

INTER-OFFICE MEMO

Regular Council - Public Hearing
Monday November 28, 2022 - Supplemental Information
B.2 7917-0085-00, B.3 7922-0091-00
B.4 7918-0108-00 B.8 7922-0202-00
B.9 7920-0062-00 B. 11 7921-0339-00
B.12 7921-0368-00 B. 16 7922-0149-00

TO: **Mayor & Council**

FROM: **Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: **November 28, 2022** FILE: **1300-16**

RE: **Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Public Hearing – November 28, 2022
Agenda Items B.2., B.3., B.4., B.8., B.9., B.11., B.12., B.16.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.


DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

PUBLIC HEARING: November 28, 2022

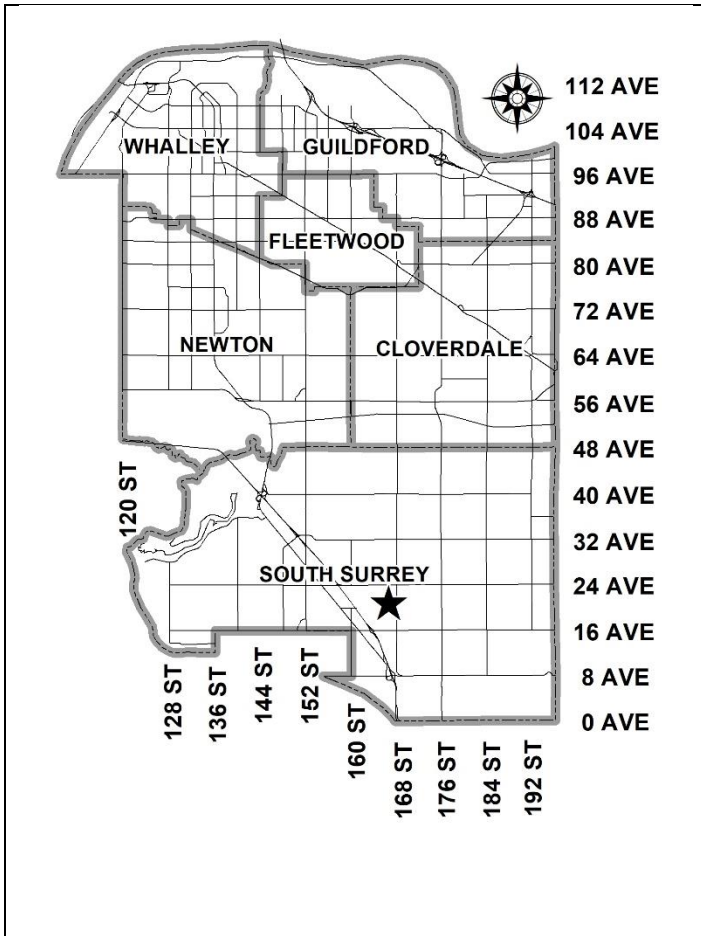
Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
PH B.2.	7917-0085-00	<i>Fraser View Park is the closest active park with amenities that include, open space, paths and a dog off leash area and has inventoried natural areas. The park is 300 metres walking distance from the development.</i>
PH B.3.	7922-0091-00	<i>Hawthorne Rotary Park is the closest active park with amenities that include, a recreational trail network, a dog off leash area, open space, playgrounds, and a water park and has inventoried natural areas. The park is 500 metres walking distance from the development.</i>
PH B.4.	7918-0108-00	<i>Invergarry Park is the closest active park with amenities that include, a recreational trail network, a playground, and open space and has inventoried natural areas. The park is 475 metres walking distance from the development.</i>
PH B.8.	7922-0202-00	<i>Frank Hurt Park is the closest active park with amenities that include, a playground and a recreational trail network and includes inventoried natural areas. The park is 865 metres walking distance from the development.</i>
PH B.9.	7920-0062-00	<i>In Report:</i> <i>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</i> <i>Correction:</i> <i>Panorama Village Park is the closest active park with amenities that include, a playground, open space, and paths and is approximately 650 metres walking distance from the subject site. Springwood Forest Park is the closest park with inventoried natural areas and is 250 metres walking distance from the development site.</i>
PH B.11.	7921-0339-00	<i>Crescent Beach is the closest active with amenities that include, paths, volleyball courts, and beach access and inventoried natural areas. The park is 90 metres walking distance from the development.</i>
PH B.12.	7921-0368-00	<i>Fun Fun Park is the closest active park with amenities that include, a playground, paths, and open space and includes inventoried natural areas. The park is 520 metres walking distance from the development.</i>
PH B.16.	7922-0149-00	<i>Edgewood Park is the closest active park with amenities that include, a playground, paths, sports court, and open space, and includes inventoried natural areas. The park is 230 metres walking distance from the development. 0.31 hectares of parkland will be provided from the development site at the corner of 20 Ave and 166 St.</i>

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0149-00

Planning Report Date: October 3, 2022



PROPOSAL:

- **NCP Amendment** from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa"
- **NCP Amendment** to eliminate flex road and drainage corridor.
- **Rezoning** from RA and RF-12 to RM-30 and RF-10
- **Development Permit**
- **Development Variance Permit**

to permit the development of 171 townhouse units and two single family lots.

LOCATION:

16611 - 20 Avenue
 16651 - 20 Avenue
 16681 - 20 Avenue

ZONING:

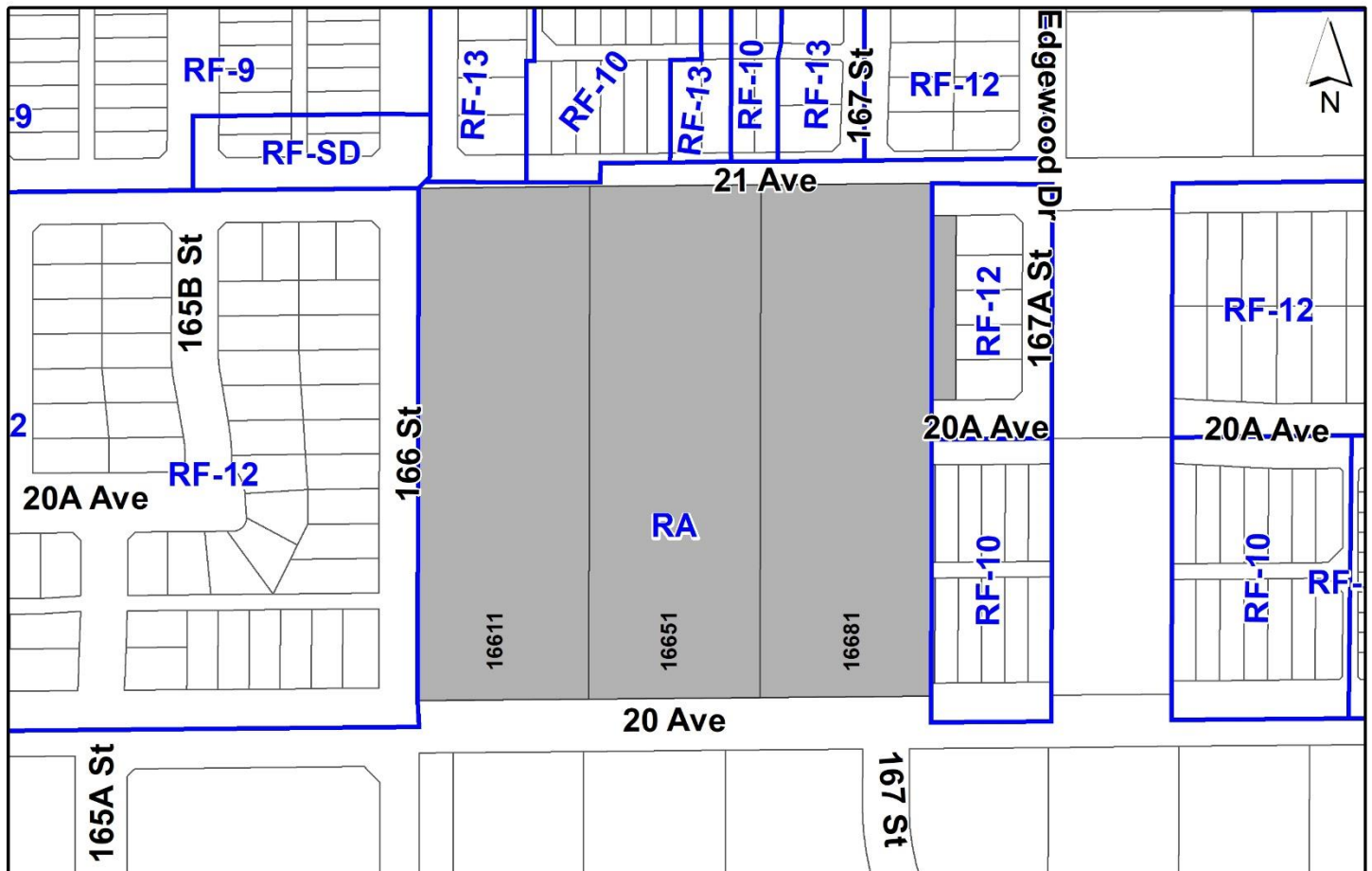
RA and RF-12

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Cluster Residential 6-10 upa,
 Low Density Residential 6-10 upa,
 Flex Road, and Drainage Corridor



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the land use and density for the site in the Sunnyside Heights NCP from "Cluster Residential 6-10 upa" and "Single Family Residential 6-10 upa" to "Multiple Residential 15-25 upa."
- The applicant proposes to further amend the Sunnyside Heights NCP to eliminate a flex road and drainage corridor that were intended to cross through the site.
- The proposal includes reductions to the setback requirements of the RM-30 Zone on all road frontages.
- A Stage 1 report was considered and endorsed by Council for a version of this proposal in July 2019. Changes have since been made to the proposal to increase the number of units, eliminate a flex road, and convey a tree protection area to the City as park land.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and the General Urban designation of the Metro Vancouver Regional Growth Strategy (RGS).
- Although the proposal does not comply with the "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" designations in the Sunnyside Heights Neighbourhood Concept Plan (NCP), the proposed designation of "Multiple Residential 15-25 upa" was previously endorsed by Council in concept as part of a Stage 1 review. It should be noted that the earlier Stage 1 process did not include a public consultation component.
- The proposed elimination of the flex road and drainage corridor are offset by the conveyance of park land to the City, which is not required in the Sunnyside Heights NCP.
- The urban design guidelines in the Sunnyside Heights NCP encourage a 4.0 metre front setback on public roads, which is a reduction from the 4.5 metres required by the RM-30 zone.
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density above the NCP designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)," and to rezone the portion of the site shown as Block B on the Survey Plan attached from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0149-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0149-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 18, 19, 20, and 21;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 17;
 - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face for Building 15;
 - (e) to reduce the minimum southwest side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 4 and from 6.0 metres to 3.5 metres for Building 5;
 - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 21;
 - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.6 metres to the principal building face for Building 23, and from 6.0 metres to 4.0 metres for Building 22; and
 - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;
 - (k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
 - (m) Conveyance of 0.31 ha of park land to the City at no cost to the City, including completion of frontage upgrades and funds for park amenities, to the satisfaction of the Parks, Recreation and Culture Department.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Existing large residential lots (vacant)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road, drainage corridor	RA and RF-12
North and West (Across 21 Avenue and 166 Street):	Small-lot single family residential	Medium Density Residential 10-15 upa	RF-10, RF-12 and RF-13
East:	Small-lot single family residential	Low Density Residential 6-10 upa	RF-10 and RF-12
South (Across 20 Avenue):	Existing large residential lots, currently under application for NCP amendment to permit townhouse development. (Application No. 7920-0159-00)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road	RA

Context & BackgroundContext

- The properties comprising the subject application are approximately 4 hectares (10 acres) in total. They span between 20 Avenue and 21 Avenue, west of 166 Street.
- The site consists of three properties that have historically been used for large single-family homes with significant tree coverage on the lots.
- The properties are zoned "One-Acre Residential Zone" (RA), with the exception of a small portion of the east side of the site that was rezoned to RF-12 as part of the neighbouring Development Application No. 7915-0218-00 and subsequently consolidated with the subject site.
- All properties are designated "Urban" in the Official Community Plan (OCP).
- The two western-most lots are designated "Cluster Residential 6-10 upa" in the Sunnyside Heights NCP. The eastern lot is designated "Low-Density Residential 6-10 upa" in the Sunnyside Heights NCP. All three lots together are identified as a consolidation area (see Appendix II for clarity).

