

NO: R124

COUNCIL DATE: July 24, 2023

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**REGULAR COUNCIL**

<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>July 20, 2023</b>
<b>FROM:</b>	<b>General Manager, Planning &amp; Development General Manager, Engineering General Manager, Parks, Recreation &amp; Culture</b>	<b>FILE:</b>	<b>6520-20 (Anniedale-Tynehead)</b>
<b>SUBJECT:</b>	<b>Anniedale-Tynehead Neighbourhood Concept Plan – Planning Update</b>		

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**RECOMMENDATION**

The Planning & Development Department, Engineering Department, and Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information;
2. Endorse the updated Stage 1 Land Use Concept for a portion of the Anniedale-Tynehead Neighbourhood Concept Plan, attached as Appendix “I”, and authorize staff to lead the completion of the associated Stage 2 planning component, including the resolution of outstanding items identified in this report; and
3. Authorize staff to initiate a plan update, including land use, road network, servicing, amenity, and financial implications, for the remainder of the Anniedale-Tynehead Neighbourhood Concept Plan, attached as Appendix “II”.

**INTENT**

The intent of this report is to seek endorsement of an updated proposed Stage 1 component of a portion of the Anniedale-Tynehead Neighbourhood Concept Plan (“NCP”), and authorization to lead the completion of planning work to update the Anniedale-Tynehead NCP.

**BACKGROUND**

At the April 3, 2023 Regular Council – Public Hearing meeting, Council considered Corporate Report No. Ro36; 2023 (attached as Appendix “III”), which proposed an updated Stage 1 Land Use Concept for a portion of the Anniedale-Tynehead NCP, as well as direction to concurrently review the remainder of the NCP. At this meeting, Council referred the Land Use Concept back to staff to review issues relating to the proposed school site, parks and open space, and the distribution of density.

**DISCUSSION**

Staff provide the following comments and updates regarding the Stage 1 Land Use Concept for the western portion of the Anniedale-Tynehead NCP (Appendix “I”).

### Future School Site

In evaluating appropriate school sites for the proposed Land Use Concept, staff considered the School District's site evaluation criteria. Based on site analysis, City and School District staff concluded that the school site previously endorsed under Corporate Report No. R0156; 2022 best meets the evaluation criteria. Details of the evaluation are provided in Appendix "IV".

### Parks and Open Space

Staff have refined the location and configuration of a proposed neighbourhood park. Associated Stage 2 planning work will further address the need for additional open space within the higher density areas of the Land Use Concept by designating new public plaza locations to be achieved through development.

### Distribution of Density

Staff have made refinements to the proposed Land Use Concept, including the replacement of the 'Townhouse' designation with 'Low Rise' designations, adjustments to areas for mixed-uses and considerations for the protection of identified Green Infrastructure Network ("GIN") corridors. Proposed land use designations and applicable details are summarized in page 2 of Appendix "I".

### **Next Steps**

Subject to Council endorsement of the recommendations of this report, staff will undertake two separate and concurrent land use planning processes. The first process will complete the existing NCP amendment process (Stage 2), currently underway for the portion of the NCP illustrated in Appendix "I". The second process will initiate a review of the remaining NCP areas, illustrated in Appendix "II". Staff plan to have both processes before Council for consideration in late 2023. A detailed summary and additional discussion of these processes is outlined within the previously considered Corporate Report No. R036; 2023, attached as Appendix "III".

### **CONCLUSION**

The Anniedale-Tynehead NCP is a significant new development area in North Surrey, with the capacity to accommodate significant new homes and jobs. Facilitating a speedy resolution of the NCP update will catalyse development while ensuring the plan addresses the City's long-term servicing and community amenity needs, including adequate and well-located school sites.

