisions

No.	Date	Description
1st.	May 4, 2022	
2nd.	January 12, 2023	
3rd.	April 21, 2023	

Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
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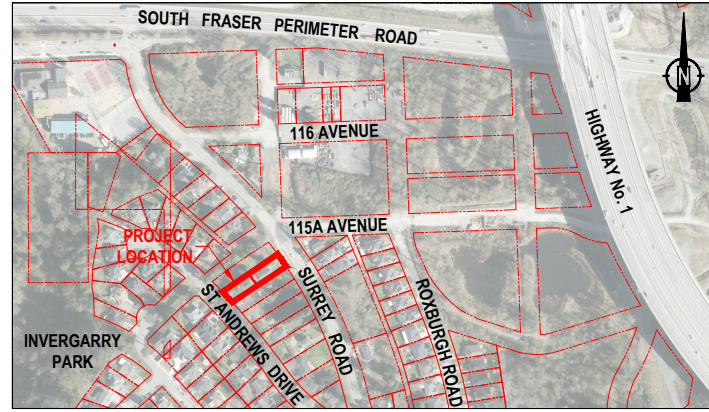
Consultants

# 11549 SURREY RD, SURREY

## Klimo & Associates

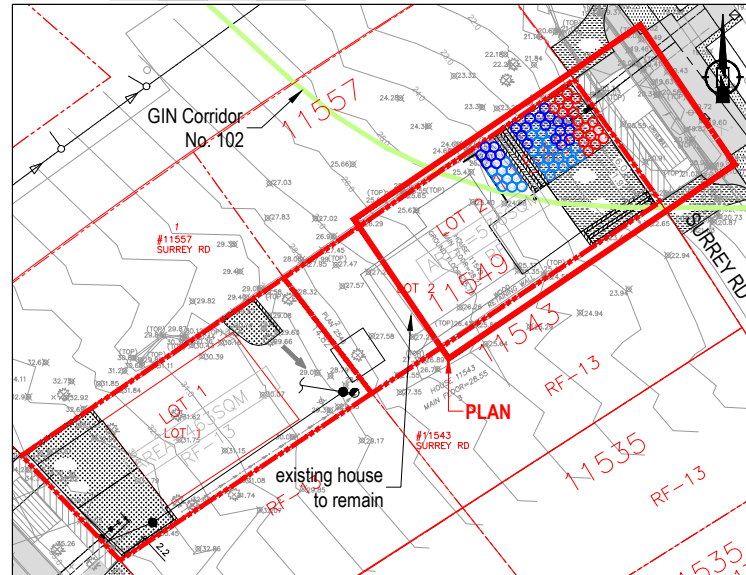
LOCATION

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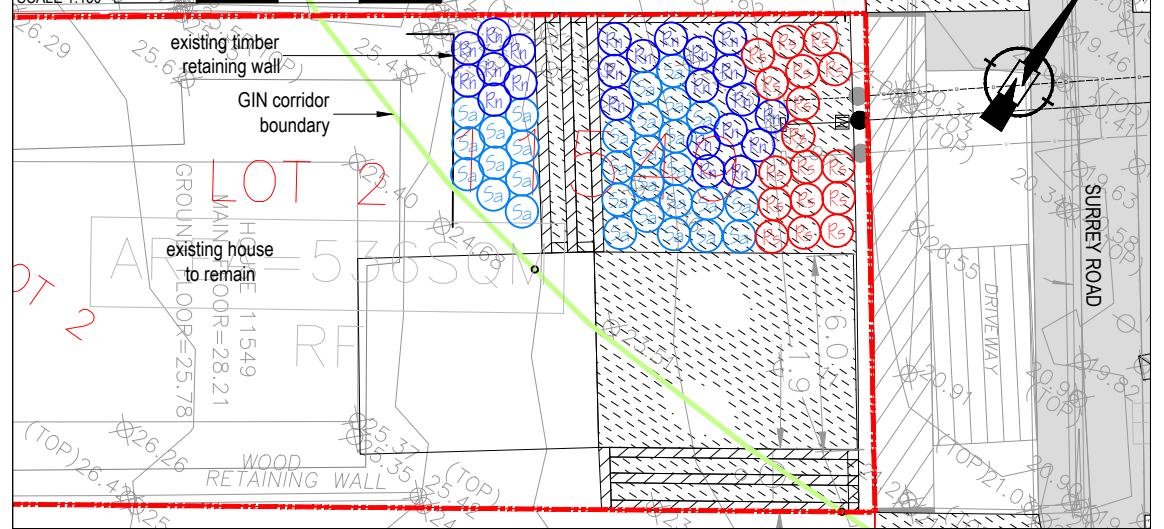
KEYPLAN

