A. ADOPTION OF THE AGENDA

Council is requested to pass a motion to adopt the agenda.

B. PLANNING REPORTS

1. Planning Report - Application No. 7922-0075-00
   12720 - 82 Avenue
   Owner: Mainland Developments (82 Ave) Ltd.
   Director Information: D. Dhaliwal
   No Officer Information Filed as at September 4, 2023.
   Agent: ParaMorph Architecture Inc. (Manpreet Singh)
   Regional Growth Strategy Amendment from "Industrial" to "Employment"
   OCP Amendment from "Industrial" to "Mixed Employment"
   OCP Text Amendment to allow a higher density in the Mixed Employment designation
   Rezoning from IH to CD
to permit the development of four commercial buildings.

   * Planning Recommendation

   The Planning & Development Department recommends that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

2. Planning Report - Application No. 7924-0022-00
   12666 - 72 Avenue
   Owner: Kwantlen Polytechnic University (KPU)
   Agent: Public Architecture & Communication Inc. (Brian Wakelin)
   Rezoning from RA to CD based on PI
   Development Variance Permit
to permit the development of a childcare facility inside the KPU Surrey Campus, to defer the works and services requirement associated with the rezoning, and to reduce the parking requirements for the site.
* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on "Institutional Zone (PI)", and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7924-0022-00 (Appendix IV), varying the following, to proceed to Public Notification:
   
   (a) to reduce the minimum number of off-street parking spaces for the entire site by 10%;
   
   (b) for the purposes of off-street parking, all setbacks are reduced to 3 metres; and
   
   (c) Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed rezoning until future development.

3. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
   
   (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
   
   (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

* **Bylaw Readings**

"Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295"

**First Reading**

**Second Reading**

That the electronic Public Hearing be held on Monday, July 8, 2024, at 7:00 p.m.
3. **Planning Report - Application No. 7920-0214-00**  
14590 - 116A Avenue  
Owner: Iqra Education Society  
Director Information: J. Abdulwahid, M. Gadala, A. Mihirig, A. Mihirig, W. Ramadan  
Agent: Studio Senbel (Architecture & Design Inc.) (Sharif Senbel)  

**Development Permit / Development Variance Permit**  
_to permit the development of an addition and two portable classrooms to an existing Islamic Heritage Society School._

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0214-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan.

2. Council approve Development Variance Permit No. 7920-0214-00 (Appendix IV), varying the following, to proceed to Public Notification:

   (a) to reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres;

   (b) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres; and

   (c) to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.

3. Council instruct staff to resolve the following issues prior to final approval:

   (a) submission of a finalized Ecosystem Development Plan to the satisfaction of City Staff;

   (b) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;

   (c) submission of financial securities to ensure completion of the proposed habitat restoration and fencing works on the site to the satisfaction of the General Manager, Planning & Development;

   (d) final approval from BC Hydro; and

   (e) final approval from Telus.
4. **Planning Report - Application No. 7923-0268-00**  
17911 - 0 Avenue (17857 – 0 Avenue)  
Owners: P. Buttar, I. Buttar  
Agent: Cypress Land Services (Kristina Bell)  
**Development Variance Permit**  
to permit a 48 metre tall telecommunications antenna system.  

* Planning Recommendation

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0268-00 (Appendix II), varying the following, to proceed to Public Notification:
   
   (a) to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing antenna system tower from 12 metres to 48 metres; and

   (b) to reduce the minimum (west) side yard setback of the A-1 Zone for a free-standing antenna system tower compound from 13.5 metres to 3.05 metres to the structure face.

5. **Planning Report - Application No. 7923-0339-00**  
14718 Wellington Drive  
Owners: J. Parmar, K. Parmar  
Agent: Mainland Engineering Design Corporation (Avnash Banwait)  
**Rezoning from RA to RF**  
**Development Variance Permit**  
to allow subdivision into two lots including one panhandle lot.

* Planning Recommendation

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21296 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

2. Council approve Development Variance Permit No. 7923-0339-00 (Appendix VI), varying the following, to proceed to Public Notification:
   
   (a) to reduce the minimum rear yard (east) setback of the RF Zone for Lot 2 from 7.5 metres to 1.8 metres to the principal building face.
3. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(d) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

(e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

(f) registration of a Section 219 Restrictive Covenant for Building Scheme to specifically require the use of flat roofs for house construction on proposed Lots 1 and 2 in order to preserve view corridors.