- The cluster designation is intended to facilitate tree retention through sensitive clustered development. In this case the NCP requires that 30-40% of the cluster-designated area be preserved for open space and tree preservation purposes. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 6-10 upa averaged over the entire area.

Background

- On July 22, 2019, Council considered a Stage 1 report for a similar proposal under two earlier file numbers (Development Applications No. 7916-0575-00 and 7917-0095-00). At that time, the properties were owned by two separate entities (the subject applicant being one of these owners) and proceeding under two separate file numbers (see Appendix VIII for the earlier Stage 1 report).
- Under applications 7916-0575-00 and 7917-0095-00, the applicants proposed an NCP amendment to change the land use from the existing “Cluster Residential 6-10 upa” and “Low Density Residential 6-10 upa” to “Multiple Residential 15-25 upa,” which is the same land use proposed under the current application. At that time, there were more trees proposed for retention, though they were on common strata property rather than in a City park. The flex road was incorporated into this layout, rather than being eliminated as it is under the current proposal. Approximately 145 townhouse units were proposed in comparison to the current 171. See Appendix VII for a copy of the earlier layout and see the table below for a comparison of the Stage 1 approval and the current proposal.

	Stage 1 report - July 2019	Current proposal
Proposed NCP amendment	Change in land-use from “Cluster Residential 6-10 upa” and “Low Density Residential 6-10 upa” to “Multiple Residential 15-25 upa”	Change in land-use from “Cluster Residential 6-10 upa” and “Low Density Residential 6-10 upa” to “Multiple Residential 15-25 upa” Elimination of flex road and drainage corridor*
Proposed number of townhouse units (approximate)	145	171* *Increase in number of units is primarily due to the larger development area achieved by eliminating the flex road and drainage corridor.
Proposed unit density	53 uph (21 upa)	62.9 uph (25.4 upa)
Tree retention	32 bylaw-size trees (within private strata open space)	25 bylaw-size trees (all within City park)
% open space	23% of the “cluster”-designated area	21% of the “cluster”-designated area
Park conveyed to the City	No park	0.31 ha of park land

- Since 2019, the current applicant has acquired all three properties. The two older files have been closed and the owner submitted a new application with a consolidated layout for the entire site.

- In 2019, Council endorsed the Stage 1 land use concept in principle. The Stage 1 process did not include an applicant held Public Information Meeting (PIM). At that time, the majority of public correspondence to the City expressed opposition to the townhouse development in response to the development proposal. Since the new application was submitted, a new development proposal sign has been installed and pre-notification mailings have been sent out. Staff have received many responses from nearby residents who oppose the development. Public consultation and concerns raised are discussed in more detail below. This will be the first opportunity for Council to formally consider public opinion on this proposal.

DEVELOPMENT PROPOSAL

Planning Considerations

- As outlined in the table above, the applicant has amended the original proposal since Council considered and endorsed the Stage 1 land use.
- The current application includes proposed amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP), as follows:
 - Land-use amendment from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa."
 - Elimination of the flex road and drainage corridor that bisect the site in the NCP.
- A rezoning is proposed, from "One-Acre Residential Zone (RA)" and "Single Family (12) Residential Zone (RF-12)" to "Multiple Residential (30) Zone (RM-30)" and "Single Family (10) Residential Zone (RF-10)" to allow for approximately 171 townhouse units and 2 single family lots.
- The applicant proposes to retain 21% of the "cluster" designated properties for tree retention and open space and to convey this land, which consists of 0.31 ha at the northeast corner of 166 Street and 20 Avenue, to the City as a public park. The applicant also proposes to pay for frontage upgrades to the park and for amenity within the park itself.
- On the remaining developable portion of the site, 171 townhouse units are proposed. The proposed density, therefore, is 62.9 units per hectare (uph) (25.4 units per acre [upa]).
- A shortfall of indoor amenity space is proposed. 513 square metres of indoor amenity space is required based on 3 square metres/unit, and the applicant proposes to provide 306 square metres. Cash-in-lieu will be provided for the space shortfall, in accordance with the Zoning Bylaw.

	Proposed
Lot Area	
Gross Site Area:	3.99 ha
Road Dedication:	0.87 ha
Park Conveyance:	0.31 ha
RF-10 lots:	0.08 ha
Net Site Area:	2.72 ha

	Proposed
Number of Lots:	One townhouse lot and two RF-10 lots
Building Height:	10.7 metres maximum
Unit Density:	62.8 uph (25.4 upa)
Floor Area Ratio (FAR):	
Floor Area	
Townhouse:	0.96 FAR

Referrals

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

School District: **The School District has advised that there will be approximately 72 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

45 Elementary students at Edgewood Elementary School
 19 Secondary students at Grandview Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project could be expected to be constructed and ready for occupancy by early 2024.

Parks, Recreation & Culture: Parks will accept the 0.31 ha park on the southwest corner of the site, including cash-in-lieu of park construction based on the park landscaping plan and subject to a finalized cost estimate.

The applicant must grade the future park land, subject to approval by the Parks Division, and construct half-roads fronting the park land.

Further review of the arborist report and road cross sections are required in order to explore additional tree retention opportunities and finalize grading.

Surrey Fire Department: The Fire Department has no objection to the proposal, subject to the correct placement of fire hydrants, which must be addressed as part of the Development Permit.

Transportation Considerations

- The Sunnyside Heights Neighbourhood Concept Plan (NCP) requires an east/west road through the property to enhance connectivity in the area. In the plan, the road is considered a “flex road,” meaning that the precise alignment of the road is flexible, depending on the development pattern that is established. The NCP shows a drainage corridor on the north side of the flex road.
- The applicant proposes to eliminate the flex road from the plan, with the rationale being that a through-road is not necessary for the consolidated townhouse proposal and the block length between 20 Avenue and 21 Avenue is still acceptable without the additional connection. Transportation Engineering has accepted this rationale provided that public park land is provided to off-set the loss of public road infrastructure.
- In recognizing that a road still provides public benefit in the form of connectivity and on-street parking, the applicant proposes to convey a 0.31 hectare tree protection area to the City for use as public park land. The size of the park is roughly equivalent to the area that would have been dedicated for the flex road.
- Two driveways are proposed to access the site: one on 166 Street from the west and one at the intersection of 167 Street and 20A Avenue to the south east.
- The 166 Street road alignment has been curved on the west side of the subject site to allow for the retention of a stand of trees, which are in the City road allowance adjacent to the proposed park area. Although they are within the road right-of-way, the trees will enhance the future park.
- A multi-use pathway, the Sunnyside Greenway, runs along the south boundary of the site, on the north side of 20 Avenue. This pathway will be partially within the public road allowance and partially within a right-of-way on the subject property.
- The site is in a largely residential area in the Sunnyside Heights NCP. There are few commercial amenities within walking distance. The closest bus route is on 24 Avenue, which is nearly one kilometre to the north. This bus route connects the Semiahmoo Town Centre and White Rock to the Willowbrook area in the City of Langley.

Parkland Considerations

- The Sunnyside Heights NCP does not require any park land at this location.
- As noted above, the applicant proposes to convey 0.31 hectares of land at the northeast corner of 166 Street and 20 Avenue to the City. The area to be conveyed for park is roughly equivalent to the area that would have been dedicated for the east/west flex road, which the applicant proposes to eliminate.
- The area selected for park conveyance contains all of the trees that are proposed for retention as part of the development.

- Under the "Cluster Residential 6-10 upa" designation in the Sunnyside Heights NCP, the plan calls for 30-40% open space with tree retention, with the development occurring on the remaining portion of the site.
- Under the Stage 1 Council endorsement from July 2019, an open space percentage of 23% was approved, which at that time was intended to be privately-owned within the strata development.
- Under the current application, that open space is reduced to 21% and the land is proposed to be conveyed to the City. This scheme allows the public to see more benefit from the required tree protection areas.
- As part of the conveyance, the applicant will pay for frontage upgrades and basic landscaping and amenities, such as a pathway, picnic table, and grass.

Sustainability Considerations

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

School Capacity Considerations

- School capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. R129, Council put in place a six month moratorium on any development applications proposing NCP amendments until a new school site could be established. This application was subject to the moratorium in 2017, until a second elementary school was acquired on the south side of 20 Avenue. The combined capacity of the two elementary schools in Sunnyside Heights, when they are completed, is expected to accommodate the projected student population of this NCP area under the land-use designations currently prescribed by the plan.
- The density proposed in this application is significantly higher than what is permitted in the NCP, and the total number of units is higher than what was endorsed in the Stage 1 report. To consider the actual impact, as part of the Stage 1 review, City staff worked with School District staff on appropriate forecasting of the student population. The School District determined at that time that the number of students generated from single family development is roughly equivalent to the number of students generated from townhouses, due to the fact that many single family homes contain secondary suites.
- As of September 2021, Edgewood Elementary School reached 100% capacity. The new Ta'talu Elementary School, which will be south of 20 Avenue, is targeted to open in the fall of 2024. The applicant estimates that the proposed development could be ready for occupancy as early as 2024, which would be close to when the new school capacity would become available.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The properties are designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The properties are designated "Urban" in the Official Community Plan (OCP) and the proposal complies with this designation.

Themes/Policies

- A1 Growth Priorities (General): support development in compliance with Metro Vancouver's RGS and within comprehensively-planned new neighbourhoods within approved Secondary Plan areas.
 - The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area, which is an approved Secondary Plan.
- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure efficiently, provide housing options, and provide amenities to residents.
 - The proposed townhouse development will provide for a variety of housing types within this part of the Sunnyside Heights plan area and will provide a public park as an amenity to area residents.
- B4 Healthy Neighbourhoods, policy B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.
 - Site design includes townhouse units fronting onto all major roads surrounding the development site. Units will also be facing the proposed future park.

Secondary Plans

Land Use Designation

- The site is designated "Cluster Residential 6-10 upa," "Low-Density Residential 6-10 upa," "flex road," and "drainage corridor" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The applicant proposes to amend the Sunnyside Heights NCP as follows:
 - Redesignate the site from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa."
 - Eliminate the flex road and the drainage corridor.
- Rationale for the land-use redesignation was considered as part of the Stage 1 report and was endorsed by Council in July 2019. The proposed elimination of the flex road and drainage corridor occurred subsequent to the Stage 1 report.