*Original signed by*  
Don Luymes  
General Manager,  
Planning & Development

*Original signed by*  
Scott Neuman, P.Eng.  
General Manager,  
Engineering

*Original signed by*  
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

Appendix "I" Stage 1 Land Use Concept – West Amendment Area

Appendix "II" Full NCP Area, less the West Amendment Area

Appendix "III" Corporate Report No. R036; 2023

Appendix "IV" School Site Assessment Summary

# Stage 1 Land Use Concept - West Amendment Area



**LEGEND**

- |                                |                  |   |                       |
|--------------------------------|------------------|---|-----------------------|
| Low Rise Residential - Type I  | Park             | Biodiversity Development Consideration Area | Lots                  |
| Low Rise Residential - Type II | Multi Use Trails | Green Density Transfer                      | Overpass              |
| High-Density Cluster           | Landscape Buffer | Flex Alignment Road                         | Major Transit Network |
| Low Rise Employment            | Utility Buffer   | Amendment Boundary                          | Roundabouts           |
| Low Rise Mixed-Use             | GIN Corridors    | Sensitive Stream                            |                       |
| School                         | Riparian Buffer  |   |                       |



Land Use Concept

Planning & Development Department

## LAND USE DESIGNATION SUMMARY

### Anniedale-Tynehead Neighbourhood Concept Plan

On July 25, 2022, Council endorsed an updated Stage 1 Land Use Concept for a portion of the Anniedale-Tynehead Neighbourhood Concept Plan, including associated changes to land uses, transportation network, and parks and open spaces (Corporate Report No. R0156; 2022).

Since that time, staff have made refinements to the Land Use Concept to address additional transportation and land use considerations, align the proposed concept with existing City policies, confirm the approach to school site selection, and ensure development equitability between properties. These include refinements in response to Council comments at the April 3, 2023 Regular Council – Public Hearing during the consideration of Corporate Report No. R036; 2023, during which time Council referred the Land Use Concept back to staff to review issues relating to the proposed school site, parks and open space, and the distribution of density. Land use designations within the proposed updated Stage 1 Land Use Concept are summarized as follows:

Designation	Intent	Building Height	Density
Low Rise Residential – Type I	Multiple residential housing with ground-oriented units at the base and apartments above.	4 storeys	1.3 FAR
Low Rise Residential – Type II	Multiple residential housing with ground-oriented units at the base and apartments above.	4-6 storeys	2.0 FAR
High Density Cluster	As per the original Anniedale-Tynehead NCP, intended as townhouse form with green density transfer resulting in 40-50% open space.	3 storeys	25-37 UPH* (10-15 UPA)
Low Rise Employment	Requires a minimum of one floor of active commercial at grade with office uses above. No residential uses permitted.	5 storeys	2.25 FAR
Low Rise Mixed-Use	Requires a minimum of one floor of active commercial at grade with residential or office uses above.	4-6 storeys	2.0 FAR

*\* Cluster designation sites are based on gross density calculations in keeping with the Cluster Housing Development Guideline with Section 4.4 of the existing Anniedale-Tynehead NCP.*