6. Planning Report - Application No. 7923-0354-00
16300 - 104 Avenue
Owner: Ministry of Transportation and Infrastructure
Agent: DCYT Architecture (Douglas Cheung)

Rezoning from RA to CD
to accommodate the existing BC Ambulance Station.

* Planning Recommendation

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:

(a) approval from the Ministry of Transportation & Infrastructure.
* Bylaw Readings

"Surrey Comprehensive Development Zone 224 (CD 224), Bylaw, 2024, No. 21297"

First Reading

Second Reading

That the electronic Public Hearing be held on Monday, July 8, 2024, at 7:00 p.m.

7. Planning Report - Application No. 7923-0293-00
14650 - 104 Avenue
Owner: Cp Reit BC Properties Limited
Director Information: M. Barrafato, S. Cole, R. Diamond
No Officer Information Filed as at May 22, 2024.
Agent: Janks Design Group (Ruth M'rav-Jankelowitz)

Temporary Use Permit

To permit the placement of a modified shipping container on the property for use as a Return-it Express & Go Station for beverage container recycling, with the duration not to exceed 3 years.

* Planning Recommendation

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0293-00 (Appendix I), permitting the following, to proceed to Public Notification:

   (a) to temporarily allow a 6.0 metre-long modified shipping container to be located on the subject property, which is a non-industrial zoned lot, for the purposes of beverage container recycling; and

   (b) to temporarily allow a beverage container return centre, which is not confined to an enclosed building or part of an enclosed building, to operate on the subject site zoned "Comprehensive Development Zone (CD)" (Bylaw No. 16555).

2. Council instruct staff to resolve the following issues prior to final approval:

   (a) submission of $5,000 security to ensure the modified shipping container is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use permit.
8. **Planning Report - Application No. 7919-0285-00, 7919-0285-01**

1711 - 152 Street (From 1601 - 152 Street to 1715 - 152 Street, 15105 - 16 Avenue, 15177 - 16 Avenue, 1776 Martin Drive),
1707 - 152 Street, 15150 - 18 Avenue

Owners: First Capital (Semiahmoo) Corp.
- **Director Information:** N. Downey, A. Paul, J. Robins
- **No Officer Information Filed as at June 16, 2023.**

First Capital (Semiahmoo Parcel 2) Corp
- **Director Information:** N. Downey, A. Paul, J. Robins
- **No Officer Information Filed as at June 16, 2023.**

First Capital (Semiahmoo Parcel 3) Corp
- **Director Information:** N. Downey, A. Paul, J. Robins
- **No Officer Information Filed as at June 16, 2023.**

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

**Rezoning from C-8 and CD to CD**

**General Development Permit**

**Detailed Development Permit**

**Development Variance Permit**

to permit the development of a mixed-use development consisting of two high-rise mixed-used towers (both 20 storeys) and one mixed use mid-rise tower (12 storeys).

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21298 to rezone the properties at 1797 - 152 Street and 15150 - 18 Avenue from "Community Commercial Zone (C-8)" and a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Comprehensive Development Zone (CD)" (Bylaw No. 13881) to "Comprehensive Development Zone (CD)."

2. Council authorize staff to draft General Development Permit No. 7919-0285-00 for Towers 2 and 3 generally in accordance with the attached drawings (Appendix I).

3. Council authorize staff to draft Detailed Development Permit No. 7919-0285-01 for Tower 1 generally in accordance with the attached drawings (Appendix I).

4. Council approve Development Variance Permit No. 7919-0285-00 (Appendix VI), varying the following, to proceed to Public Notification:

   (a) to waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide works and services on the remainder of the Semiahmoo Mall site at 1715 - 152 Street.
5. Council endorse the Master Plan concept for the remainder of the mall site shown as Appendix V.