Rationale for Land-Use Redesignation

- The "cluster" designations in the Sunnyside Heights NCP were used in areas where significant tree coverage was observed with the intention that larger tree retention areas (30-40% of the "cluster development" sites) could be incorporated into the new neighbourhood.
- A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that a number of the existing trees on this site were diseased and therefore not good candidates for retention.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes and larger townhomes that would be built under the existing designation. It will allow for a mix of housing types within this neighbourhood.
- The developer suggests that the prices for larger homes would make it uneconomical to develop this site under a 6-10 upa scenario. The applicant's proposal is consistent with current market trends, which have seen larger and more expensive homes decline in attainability in this area since the NCP was finalized in 2010.
- Staff has requested that the applicant's engineering consultant conduct a trip generation analysis between a single-family development with 50% secondary suites, which would be compatible with the existing land-use designation, and the proposed development. Based on a single family concept with 71 units and 50% secondary suites, the expected trip generation would be 85 trips per hour during the afternoon peak. If the application were to be accepted by council, the proposed townhouse development would be expected to generate 87 trips per hour during the afternoon peak. As a result, based on this analysis, the rezoning would generate approximately two additional trips per hour during the afternoon.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Rationale for Elimination of the Flex Road and Associated Drainage Corridor

- The proposed plan amendment to eliminate the Flex Road and Drainage Corridor was not considered as part of the 2019 Stage 1 report.
- The applicant suggests that due to the block size and type of development, an east/west road is not needed in this location.
- In recognition that there is a public benefit gained from a road, in that it provides public realm, pedestrian and vehicular connectivity and additional street parking, the applicant proposes to convey park land to the City in lieu of the road. The tree preservation area will be given to the City as park. At 0.31 hectares, the park will be roughly equivalent in size to the area that would have been dedicated for the flex road and will provide a public amenity.
- The park land will be conveyed to the City at no cost. The applicant will pay for frontage improvements and basic amenities within the park.
- Transportation Engineering has reviewed the applicant's submission and accepted the rationale and public park for elimination of the road.
- The applicant will provide additional on-site storm water retention in lieu of the drainage corridor.

Zoning By-law

- The applicant proposes to rezone the subject site from "One Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)" 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 "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units per hectare	62.9 units per hectare
Floor Area Ratio:	1.0	0.96
Lot Coverage:	45%	45%
Yards and Setbacks		
All sides	4.5 metres for front yards 6.0 metres for rear yards 6.0 metres for side yards	4.0 metres for front yards 6.0 metres for rear yards
Height of Buildings		
Principal buildings:	13 metres	10.7 metres maximum
Amenity Space		

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Indoor Amenity:	513 square metres required	The proposed 306 square metres plus \$172,500 cash-in-lieu meets the Zoning By-law requirement, based on current rates, which are subject to change.
Outdoor Amenity:	513 square metres required	671 square metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	342	342
Residential Visitor:	34	46
Total:	376	388
Tandem (%):	50% maximum	33%

- The applicant is requesting the following variances:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 18, 19, 20, and 21;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 17;
 - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face for Building 15;
 - (e) to reduce the minimum southwest side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 4 and from 6.0 metres to 3.5 metres for Building 5;
 - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 21;
 - (f) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.6 metres to the principal building face for Building 23, and from 6.0 metres to 4.0 metres for Building 22; and
 - (g) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

- The front yard setback variances are in keeping with the urban design guidelines of the Sunnyside Heights NCP, which specify a 4.0 metre setback to unit frontages.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per unit for townhouses.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate is \$20,000 per unit for townhouses.

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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Council endorsed, in concept, a previous proposal for approximately 145 townhouse units on the subject site, however, because it was done as part of a Stage 1 land-use report, there was no opportunity at that time for public input. The subject application is the public's first opportunity to comment on the application.

- Since the Stage 1 endorsement, the applicant has changed the proposal to include 26 additional townhouse units (171 units in total), though the proposed land-use amendment to the NCP remains the same (proposed land use remains "Multiple Residential 15-25 upa"). See table on page 6 of this report for a comparison of the 2019 Stage 1 land-use consideration and the current proposal.
- Pre-notification letters were sent on August 10, 2022, and the Development Proposal Signs were installed on the same day. Staff received more than 75 responses from neighbours who oppose the application, in addition to a petition signed by over 700 residents. The applicant also provided 118 form letters in support of the application that have been signed by area residents (*staff comments in italics*):
 - Many neighbours are fundamentally opposed to townhouses at this location, with new single family subdivisions already established to the north, east and west. Of the residents who are opposed to townhomes, many would support the development of the subject site for single family homes, while some others believe that it should not be developed at all.

(The subject properties are designated for development in the Sunnyside Heights Neighbourhood Concept Plan [NCP]. The existing land-use designations are "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa." While the intent of the "Low Density Residential" designation is single family development, the "Cluster Residential" designation is intended to support lower density townhomes alongside open space for tree preservation. The NCP has always envisioned some townhouse development on this site, but not at the density that the applicant is proposing.

Staff note that the proposed land-use designation of Multiple Residential 15-25 upa was endorsed by Council for this site as part of a Stage 1 report, however, the public did not have the opportunity to comment on land use at that stage of the process.)

- Many neighbours believe that development proposed is too dense. They understand that Council previously endorsed approximately 145 townhouse units for this site under the proposed "Multiple Residential 15-25 upa" designation, but they do not support the more recent changes to the application that have seen the number of units increase to 171.

(Although the proposed land use designation has remained the same at "Multiple Residential 15-25 upa" in both the 2019 Stage 1 scheme and the current application, the proposed elimination of the flex road has led to an increase in developable area. With the elimination of the road, the applicant proposes 26 additional units.)

- School capacity is a concern that was raised by many residents who oppose the proposed development. Edgewood Elementary School opened in September 2021 and was at 100% capacity. Portable classrooms are required to accommodate the existing students. Residents are concerned about potential strain on the school system that could be brought on by this development and others in the area.

(The School District conducted a detailed review of this proposal prior to the 2019 Stage 1 Planning Report [see Appendix III]. They determined that the number of projected school children would be comparable between a single family development and a townhouse development on this site, due to the fact that single family homes frequently have permitted secondary suites.

If the application is approved, the earliest projected completion date would be 2024, which would coincide with the anticipated opening of the future Ta'Talu Elementary School south of 20 Avenue. While the development site is not expected to be within the Ta'Talu Elementary catchment area, the opening of the future school would relieve some of the existing pressure on Edgewood Elementary by providing an alternate school for current Edgewood students who live south of 20 Avenue.)

- Many responses to staff included concerns about traffic volumes and safety, and the ability of existing road infrastructure to accommodate the increase in traffic brought about by a higher-density development.

(Development of this site was anticipated as part of the road and traffic planning in Sunnyside Heights NCP. According to a traffic analysis provided by the applicant, the number of vehicle trips generated at peak hours would be similar whether the site were developed with single family homes containing secondary suites, or with townhomes.

The applicant does propose to eliminate a flex road through an NCP amendment as part of the current application. The flex road would add connectivity, assist in dispersing traffic and providing on-street parking. The applicant proposes to provide a park in exchange for the elimination of the road and staff believe the benefit to the community from the park makes this proposal supportable.

As part of the development, the applicant will be required to dedicate land and construct the roads to their full width on 166 Street and 21 Avenue, which may improve vehicle circulation around the local area.

The townhouse site would have two vehicle entrances, one on 166 Street and one at the intersection of 167 Street and 21A Avenue, which will help to disperse traffic from future residents and not impact either road disproportionately.)

- Residents of this area believe that there is insufficient park space to support the existing population.

(As part of the current proposal, the applicant proposes to convey 0.31 hectares of land to the City for creation of a park at the northeast corner of 20 Avenue and 166 Street. The Sunnyside Heights NCP does not identify a park at this location; it is being provided in recognition of the public benefit that would be lost with the elimination of the flex road.

The park will contain all of the trees that are proposed to be retained through the application, as well as other basic amenities. The applicant will convey the park land to the City at no cost and will pay for frontage upgrades and amenities.)

- Staff received many comments from residents who are concerned about community resources being stretched, including health care resources and community centres, in addition to schools which are mentioned separately above.

(Health care resources are managed by the Province, and while population increases do need to be met with corresponding increases in services, the City has no control over the allocation of health care resources.

Payment of CAC's is required for all new residential units in the City. CAC's are put towards libraries, parks, cultural facilities, recreational facilities, and police and fire services, among other things.)

- Some residents who oppose the application fear that townhouse development could bring crime to the neighbourhood and decrease property values.

(There is no evidence that townhouse development, compared to single family development, is associated with increased crime.)

- Lack of street parking in the neighbourhood was a complaint that was raised by residents who are concerned that more development will exacerbate the problem.

(The applicant proposes to eliminate the east-west flex road bisecting the site that is shown in the Sunnyside Heights NCP. This road would have provided some on-street parking which would be a benefit to area residents. However, because the applicant proposes to provide a park in exchange for elimination of the road, staff believe that the neighbourhood will still be receiving a benefit, albeit of a different nature.)

Within the proposed townhouse site, the required minimum number of visitor parking spaces is 34. The applicant proposes to construct 46 visitor parking spaces in order to reduce the future demand for on-street parking.)

- Residents are concerned about the number of trees that are proposed for removal, considering the site's current designation for cluster development. The current proposal shows fewer retained trees than the previous Stage 1 proposal.

(The applicant proposes to redesignate the site to "Multiple Residential 15-25 upa" which is not a cluster designation. Although the arborist investigation determined that a number of trees on the site are diseased, the Stage 1 proposal did include more tree retention than is currently shown. By having the tree retention within a public park, which is what the current proposal shows, nearby residents will potentially derive more enjoyment from the trees, but there are fewer retained trees overall.)

- Some neighbours are concerned about a lack of privacy and an increase in noise that may be caused by the townhouse development.

(The applicant has proposed privacy screening in the form of tree and shrub plantings where the development will directly abut existing single family lots to the east.)

The site has been designed with the primary indoor and outdoor amenity areas located towards the centre of the site, so noise from these gathering places should not adversely affect any existing residents.

The proposed new park will be a passive use area with protected trees, and some pathways and picnic tables. The park is not expected to generate a significant amount of noise.)

- A small number of residents highlighted the lack of public transit to this neighbourhood and believe that townhouse development should be located closer to public transit.

(Transportation Engineering has indicated a desire for more frequent and expanded transit service in this area, but the decision is ultimately outside of the City's jurisdiction.)

- Some neighbours living on 166 Street have indicated that they may support the proposal in concept but would like the 166 Street driveway entrance eliminated.

(Based on the number of units proposed, Transportation Engineering requires the applicant to provide two vehicle entrances in order to disperse traffic and avoid impacting neighbours on either side of the site disproportionately.)

- The petition, which has been signed by 712 residents at the time of this report, notes the following objections to the application: townhouse development is not believed to be appropriate at the proposed location, increased traffic, loss of privacy, loss of property value, loss of trees and green space, insufficient medical services, and insufficient school capacity.

- The form letters, signed by 118 residents and submitted by the applicant in support of the proposal, state that the signatories support the proposal because they consider townhouse development to be appropriate for the area and they are in favour of the relatively more affordable housing type and the creation of a new park.

Public Information Meeting

- The applicant held a virtual public information meeting on Wednesday, September 7 beginning at 6:30 pm. Approximately 89 households attended the meeting.
- At the public information meeting, the applicant presented the application and then answered questions submitted by the public. Questions and concerns raised at the meeting echoed those received by staff in response to the pre-notification mail-out.
- Many residents subsequently expressed dissatisfaction with the format of the online meeting. They felt that the written questions did not allow for a fruitful discussion with the applicant.
- According to the meeting summary prepared by the applicant, 207 questions were received from the public either at the virtual meeting (203), submitted by email (3), or submitted by telephone (1).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal consists of 115 units with double garages and 56 with a tandem arrangement. All of the double units will have four bedrooms. The tandem units, some of which will have tandem garages and some of which will have a single garage with a parking pad, will have three bedrooms.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to provide a public park where all of the proposed tree retention for the site will be captured.
- The site is designed with units fronting all public roads, as well as the proposed park area.
- There are some ways in which the proposal does not meet the form and character design guidelines of the Official Community Plan:
 - In some instances, buildings do not meet the 10 metre separation guideline between building faces;
 - Landscaping has not been proposed within all internal drive aisles; and

- In some instances, buildings contain 7 or 8 units, which exceeds the maximum of 6 noted in the guidelines.