SCALE 1:500



PLAN

SCALE 1:150

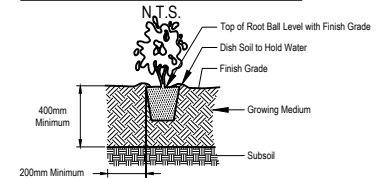


PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	Nootka rose	<i>Rosa nutkana</i>	23	no. 2 pot, multi-stemmed; densely branched; well established
	salmonberry	<i>Rubus spectabilis</i>	17	no. 2 pot, multi-stemmed; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	30	no. 2 pot, densely branched; well established

TYPICAL CONTAINER SHRUB AND

No. 2 POT TREE PLANTING DETAIL



GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the Canadian Landscape Standard (latest edition) jointly published by the Canadian Society of Landscape Architects and the Canadian Nursery Landscape Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Requirements and Best Management Practices for Making Changes in and About a Stream in British Columbia" (Version 2022.01, Government of British Columbia).
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All blackberry (*Rubus discolor* and *R. laciniatus*) and Ivy (*Hedera Helix*) is to be cleaned and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with Rough Bentgrass (*Agrostis scabra*) augmented with Fowl Bluegrass (*Poa polystris*) seed, both at 50% by weight.
- The owner is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship three (3) years from planting.

REFERENCE DRAWINGS

- Drawing No. 01, Rev. 0, "Preliminary Lot Grading Plan", May 08, 2023. Mailand Engineering Design Corporation.
- "Tree Replacement Plan", Klimo & Associates.
- 2020 Legal Base from City of Surrey.
- 2021 Ortho Photograph from City of Surrey.

UMANG SHAH

11549 SURREY ROAD, SURREY

envirowest  
www.envirowest.ca

envirowest consultants inc.

2000 Hartley Avenue  
Coquitlam, British Columbia  
Canada V3K 6W5  
office: 604-944-0502  
facsimile: 604-944-0507  
saper@vedere@envirowest.ca

LANDSCAPE PLAN  
SPECIFICATIONS AND DETAILS

DESIGN: RWS	DRAWN: SCM/SDJ	CHECKED: RWS	REVISION: 02	REVISION DATE: May 12, 2023
SCALE: As Shown	PROJECT NUMBER: 4012-01	DRAWING NUMBER: 4012-01-02		
DATE: October 28, 2022				



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0246-00

Issued To:

(the Owner)

Address of Owner:

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: 010-922-067  
Lot 2 Block 73 New Westminster District Plan 2546

11549 Surrey Road

(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 Part 16, Section F Yards and Setbacks of the “Single Family Residential Zone (RF)” the minimum rear yard setback is reduced from 7.5 metres to 6.7 metres for an existing single family dwelling to be retained on proposed Lot 2.
  5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the 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/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