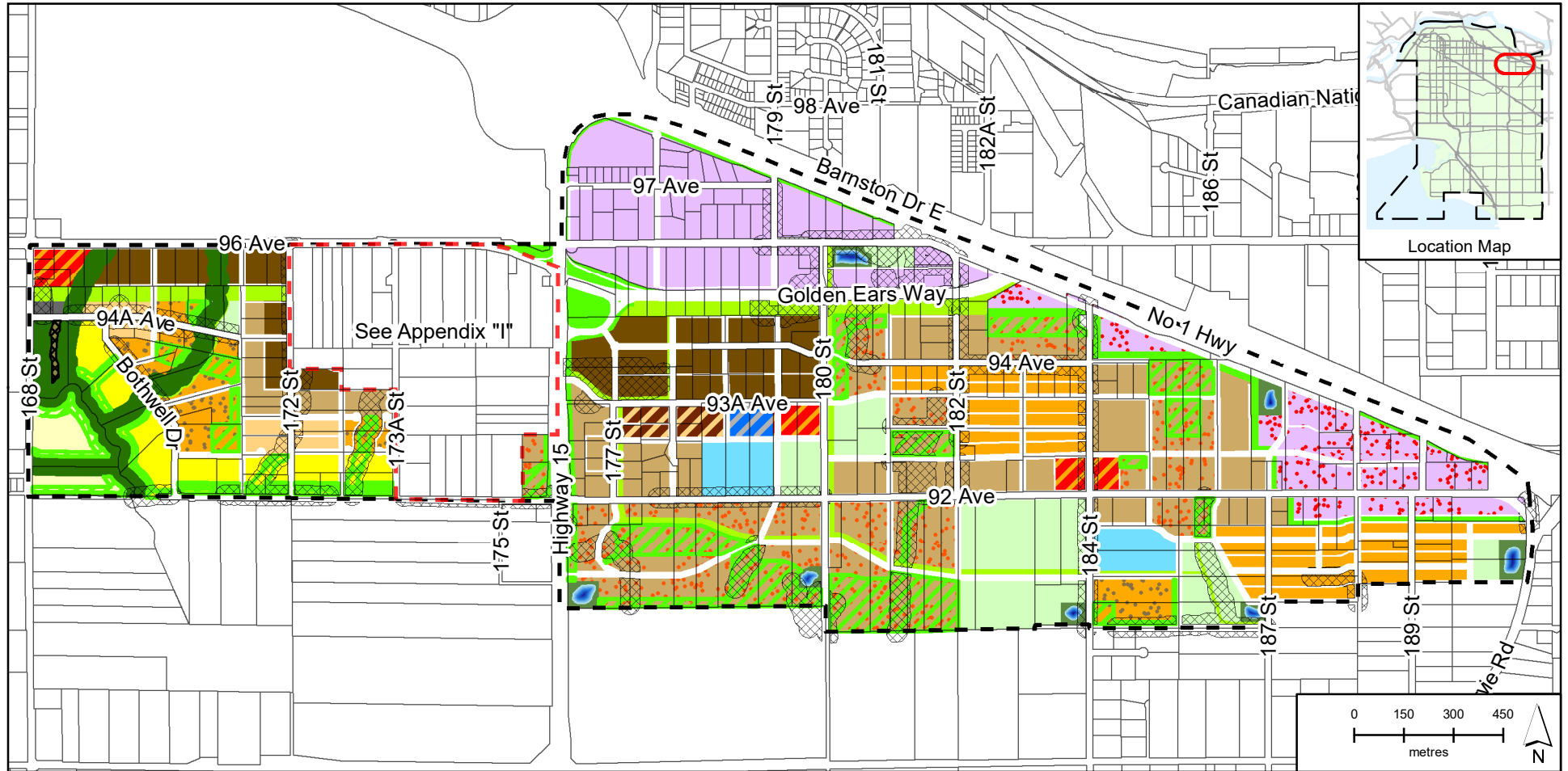
The Anniedale-Tynehead NCP is subject to the City’s Density Bonus Policy (Policy O-54) and associated Guildford rates as established in Schedule G of the Zoning By-law. Community Amenity Contributions, including those associated with potential density bonusing, will be subject to review as part of the Stage 2 planning process. Site amendments to the above noted building height and density parameters will be subject to density bonusing provisions.

#### **Biodiversity Development Consideration Area**

The updated plan also includes a Biodiversity Development Consideration Area (“BDCA”). The BDCA identifies where Green Infrastructure Network (“GIN”) Corridor #120 lands are intended for protection through the development process. The mechanism for acquiring the GIN Corridor through development will be determined through the Stage 2 planning process and may include a development levy on lands within the Stage 1 Land Use Concept Amendment Boundary, a density transfer mechanism, or a combination of these approaches.