Landscaping

- Landscaping within the future City park will be mainly open lawn with areas for tree retention.
- On-site landscaping includes a primary north/south pedestrian walkway connecting to 20 Avenue at the south end and the main indoor and outdoor amenity areas on the north end.
- Small plaza areas that are designed for public use will be located at the northwest and southeast corners of the site. The plazas will be designed with benches and landscape planting.
- The southeast plaza will be located directly adjacent to the east/west multi-use pathway that will run along the north side of 20 Avenue.

Indoor Amenity

- The proposed indoor amenity building is located towards the centre of the site, adjacent to the outdoor amenity area.
- The RM-30 Zone requires 513 square metres of indoor amenity space. The applicant proposes to provide 306 square metres with \$172,500 of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning Bylaw. This fee has been calculated according to current Bylaw rates and is subject to change.
- The proposed indoor amenity building will be two-storeys, with an office, yoga studio, gym, kitchen, and two lounge areas.

Outdoor Amenity

- The main outdoor amenity area is located adjacent to the indoor amenity building near the centre of the site. This area contains a children's play structure and a patio for outdoor seating.
- There is a secondary outdoor amenity area closer to the 167 Street entrance, which will contain some communal garden boxes.
- The RM-30 Zone requires 513 square metres of outdoor amenity space and the applicant proposes to provide 671 square metres, which exceeds the minimum requirement.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include clarification for labelling, refinement of the interface between units on 20 Avenue and the multi-use pathway, consideration of the interface adjacent to the future park, and the provision of additional landscaping within the internal drive aisles.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- The Sunnyside Heights NCP requires under the Cluster Residential designation that 30-40% of the site area be set aside for open space and tree preservation.
- The applicant submitted an arborist report that documented evidence of tree disease, which suggests that the NCP's expectation of significant tree retention on this site may need to be adjusted.
- As part of the Stage 1 review, City staff worked extensively with the applicant and the applicant's arborist to develop a plan for retention of some of the forest stands within private strata property (see Appendix VIII for Stage 1 report).
- Under the current proposal, the applicant proposes to decrease the amount of tree retention and open space from 23% to 21%, and to convey the entire tree retention area to the City for park land.
- Nick McMahon, ISA Certified Arborist of ACL Group prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	43	43	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Vine maple	2	2	0
Bigleaf maple	33	33	0
Japanese maple	2	2	0
Paper birch	19	19	0
Pacific dogwood	2	2	0
European beech	2	2	0
Tuliptree	1	1	0
Apple	1	1	0
London planetree	1	1	0
Portuguese laurel	1	1	0

Tree Species	Existing	Remove	Retain
Flowering cherry	2	2	0
English oak	2	2	0
Red oak	1	1	0
Littleleaf linden	1	1	0
Coniferous Trees			
Grand fir	25	25	0
Blue atlas cedar	1	1	0
Lawson cypress	2	2	0
China fir	1	1	0
Sitka spruce	1	1	0
Shore pine	1	1	0
Western white pine	1	1	0
Douglas fir	119	119	0
Japanese umbrella pine	1	1	0
Coast redwood	1	1	0
Giant sequoia	1	1	0
Pacific Yew	1	1	0
Western redcedar	93	93	0
Western hemlock	4	4	0
Total (excluding Alder and Cottonwood Trees)	322	322	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		276	
Total Retained and Replacement Trees			
		276	
Contribution to the Green City Program			
		\$226,050.00	

- The Arborist Assessment states that there are a total of 322 mature trees on the site, excluding Alder trees. 43 existing trees, approximately 12% of the total trees on the site, are Alder trees. The applicant does not propose to retain any trees on-site as part of this development proposal.
- The proposal does include the retention of at least 25 mature trees on the southwest corner of the site. The entirety of the tree protection area will be conveyed to the City as park land, so these trees are not represented in the table above.
- For those trees that will not be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 687 replacement trees on the site. Since only 276 replacement trees are proposed on the site, the deficit of 411 replacement trees will require a cash-in-lieu payment of \$226,050, 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, City boulevard street trees will be planted on 166 & 167 Streets and 20, 20A & 21 Avenues. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including maple, katsura, dogwood, Serbian spruce, crimson spire oak, Japanese snowbell, and western red cedar.
- In summary, a total of 276 trees are proposed to be replaced on the site with a contribution of \$226,050 to the Green City Program. Additionally, 25 trees will be retained on land that is to be conveyed to the City as parkland.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:







Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Rezoning Block Plan
Appendix VI.	Proposed NCP Amendment Plan
Appendix VII.	Development Variance Permit No. 7922-0149-00
Appendix VIII.	Initial Planning Report No. 7916-0575-00/7917-0095-00, dated July 22 2019

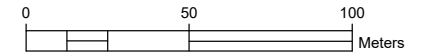
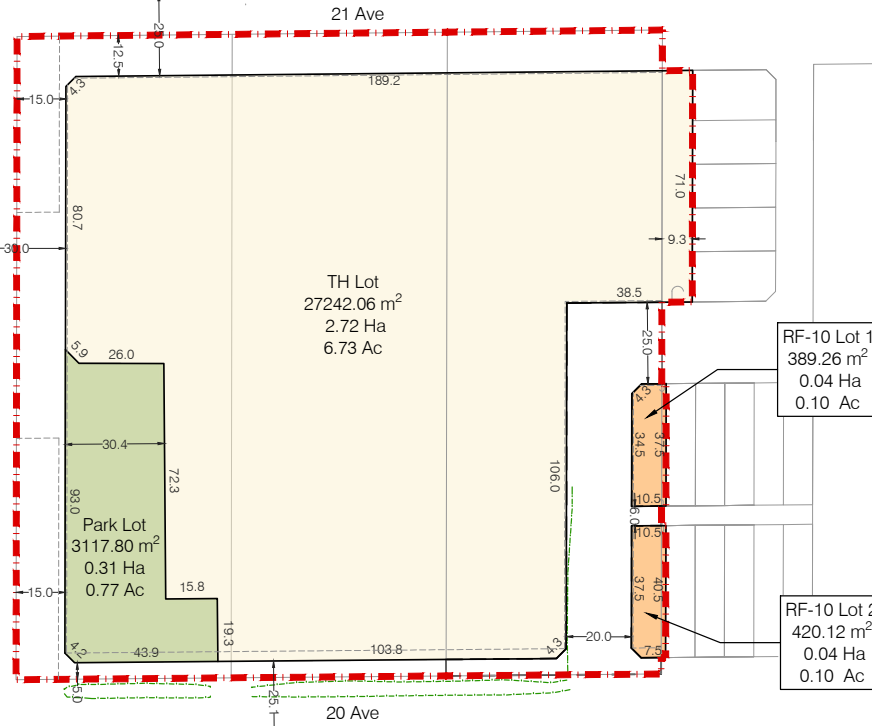
approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

MJ/cm

BASE PLAN

-  Subject Site
-  Townhouse (RM-30)
-  Single Family (RF-10)
-  Park
-  ROW
-  TOB



Scale: 1:1500



Project 19-1084
09 / 09 / 2022
Drawn By AR

Drawing

1

DEVELOPMENT DATA

Civic Address	16611, 16651 & 16681 20th Ave, Surrey, B.C.				
Zoning	RM 30, RF-10				
Site Area (Gross)	429,294	s.f.	39,882.7	m ²	3.99 ha
Site Area (Net)	293,076	s.f.	27,227.7	m ²	2.72 ha
Lot Coverage	45%		130,788	s.f.	
Density	171	units	62.8	UPHa	25.4 UPA
FAR	280,831	s.f.	26,090.1	m ²	0.958 FAR (Excluding Garages) (Including Ground Floor Rooms & Electrical Rooms)
Amenity	Provided - Outdoor	=	671 m ²		7,225 s.f.
	Park & Park Ext. Are:	=	3658 m ²		39,379 s.f.
	Provided - Indoor	=	306 m ²		3,294 s.f.
Parking	Required	2 spaces / unit	342		
		0.2 / unit	34		
		Total	376 Spaces		
	Provided	2 spaces / unit	342		
		Visitor	46		
		Total	388 Spaces		
Setbacks	North	13.16 ft.	4.0 m		To Building Face
	West	13.1 ft.	4.0 m		To Building Face
		16.5 ft.	5.0 m		To Building Face
	South	21.30 ft.	6.5 m		To Building Face
	East	12.2 ft.	3.7 m		To Building Face
		20.3 ft.	6.2 m		To Building Face
		13.3 ft.	4.0 m		To Building Face

UNIT BREAKDOWN

Unit Type	# of Bedrooms	Type of Garage	Ground Floor (excl. garage)	Main Floor	Upper Floor	Garage	S.F./ Unit (excl. garage)	Total M ²	# of Units	Total S.F. (excl. garage)	Total M ²
A	4	Double	303	701	741	410	1,745	162.11	14	24,430	2,269.62
A1	4	Double	305	721	761	413	1,787	166.01	5	8,935	830.09
A2	4	Double	305	708	747	413	1,760	163.50	5	8,800	817.55
A3	4	Double	305	740	734	413	1,779	165.27	1	1,779	165.27
A4	4	Double	305	726	734	413	1,765	163.97	1	1,765	163.97
A5	4	Double	321	754	785	427	1,860	172.79	3	5,580	518.40
B2	4	Double	305	750	758	413	1,813	168.43	2	3,626	336.87
B3	4	Double	302	732	740	410	1,774	164.80	8	14,192	1,318.48
B4	4	Double	305	738	746	413	1,789	166.20	6	10,734	997.22
B5	4	Double	305	739	747	413	1,791	166.38	4	7,164	665.56
B6	4	Double	302	732	740	410	1,774	164.80	16	28,384	2,636.96
C	3	Tandem	121	626	636	483	1,383	128.48	3	4,149	385.45
D	3	Tandem	121	626	636	483	1,383	128.48	3	4,149	385.45
G	4	Double	306	612	676	405	1,594	148.08	23	36,662	3,406.01
G1	4	Double	309	632	713	408	1,654	153.66	11	18,194	1,690.28
G2	4	Double	329	612	676	405	1,617	150.22	10	16,170	1,502.24
G3	4	Double	331	625	690	408	1,646	152.91	6	9,876	917.51
H	3	Single-Carport	155	612	676	230	1,443	134.05	20	28,860	2,681.18
H1	3	Single-Carport	156	634	699	236	1,489	138.33	4	5,956	553.33
H2	3	Single-Carport	155	612	676	230	1,443	134.05	12	17,316	1,608.71
H3	3	Single-Carport	178	634	699	236	1,511	140.37	4	6,044	561.51
H4	3	Single-Carport	155	612	677	230	1,444	134.15	10	14,440	1,341.52
Elec. Rm's										845	78.50
TOTAL									171	278,050	25,832

NET SITE AREA OF CLUSTER PROPERTIES

TOTAL SITE NET AREA:	192,698 S.F.	4.42	ACRES
----------------------	--------------	------	-------

OUTDOOR AREA PERCENTAGE OF CLUSTER

TOTAL OPEN AREA PERCENTAGE OF CLUSTER	24.18%
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DENSITY

GROSS AREA:	429,294 S.F.	9.86	ACRES
ROAD DEDICATIONS	93,764 S.F.		
RF-10 LOTS	8,716 S.F.		
PARK AREA	33,553 S.F.		
TOTAL SITE NET AREA:	293,261 S.F.	6.73	ACRES
NO. OF UNITS	171		
UNITS PER ACRE	25.41		
UNITS PER ACRE WITH PARK:	22.80		