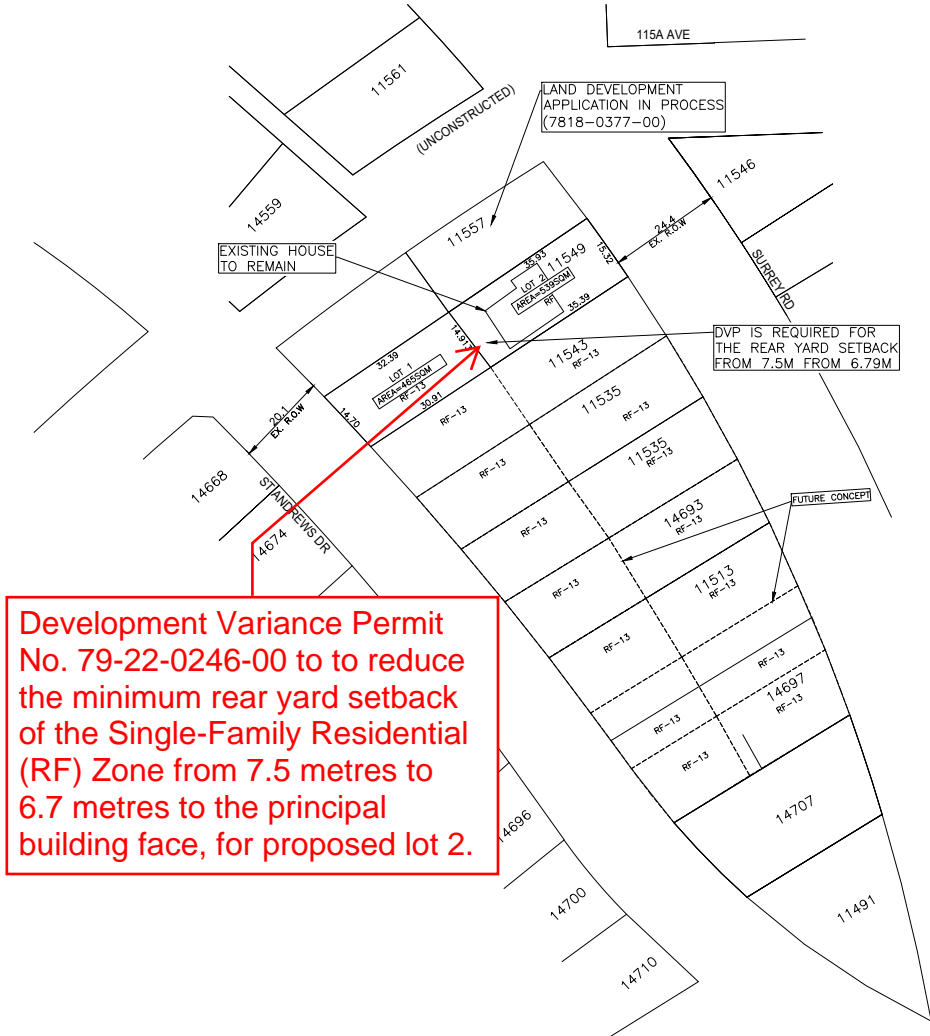
ISSUED THIS    DAY OF           , 20 .

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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli

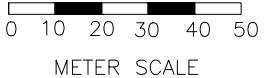


Development Variance Permit No. 79-22-0246-00 to to reduce the minimum rear yard setback of the Single-Family Residential (RF) Zone from 7.5 metres to 6.7 metres to the principal building face, for proposed lot 2.

SCALE: 1:500



SCALE: 1:250



**NOTE:**  
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

**ZONING:**  
 EXISTING ZONING: RA  
 PROPOSED ZONING: RF-13 & RF-13  
**SITE AREA**  
 GROSS SITE AREA: 1005sqm.

NO.	DATE	BY	REVISION
1	23/08/20	SS	RM
2	22/12/22	SS	RM
3	NO.17/MM/DD	DRN	CH

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 UNIT 208 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION**  
 2 LOT SUBDIVISION  
 #11549 SURREY RD, SURREY, B.C.  
**DWG. NAME**  
 PRELIMINARY LAYOUT PLAN

**SEAL**  
 PRACTICE PERMIT NUMBER: 1003021

SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	SS	MAINLAND PROJECT NO. C-2237	
CHECKED	RM		OF 1
APPROVED	AB	DATE 23/08/30	REV. 1