# Existing Anniedale-Tynehead NCP

# APPENDIX "II"



## LEGEND

Low Density Urban	Medium Density Cluster	Industrial Business Park	Landscape Buffer	West Amendment Area
Medium Density	High Density Cluster	Public Assembly	Riparian Area	Plan Boundary
Medium High Density	Special Residential	Community Centre	Pond	Lots
High Density Residential	Commercial	School	Pond Buffer	
Suburban Cluster	Neighbourhood Commercial	Park	Fish Class Buffer Class B	
Low Density Cluster	Light Industrial	Trail	Green Space Transfer	



**Anniedale-Tynehead NCP**

**Planning & Development  
Department**



INTER-OFFICE MEMO

Regular Council - Public Hearing

Corporate Report R036

Monday April 3, 2023

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TO: City Clerk

FROM: Manager, Community Planning, Planning and Development

DATE: March 31, 2023

FILE: 6520-20

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RE: Anniedale-Tynehead Neighbourhood Concept Plan- Update on Amendment Process 6520-20 Replacement Page Memo

A mapping error was made in the Appendix I and the corresponding map in the Appendix IV of Corporate Report R036.

Please replace Appendix I and the corresponding map on Appendix IV of the Anniedale-Tynehead Neighbourhood Concept Plan- Update on Amendment Process 6520-20 Corporate Report with the map attached to this memo.

A handwritten signature in blue ink, appearing to read "Preet Heer". The signature is stylized and fluid.

Preet Heer,  
Manager, Community Planning, Planning and Development  
Attachment I - Replacement Map.

# Stage 1 Land Use Concept - West Amendment Area



## LEGEND

Townhouse	Low Rise Mixed-Use	GIN Corridors	Lots
Low Rise Residential - Type I	School	Green Density Transfer	Overpass
Low Rise Residential - Type II	Park	Flex Alignment Road	Major Transit Network
Low Rise Residential Cluster	Multi Use Trails	Amendment Boundary	Roundabouts
High-Density Cluster	Landscape Buffer	Sensitive Stream	
Low Rise Employment	Utility Buffer	Riparian Buffer	



Land Use Concept

Planning & Development  
Department

NO: R036

COUNCIL DATE: April 3, 2023

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 30, 2023**

FROM: **General Manager, Planning & Development** FILE: **6520-20**  
**General Manager, Engineering** (Anniedale-Tynehead)  
**General Manager, Parks, Recreation & Culture**

SUBJECT: **Anniedale-Tynehead Neighbourhood Concept Plan - Update on  
Amendment Process**

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## RECOMMENDATION

The Planning & Development Department, Engineering Department, and Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information;
2. Endorse the updated Stage 1 Land Use Concept for a portion of the Anniedale-Tynehead Neighbourhood Concept Plan, including associated changes to land uses, transportation network, and parks and open spaces, as attached in Appendix "I" and generally described in this report;
3. Authorize staff to lead the completion of the Stage 2 planning component associated with the amended Stage 1 Land Use Concept (Appendix "I"), including the resolution of outstanding items identified in this report; and
4. Authorize staff to initiate a plan update process, including land use, road network, servicing, amenity, and financial implications, for the remainder of the Anniedale-Tynehead Neighbourhood Concept Plan, as attached in Appendix "II" and generally described in this report.

## INTENT

The intent of this report is to seek endorsement of an updated proposed Stage 1 component of the Anniedale-Tynehead Neighbourhood Concept Plan ("NCP") and to seek authorization for staff to proceed with the associated Stage 2 planning process. Staff also seek Council authorization to commence with a review and update of the remainder of the Anniedale-Tynehead NCP.

## BACKGROUND

The original Anniedale-Tynehead NCP was adopted in April 2012. It covers an area of approximately 408 hectares (1,008 acres) in North Surrey, east of Guildford Town Centre. The development of the NCP was originally centred on a large format regional shopping centre, supported by a variety of land use designations for housing, commercial, and employment uses, as well as new roads, utilities, parks, schools, and a community centre.



Despite the NCP's approval in 2012, the area has remained undeveloped for the past decade due to utility servicing constraints. In May 2018, Council authorized an updated servicing strategy that would enable a development partnership to fund and construct infrastructure for the Anniedale-Tynehead NCP.