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ISSUED FOR	BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
SHARED PLAN	L.P.A.	JUNE 19 2022							



DESIGN : L.P.A.	DRAWN :	DATE :	SCALE :
PROJECT : 16611, 16651 & 16681 - 20TH AVENUE	SURREY, B.C.	June 12 2022	1:1
CLIENT : MARATHON HOMES SUNNYSIDE LTD.			
SHEET CONTENTS : DEVELOPMENT DATA & INFORMATION			



UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mcl@barnett.com

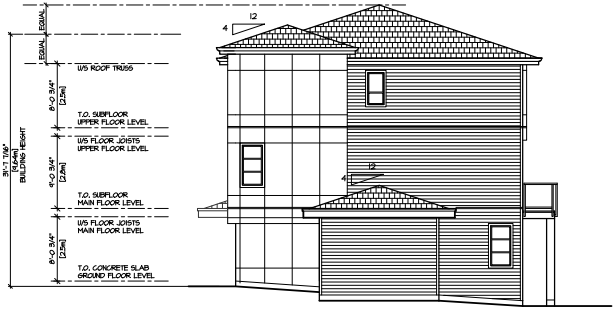
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15062	AC-1.2

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← ELEC → UNIT A1 * UNIT A * UNIT A * UNIT A * UNIT A * UNIT A2 →

WEST ELEVATION
SCALE : 1/8" = 1'-0"

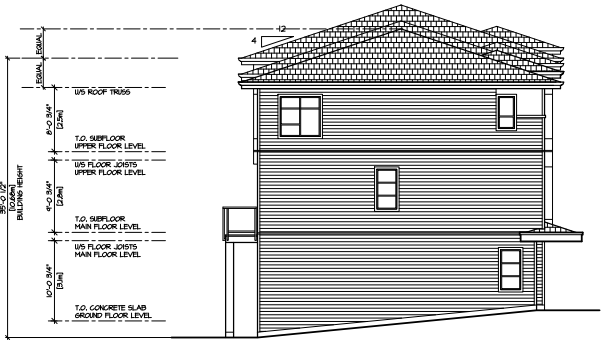


← UNIT A1 →

NORTH ELEVATION
SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA
- ③ 2x4 TRIM ON 14" FIBRE-CEMENT TRIM FASCIA
- ④ FIBRE-CEMENT PLANK LAP SIDING
- ⑤ FIBRE-CEMENT PANEL SIDING
- ⑥ 2x6 WOOD TRIM
- ⑦ VINYL FRAMED WINDOW C/M 2x4 WOOD TRIM
- ⑧ THRU-WALL FLASHING @ FLOORS
- ⑨ PREFINISHED ALUMINUM GUARDRAIL C/M TEMPERED GLAZING PANELS
- ⑩ 12X12 BUILT UP COLUMN C/M FIBRE-CEMENT PANEL FINISH
- ⑪ CORNER TRIM - AS PER SIDING MATERIAL



← UNIT A2 →

SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



← UNIT A2 * UNIT A * UNIT A * UNIT A * UNIT A * UNIT A1 → ELEC

EAST ELEVATION (167 STREET)
SCALE : 1/8" = 1'-0"

ISSUED FOR	BY	DATE	ISSUE	REV#	DATE	DRN	CKD



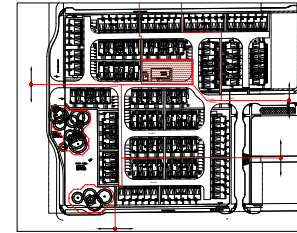
DESIGN : L.P.D.	DRAWN :	DATE :	SCALE :
JAS GILL	JAS GILL	1665 & 1668	1/8" = 1'-0"
CLIENT : JAS GILL			
PROJECT : 1665 & 1668 - 20TH AVENUE, SURREY			
SHEET COMMENTS : BUILDING ELEVATIONS			

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

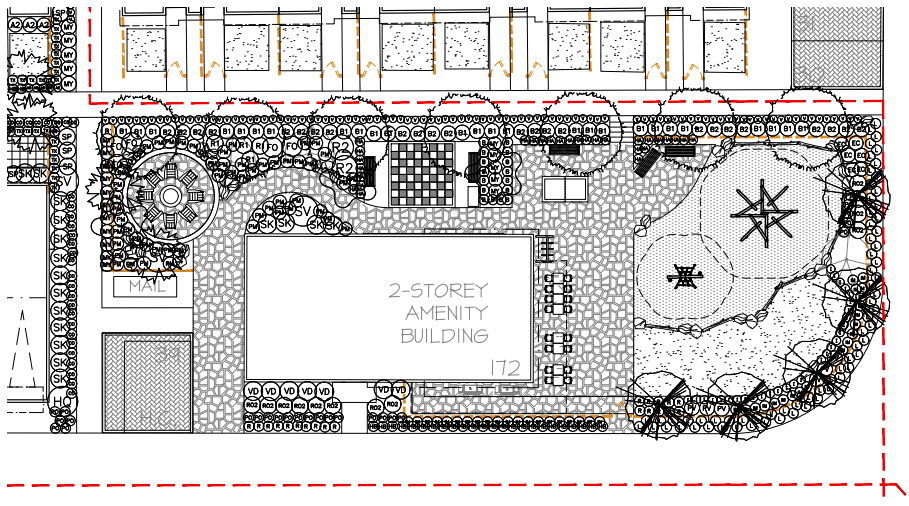
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mcd@barnett-dembek.com

CLIENT NO.	SHEET NO.
15062	AC-4.1
PROJECT NO.	REV. NO.
15062	

BUILDING #1



SEAL:



PLANT SCHEDULE - PHASE 1 PMG PROJECT NUMBER: 21-008

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
15		ACER GRIBELM	PAPERBARK MAPLE	6CM CAL: 1.8M STD: B&B
		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL: 2M STD: B&B
		AMELANCHER x GRANDIFLORA 'AUTUMN BRILLIANCE'	BUTTERNUT BRILLIANCE SERVICEBERRY	6CM CAL: 1.5M STD: B&B
		CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL: 1.8M STD: B&B
		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL: 1.5M STD: B&B
		LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL: 2M STD: B&B
		QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	6CM CAL: 1.8M STD: B&B
		STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL: 1.8M STD: B&B
SHRUB				
12		AZALEA JAPONICA 'HINO CRIMSON'	AZALEA: SINGLE DEEP CRIMSON	#2 POT: 25CM
16		AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA: RED-VIOLET	#2 POT: 25CM
16		BUNUS MICROPHYLLA 'WINTER SEM'	LITTLE-LEAF BOX	#2 POT: 25CM
25		CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT: 50CM
48		ESCALLONIA 'COMPACTA'	DWARF ESCALLONIA: DEEP PINK	#2 POT: 30CM
3		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURRING BUSH	#2 POT: 30CM
8		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT: 40CM
10		HIBISCUS SYRIACUS 'ORSEAU BLUE'	BLUE ROSE OF SHARON	#3 POT: 50CM
1		HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA: LIMEGREEN-PINK	#3 POT: 80CM
1		HYDRANGEA PANICULATA 'WIMS RED'	FIRE & ICE PEEGEE HYDRANGEA	#3 POT: 80CM
20		ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY	#3 POT: 50CM
13		KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT: 30CM
16		PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT: 30CM
4		RHOODODENDRON 'CHRISTMAS CHEER'	RHOODODENDRON: BLUSH PINK	#3 POT: 50CM
4		RHOODODENDRON 'LEE'S DARK PURPLE'	RHOODODENDRON: PURPLE; L. MAY	#3 POT: 50CM
12		ROSA MEIDLAND 'SONICA'	MEIDLAND ROSE: PINK	#2 POT: 40CM
37		ROSA MEIDLAND 'ALBA'	MEIDLAND ROSE: WHITE	#2 POT: 40CM
40		SARCOCOCCA 'HOOKERIANA: DIGNA'	PURPLE STEM/PURPLE STEM SWEETBOX	#2 POT: 30CM
50		SKIMMIA JAPONICA (19% MALE)	JAPANESE SKIMMIA	#3 POT: 60CM
4		SYRINGA VULGARIS 'BEAUTY OF MOSCOW'	WHITE FLOWER LILAC	#3 POT: 80CM
431		TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.2M B&B
24		VACCINIUM 'CHRISSEW'	CHRISSEW BLUEBERRY	#2 POT: 50CM
27		VACCINIUM 'NORTHBLLUE'	NORTHBLLUE BLUEBERRY	#2 POT: 50CM
22		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT: 60CM
2		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT: 60CM
GRASS				
308		CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
63		HAKONEGUCHIA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
112		IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
30		MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
25		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
37		ACORUS GRAMINEUS 'OGDON'	GOLDEDN SWEET FLAG	15CM POT
93		HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
29		IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	6CM POT
67		LAVENDULA ANGSTIFOLIA	ENGLISH LAVENDER	#1 POT
15		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1 POT
33		RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA: YELLOW	15CM POT
CL.				
17		EUONYMUS JAPONICA 'EMERALD GALET'	EUONYMUS: SILVER VARIEGATED	#1 POT: 25CM
52		POLYSTICHUM MIBURUM	WESTERN SWORD FERN	#1 POT: 25CM
325		VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT: 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

4	22 SEP 13	UPDATE PLANS PER NEW SITE PLAN	MCY/CLS
3	22 JUL 13	ADD PARK LANDSCAPE PLAN	CI
2	22 MAR 13	NEW SITE PLAN	MM
1	21 JUN 08	NEW SITE PLAN	MM

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

CLIENT:

PROJECT:

RESIDENTIAL DEV.
16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:
**PH. 1
LANDSCAPE PLAN**

DATE: 21 JAN 26 DRAWING NUMBER:
SCALE: 1:150
DRAWN: MM
DESIGN: MM
CHKD: MCY **L3** OF 22



21008-4-ZIP

PMG PROJECT NUMBER: 21-008

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: September 09, 2022 **PROJECT FILE:** 7822-0149-00

RE: Engineering Requirements
Location: 16611, 16651, & 16681 - 20 Avenue

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Provide sanitary sewer capacity analysis downstream of the subject application, and resolve any capacity constraints.
- Provide additional on-site storm water retention in lieu of drainage corridor as required.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 12.5 metres along 21 Avenue;
- Dedicate 25.0 metres for 20A Avenue;
- Dedicate 20.0 metres for 167 Street;
- Dedicate 5.1 metres along 20 Avenue;
- Dedicate 15.0 metres along 166 Street;
- Register necessary SRWs for all frontages.

Works and Services

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager
AJ



August 22, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22.0149.00

SUMMARY

The proposed 2 single family lots and 171 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	45
Secondary Students:	19

September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	72
---	----

Population : The projected population of children aged 0-19 Impacted by the development .

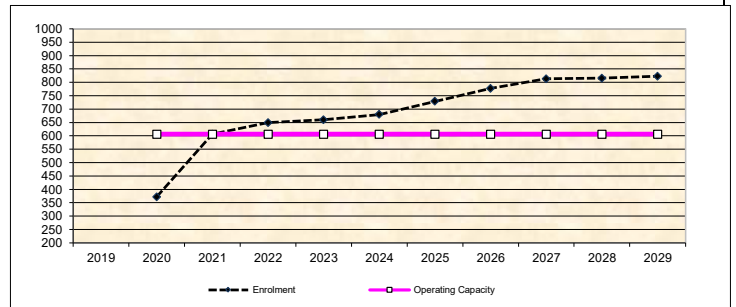
Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:

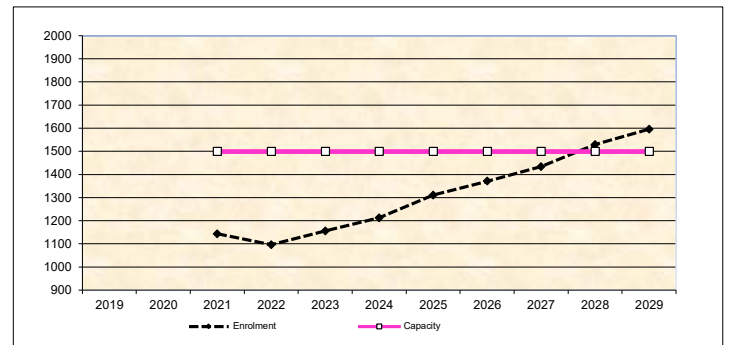
The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. 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.

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.

Edgewood Elementary



Grandview Heights Secondary

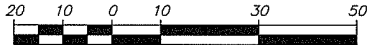


* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

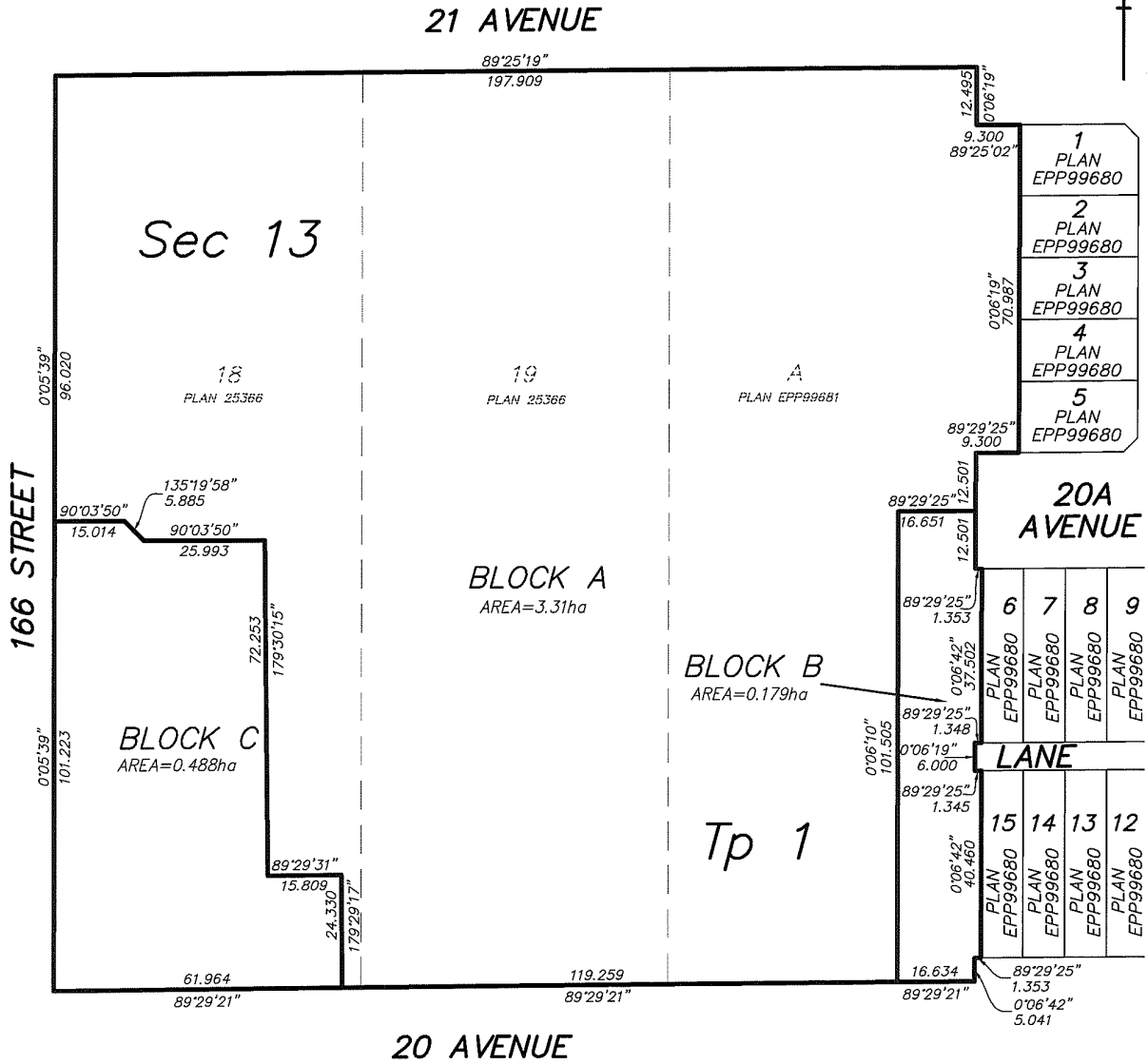
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW Appendix V
OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH
LOT A PLAN EPP99681,
ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.**

BCGS 92G.016



ALL DISTANCES ARE IN METRES

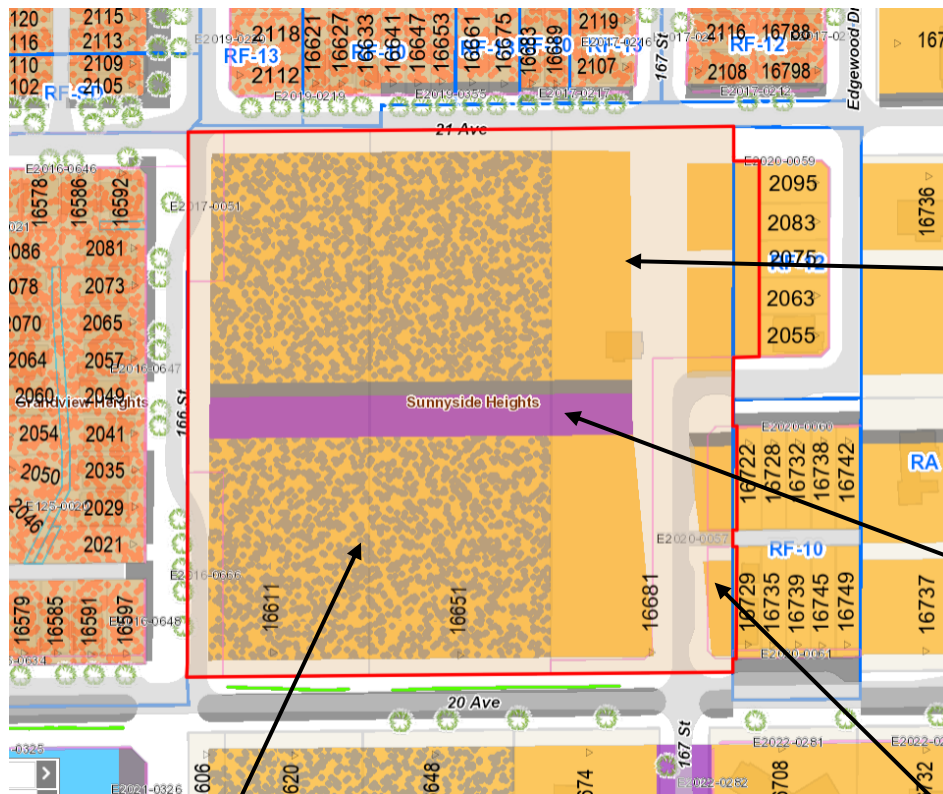
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



NOTE:

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

Proposed NCP Amendment



NCP Amendment from
“Low Density
Residential 6-10 upa”
(yellow) to “Multiple
Residential 15-25 upa”

NCP Amendment to
eliminate the flex road
and drainage corridor

NCP Amendment from
“Cluster Residential 6-10 upa”
(yellow and grey) to “Multiple
Residential 15-25 upa”

NCP designation to remain
unchanged (“Low Density
Residential 6-10 upa”) for 2 RF-10
lots

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0149-00

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: 000-447-951

Lot 18 North East Quarter Section 13 Township 1 New Westminster District Plan 25366

16611 - 20 Avenue

Parcel Identifier: 008-790-418

Lot 19 Section 13 Township 1 New Westminster District Plan 25366

16651 - 20 Avenue

Parcel Identifier: 031-084-818

Lot A Section 13 Township 1 New Westminster District Plan Epp99681

16681 - 20 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(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:

In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum setbacks are varied as follows:

- (a) front yard (north) setback is reduced from 4.5 metres to 4.0 metres to the principal building face for Buildings 18, 19, 20, and 21;
 - (b) side yard (north) setback is reduced from 6.0 metres to 4.0 metres to the principal building face for Building 17;
 - (c) front yard (west) setback is reduced from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18;
 - (d) side yard (west) setback is reduced from 6.0 metres to 5.0 metres to the principal building face for Building 15;
 - (e) side yard (south-west) setback is reduced from 6.0 metres to 3.0 metres to the principal building face for Building 4 and from 6.0 metres to 3.5 metres for Building 5;
 - (f) side yard (east) setback is reduced from 6.0 metres to 3.7 metres to the principal building face for Building 21;
 - (g) side yard (south-east) setback is reduced from 6.0 metres to 3.6 metres to the principal building face for Building 23, and from 6.0 metres to 4.0 metres to the principal building face for Building 22; and
 - (h) front yard (east) setback is reduced from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7922-0149-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Side yard setback reduced from 6.0m to 4.0m

Front yard setback reduced from 4.5m to 4.0m

Front yard setback reduced from 4.5m to 4.0m

Side yard setback reduced from 6.0m to 3.7m

Side yard setback reduced from 6.0m to 5.0m

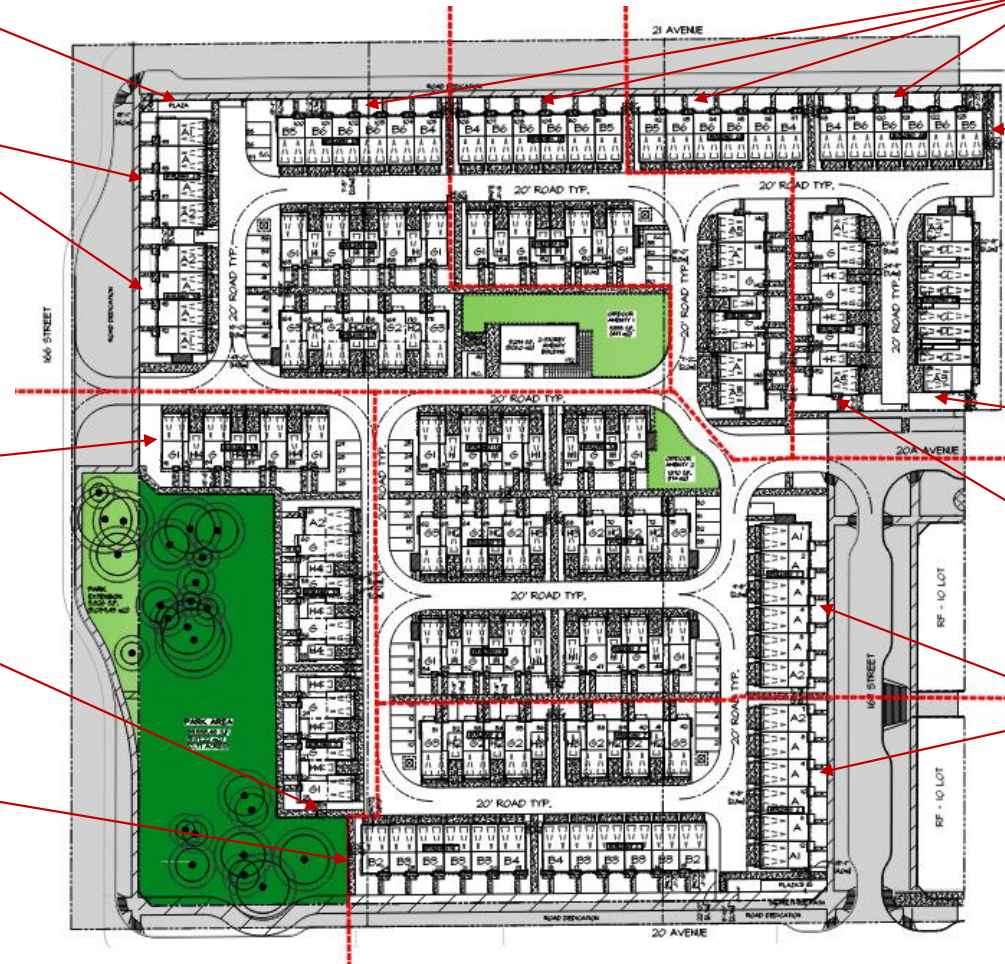
Side yard setback reduced from 6.0m to 4.0m