Since 2018, a proponent group has built and funded trunk infrastructure to service initial areas within the NCP. Staff have also received Development Application No. 7920-0002-00, which proposed to amend a portion of the NCP serviced by the new trunk infrastructure. An area-specific Stage 1 Plan amendment process was initiated by the proponents. The plan amendment process achieved partial Stage 1 approval from Council in July 2022. Additional background on the utility servicing and plan amendment process is provided in Corporate Report No. R156; 2022, attached as Appendix "III".

## DISCUSSION

To expedite the ongoing NCP amendment, and given the nature of the detailed interdepartmental work, it is proposed that the remaining planning work be assumed by City staff. It is also proposed that staff initiate a separate and concurrent planning process to undertake an update to the remainder of the NCP area to ensure it addresses current market considerations and reflects updated servicing, transportation, and community amenity considerations.


Subject to Council endorsement of the recommendations of this report, staff will undertake two separate and concurrent land use planning processes associated with the update of the Anniedale-Tynehead NCP. The first process will focus on the completion of the existing NCP amendment process (Stage 2) associated with the Development Application No. 7920-0002-00, whose boundaries are illustrated in Appendix "I". The second process will be a review of the remaining NCP areas, whose boundaries are illustrated in Appendix "II". A detailed summary and additional discussion of these processes is attached as Appendix "IV".

## CONCLUSION

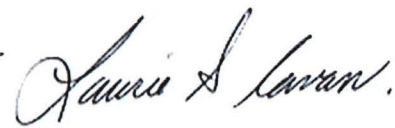
The Anniedale-Tynehead NCP is a significant new development area in North Surrey, with capacity to accommodate homes for up to 18,000 new residents and space for approximately 4,000 new jobs. Facilitating a speedy resolution to the ongoing plan amendment process will be a catalyst for development. A concurrent review of the remaining NCP areas will ensure the plan is reflective of market conditions, and that it addresses the City's long-term servicing, transportation, and community amenity needs, including adequate and well-located school sites.



Don Lunnies  
General Manager,  
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Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

Appendix "I"	Stage 1 Land Use Concept – West Amendment Area
Appendix "II"	Full NCP Area, less the West Amendment Area
Appendix "III"	Corporate Report No. R156; 2022
Appendix "IV"	Plan Process Summary and Discussion

**\*Appendices available upon request.**

### SCHOOL SITE ASSESSMENT Anniedale-Tynehead Neighbourhood Concept Plan

Staff conducted a review of three potential school sites for the proposed Land Use Concept update for the western portion of the Anniedale-Tynehead NCP (Appendix “I”). The assessment included the previously Council endorsed school site under Corporate Report No. Ro156; 2022, as well as two additional alternative sites.

In evaluating appropriate school sites, staff considered the School District’s site evaluation criteria, which includes site geometry (for locating play fields), topography (for construction considerations), encumbrances (creeks, wetlands, etc.), catchment considerations (central location), and parkland adjacency (for joint use considerations). Based on site analysis, City and School District staff concluded that the school site previously endorsed under Corporate Report No. Ro156; 2022 (properties: 9307, 9325, 9341, and 9375 – 176 Street) best meets the School District’s evaluation criteria.

Details of the evaluation are provided below.

- The site is adjacent to future parkland, providing opportunities for clustering of park and educational uses. There is potential for additional play/sport areas to be accommodated on parkland.
- The elevation and topography are the most optimal on this site, making construction more efficient.
- The site has good dimensions (157 m x 192.7 m) and a rectangular shape, allowing for an efficient school site layout.
- 9325 and 9341 – 176 Street are currently owned by the Province, which could make acquisition by the School District easier.
- The site has minimal ownership fragmentation, making it easier for acquisition.
- Approximately half of the subject site is designated for park in the original 2012 Anniedale-Tynehead NCP, which should have tempered redevelopment expectations.
- The site is free from riparian and other environmental encumbrances.
- The site is adjacent to the future 94A Avenue overpass, which allows for the most efficient student catchment considerations.