Side yard setback reduced from 6.0m to 3.5m

Side yard setback reduced from 6.0m to 3.6m

Side yard setback reduced from 6.0m to 3.0m

Front yard setback reduced from 4.5m to 4.0m

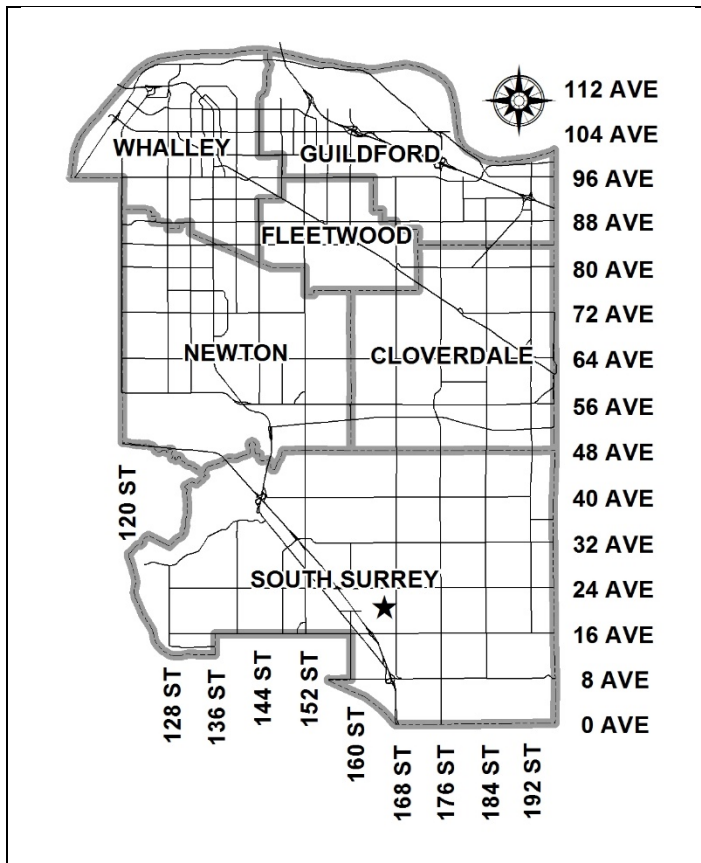


Appendix VIII

City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7916-0575-00
7917-0095-00

Planning Report Date: July 22, 2019



PROPOSAL:

- **NCP Amendment** from Cluster Residential 6-10 upa and Low Density Residential 6-10 upa to Multiple Residential 15-25 upa
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 145 townhouse units.

LOCATION:

16611 - 20 Avenue (7916-0575-00)
16651 - 20 Avenue (7917-0095-00)
16681 - 20 Avenue (7917-0095-00)

ZONING:

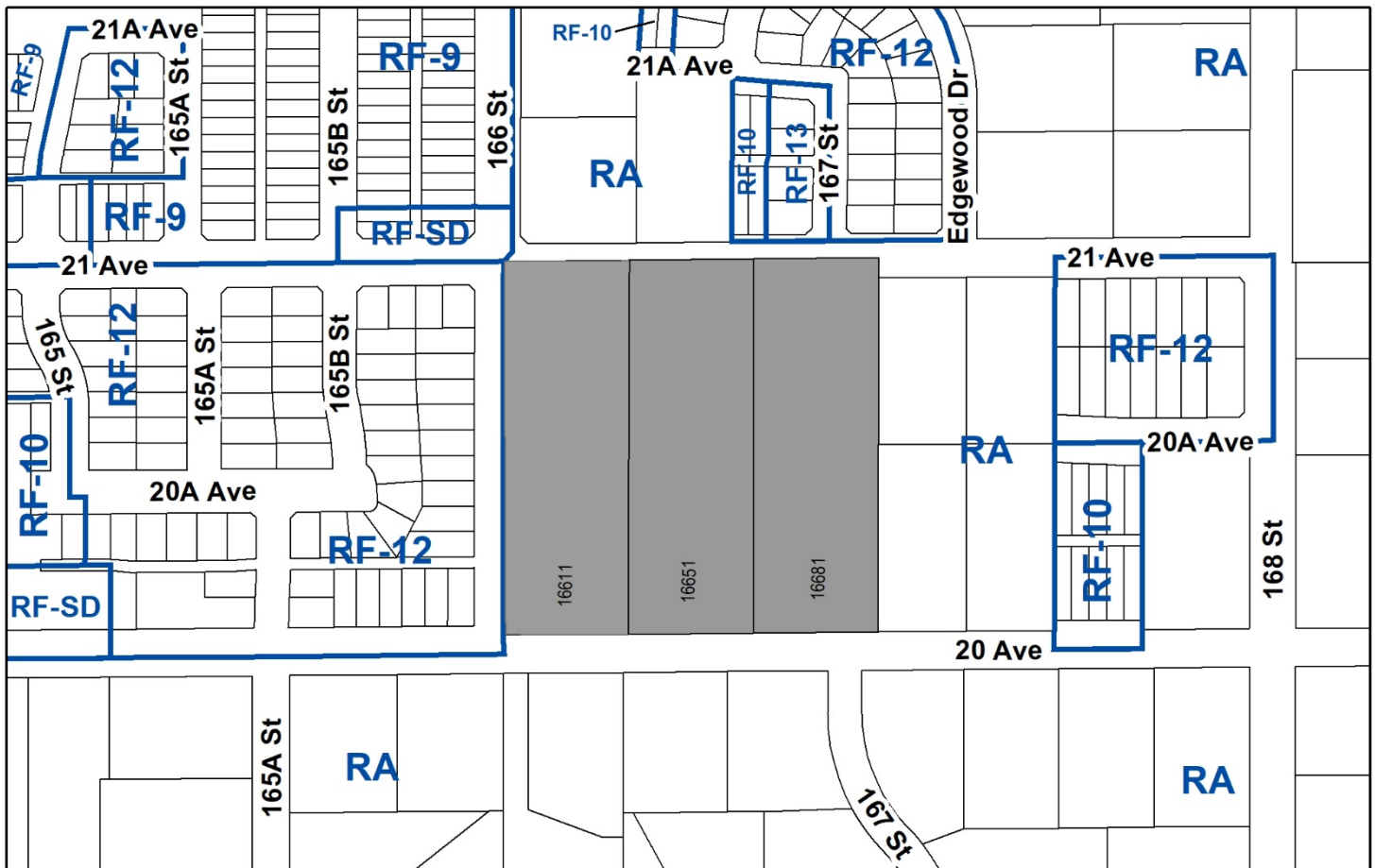
RA

OCF DESIGNATION:

Urban

NCP DESIGNATION:

Cluster Residential 6-10 upa and Low Density Residential 6-10 upa



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that the proposed development be supported in concept and referred back to staff to work with the applicant on a more detailed site-planning review.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed residential density of 21 upa (53 uph) is higher than the maximum density of 6-10 upa that is identified in the Sunnyside Heights Neighbourhood Concept Plan (NCP) for this site.

RATIONALE OF RECOMMENDATION

- The proposed density complies with the "Urban" designation in the Official Community Plan (OCP) and provides significant tree retention which meets the intention of the cluster designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed townhouse development will not significantly increase the projected number of students beyond what would have been accounted for under the existing NCP designation.
- The proposed development will provide a more affordable housing type than the low-density form required under the existing NCP designation.
- The two applicants under projects 7916-0575-00 and 7917-0095-00 have worked together to develop the site in a comprehensive manner. This approach is consistent with the land consolidation requirement of the NCP. It has allowed for significant tree protection and the provision of open space areas to ensure that the intent of the "cluster residential" designation in the NCP is achieved through both tree retention and re-planting.

RECOMMENDATION

The Planning & Development Department recommends that Development Application Nos. 7916-0575-00 and 7917-0095-00 be supported in concept and referred back to staff for more detailed site-planning review, including urban design, servicing, and community consultation among other considerations.

REFERRALS

- Engineering:** The Engineering Department has not completed a detailed review of the proposal yet. If the application proceeds to the detailed planning stage, Engineering comments will be provided to ensure necessary infrastructure is provided to service the site. The proposed location of the flex road is acceptable to Engineering.
- School District:** City staff have had detailed discussions with School District staff about school capacity in Sunnyside, which are outlined in the body of the report below.
- The applicant has proposed a phasing plan for the construction of the units. The first phase of units will be available for occupancy by September 2021 and the second phase will be available no earlier than April 2022.
- Parks, Recreation & Culture:** The Parks Department has not completed a detailed review of the proposal yet. If the application proceeds to the detailed planning stage, Parks comments will be provided.
- Surrey Fire Department:** The Fire Department has not completed a detailed review of the proposed layout because site planning has not been undertaken. If the application proceeds to the detailed planning stage, Fire will conduct a thorough review and provide comments.

SITE CHARACTERISTICS

- The discussion in this report relates to both Development Application Nos. 7916-0575-00 and 7917-0095-00. The two applications are comprised of three contiguous lots in total. The three lots together are identified as a consolidation area in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The two applicants have been working together on a joint proposal. For the purposes of this Stage 1 land-use discussion, the two applications are considered one comprehensive development area and will be treated as one site in the discussion below.

Existing Land Use:

- The three subject properties are currently large-lot single family parcels zoned "One - Acre Residential Zone (RA)."

Adjacent Area:

Direction	Existing Use	NCP Designation (Sunnyside Heights)	Existing Zone
North (Across 21 Avenue):	Large single-family lots currently under application for small-lot single family (Applications No. 7917-0589-00 and 7917-0348-00) and recently-subdivided small lots.	Low-Density Residential 6-10 upa and Medium Density Residential 10-15 upa	RA, RF-10, RF-12, and RF-13
East:	Large single-family lots currently under application for small-lot single family (Application No. 15-0218-00).	Low-Density Residential 6-10 upa	RA
South (Across 20 Ave):	Large single-family lots, one of which is under application for small-lot single family (Application No. 7918-0357-00).	Cluster Residential 6-10 upa and Low-Density Residential 6-10 upa	RA
West (Across 166 Street):	Recently-subdivided small lots.	Medium-Density Residential 10-15 upa	RF-12

DEVELOPMENT CONSIDERATIONS

Context

- The properties comprising the two subject applications (7916-0575-00 and 7917-0095-00) are approximately 4 hectares (10 acres) in total. They span between 20 Avenue and 21 Avenue, west of 166 Street.
- The site consists of three properties that are currently used for large single-family homes with significant tree coverage on the lots.
- The properties are zoned "One-Acre Residential Zone" (RA) and are designated "Urban" in the Official Community Plan (OCP).
- The two western-most lots (Application No. 7916-0575-00 and half of Application No. 7917-0095-00) are designated "Cluster Residential 6-10 upa" in the Sunnyside Heights NCP. The eastern lot (half of Application no. 7917-0095-00) is designated "Low-Density Residential 6-10 upa" in the Sunnyside Heights NCP. All three lots together are identified as a consolidation area (see Appendix II for clarity).
- The cluster designation is intended to facilitate tree retention through development. In this case the NCP requires that 30-40% of the cluster-designated area be preserved for open space and tree preservation purposes. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 6-10 upa averaged over the entire area.

Proposal

- Because all three lots are identified for consolidation the two applicants are working together to develop a joint proposal for development of the three lots.
- The applicants propose to retain 23% of the "cluster" designated properties for tree retention and open space. On the remaining developable portion of the site, 145 units are proposed. The overall proposed density, therefore, is 53 units per hectare (uph) (21 units per acre [upa]).
- The intent of this report is to seek Council's direction on the appropriateness of the land use, and therefore staff have not concluded a detailed review of the site plan. From an urban design perspective, some setbacks and unit orientations may not be supported as currently shown. It should therefore be noted that this total unit count and density may not be fully achievable once these design elements are considered in greater detail. These issues would be reviewed with the applicant should Council see merit in the proposal.

Land Use Considerations

- The factors below are relevant to the discussion about density on the subject properties:

School Capacity

- Insufficient school capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. R129, Council put in place a six-month moratorium on any development applications proposing NCP amendments until a new school site could be established.
- A second elementary school site has now been acquired on the south side of 20 Avenue and the combined capacity of the two elementary schools in Sunnyside Heights, when they are completed, is expected to accommodate the projected student population of this NCP area under the land-use designations currently prescribed by the plan.
- Although the density proposed in these two applications is significantly higher than what is permitted in the NCP, the projected number of students is comparable. To consider the actual impact City staff have worked with School District staff on appropriate forecasting of the student population.
- Under the existing NCP designation (maximum density of 10 upa) the projected number of students is 38. At this density, single family is the typical housing form and for the purposes of enrollment projections the School District anticipates secondary suites in all single family homes. This effectively doubles the number of dwelling units and accounts for additional students in the enrollment estimates.
- Under the proposed townhouse density of approximately 53 units per hectare (21 upa) the projected number of students is 34. Townhouse units are calculated as one dwelling unit each because they do not typically contain secondary suites.
- Although the projected student populations of the two potential forms of development on this site are estimates only, at 38 versus 34 students the numbers do not differ significantly.
- The new elementary school on Edgewood Drive is scheduled to open in September 2021 with the future school south of 20 Avenue to open later, though the estimated date of the second school remains undetermined.
- School District staff advise that the students generated by these two applications will most easily be accommodated in the local schools if occupancy of the future units is phased to coincide with the availability of new school capacity.
- The applicants propose to phase the development in recognition of neighbourhood concerns about school capacity. Occupancy is proposed in two phases: phase one would be available for occupancy no earlier than September 2020 and phase 2 would be available in April 2022.

Affordability

- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes and larger townhomes that would be built under the existing designation.

- Housing affordability is a concern throughout the region. The developers suggest that the prices that larger homes would fetch make it uneconomical to develop this site under a 6-10 upa scenario.
- The smaller, more dense townhouse units are supportable from a planning perspective and are appropriate for the area. Many similarly dense townhouse developments have been approved in the Sunnyside Heights NCP area. The applicants' proposal is consistent with market trends, which have seen larger and more expensive homes decline in popularity in this area since the NCP was finalized in 2010.

Tree Preservation and Open Space

- The Sunnyside Heights NCP requires under the Cluster Residential designation that 30-40% of the site area be set aside for open space and tree preservation.
- The applicants submitted an arborist report that documented evidence of tree disease, which suggests that the NCP's expectation of significant tree retention on this site may need to be adjusted.
- City staff have worked extensively with the applicants and their arborist to develop a plan for retention of some forest stands with the recognition that certain species of trees within those stands are likely to decline over time. A forest stand management plan is proposed, administration of which would be the responsibility of the future strata.
- Through the retention of these tree stands, approximately 23% of the "cluster" designated area is proposed to be preserved for open space and tree management. This 23% includes the lands set aside specifically for tree retention and outdoor amenity space. There will be additional open space within setbacks and in rear yards that has not been included in this calculation.
- Staff are satisfied that the applicant has met the intention of the NCP with the tree protection areas as they are shown on the site plan in Appendix I.

Precedent

- There are a number of active applications in the Sunnyside Heights NCP area that propose plan amendments to increase density. Staff have also fielded inquiries from other owners in the area suggesting that additional density increases may be proposed in the future.
- If the plan amendment proposed under the two subject applications is supported, then other applicants and developers will likely seek support for their proposals as well.
- If all of the amendments that are currently proposed through formal development applications were to be approved, the result would be an estimated additional 155 units in this NCP area. This calculation takes into account the estimated residential units that will be lost through the acquisition of a second school site in the plan area. The land that has been acquired for the second school would otherwise have been developed for residential use.

- The estimated 155 units above includes only those already proposed through formal development applications in the Sunnyside Heights area. It does not include pre-application inquiries.
- With the recognition that a shift in development patterns from lower density single family homes to higher density townhomes does not necessarily result in a significant increase in the student population, the School District has indicated that some additional NCP amendments could be accommodated. The School District emphasizes that staggering the timing of occupancy of new developments can be an effective way to accommodate increases in school enrollment.

PRE-NOTIFICATION

Pre-notification for the subject applications has not yet been undertaken. Pre-notification letters and possibly a public information meeting will be undertaken if Council supports in concept the proposed land use.

PROJECT EVALUATION

- The applicants' proposal for a townhouse development with an overall density of 53 units per hectare (uph) (21 units per acre [upa]) and 23% open space for tree retention complies with the "cluster residential" component of the NCP designation even though the proposed density is higher than the NCP permits.
- Given that there are tree diseases on the site that were not identified at the time the NCP was approved, the 23% open space allows for retention of the most viable stands of trees with a management plan to be implemented by the future strata to address the future health of the tree stand.
- The proposed higher density development will allow for the provision of more affordable homes in this community compared to the larger, lower density, and more expensive homes that would be constructed under the existing maximum density of 6-10 upa.
- The smaller, more affordable homes are reflective of current market demands as they are observed in this part of the City.
- The proposed development accommodates the flex road in an acceptable location as required in the NCP while still maximizing tree retention and open space.
- The applicants propose to phase the development so that new residents will not occupy the units until after the new school on 20 Avenue is in operation.

CONCLUSION

- For the above reasons, staff are supportive of the proposed development concept in principle.
- Should Council support the proposal in principle staff will work with the applicant to resolve remaining outstanding design considerations (including unit orientation, driveway access,

setbacks, and amenity areas, among other items) and bring forward the subject application for Council's consideration at a subsequent Regular Council -Land Use meeting, at which time rezoning by-laws for the amended proposal will be introduced.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

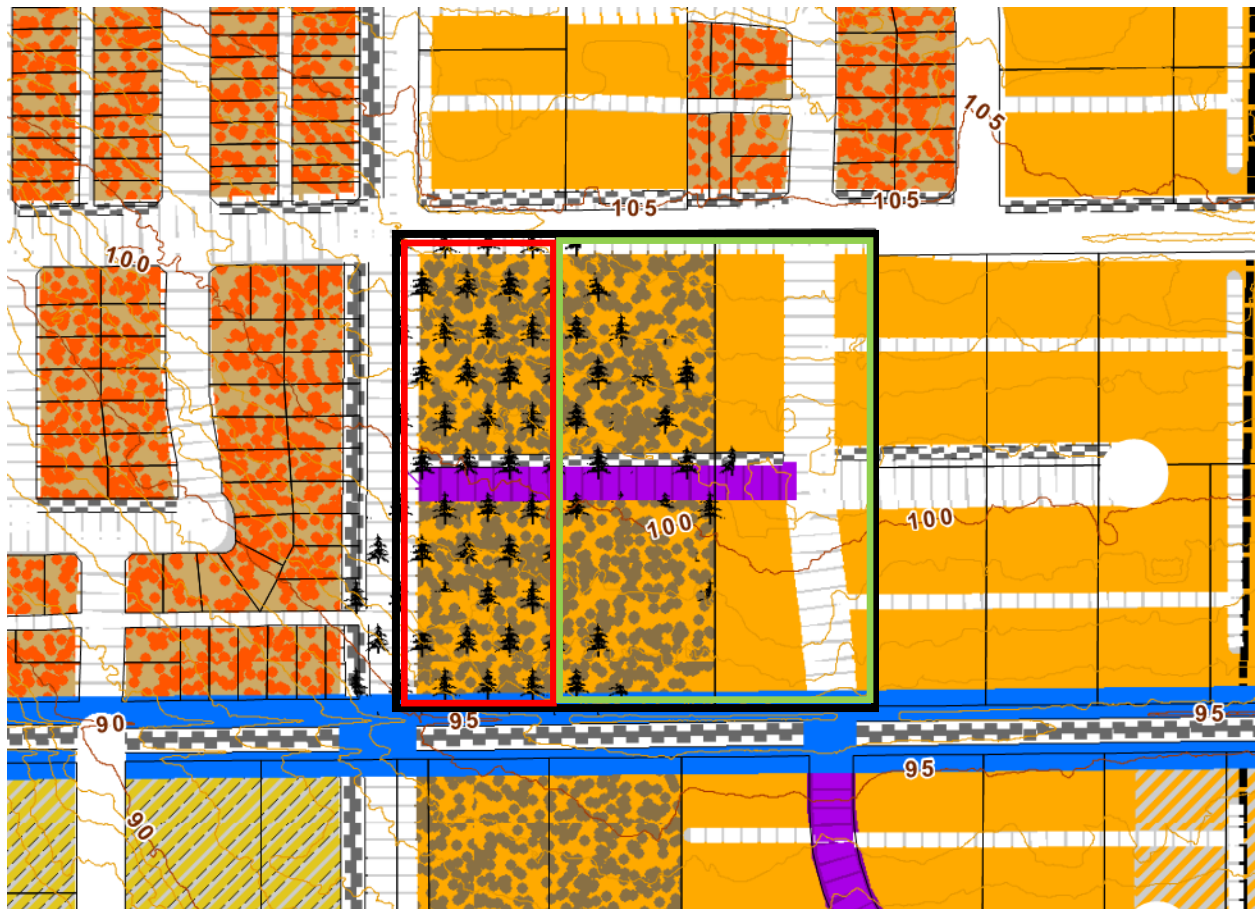
- Appendix I. Site Plan
- Appendix II. Context Plan Showing Existing NCP Designations

original signed by Ron Hintsche






Jean Lamontagne
General Manager
Planning and Development

MJ/cm

Excerpt from Sunnyside Heights Neighbourhood Concept Plan



Legend

-  Consolidation area identified in NCP
-  Boundary of Application No. 7916-0575-00
-  Boundary of Application No. 7917-0095-00
-  "Cluster Residential 6-10 upa" Designation
-  "Low Density Residential 6-10 upa" Designation