6. 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density (which will support the delivery of a Parks, Recreation and Culture indoor amenity space), to the satisfaction of the General Manager, Planning and Development Department;

   (g) completion of an option to purchase or alternative form of agreement for the City to secure the proposed indoor public community art space in Tower 2, to the satisfaction of the General Manager, Parks, Recreation and Culture Department;

   (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 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) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
(k) 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 Services;

(l) registration of a statutory right-of-way identifying future public road alignments and the park site on the remainder mall parcel;

(m) registration of a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder mall lot until such time as the road dedications, works and services and park site are provided;

(n) amendment to the existing easements and restrictive covenant on title, namely, the Access and Parking Easement (including provision of ultimate access arrangement for the McDonalds site at 1789 – 152 Street), Storm Drainage Easement, Water System Easement and Building Restrictive Covenant that are associated with both the First Capital and McDonalds lands located at 1789 - 152 Street, 1797 - 152 Street, and 15150 - 18 Avenue;

(o) registration of a shared access easement between proposed Lots 2 and 3 for access and shared use of the proposed underground shared parking facility; and

(p) provision of an Approval in Principle from the Ministry of Environment with respect to any possible soil contamination at the existing Chevron gas station located at 1776 Martin Drive.

   16172 - 24 Avenue
   Owners: Lmja Holdings Ltd. (Inc. No BC1100271)
   Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
   No Officer Information as at December 14, 2022.

   Lmjbl Holdings Ltd. (Inc. No BC1100274)
   Director Information: N. Mann

   Lmjc Holdings Ltd. (Inc. No BC1100284)
   Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
   No Officer Information as at December 14, 2022.

   Agent: BLT Construction Services (Rick Niblett)
   Temporary Use Permit
   Development Variance Permit
   to permit the development of a temporary display and brand centre for a duration not to exceed 6 months and to permit temporary fascia signs for the proposed building.
* Planning Recommendation

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7924-0138-00 (Appendix VII), to proceed to Public Notification.

2. Council approve Development Variance Permit No. 7924-0138-00 (Appendix VI), varying the Sign By-law to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final approval:
   
   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
   
   (b) resolution of urban design issues to the satisfaction of the Planning and Development Department;
   
   (c) submission of a finalized fire access plan to the satisfaction of City Staff;
   
   (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department; and
   
   (e) submission of a security to ensure the building is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit.

5866 - 124A Street
Owners: P. Mangat, A. Mangat, I. Mangat, J. Mangat
Agent: Hub Engineering Inc. (Mike Kompter)
Rezoning from RA to RF
* Planning Recommendation

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21299 to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
2. 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) approval from the Ministry of Transportation & Infrastructure;

   (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and

   (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

11. **Planning Report - Application No. 7923-0232-00**

    **13265 - 104 Avenue**

    Owners: Accorde Wcpg Lots 12 (B) Ltd.
    Director Information: R. Sandhu
    Officer Information as at March 27, 2024:
    R. Sandhu (President, Secretary)

    Accorde Wcpg Lots 12 Ltd.
    Director Information: R. Sandhu
    Officer Information as at October 17, 2023:
    R. Sandhu (President, Secretary)

    Agent: West Fraser Developments Ltd. (Ravi Sandhu)

    **OCP Amendment from "Multiple Residential" to "Downtown" and to Figure 16: Downtown Densities to permit a density of 5.5 FAR**

    **CCP Amendment from "Low to Mid Rise Residential" to "High Rise Residential – Type I"**

    **Rezoning from RM-45 to CD (based on RM-135)**

    **Development Permit Housing Agreement**

    to permit the development of two high-rise residential towers of 25 and 35 storeys respectively, with 6-storey podiums, comprising 561 dwelling units, including 57 affordable rental units, in City Centre.
* Planning Recommendation

The Planning & Development Department recommends that:

1. an Official Community Plan (OCP) Amendment Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from "Multiple Residential" to "Downtown" and to amend OCP Figure 16: Downtown Densities to include the subject site at a density 5.5 FAR, and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a Bylaw be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

4. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

5. Council authorize staff to draft Development Permit No. 7923-0232-00 generally in accordance with the attached drawings (Appendix I).

6. 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 enter into a Housing Agreement with the City to provide 57 rental units at 10% below market rates;

(h) 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;

(i) demolition (or bond) of existing buildings and structures to the satisfaction of the Planning and Development Department;

(j) registration of a volumetric statutory right-of-way for public rights-of-passage over the publicly accessible plazas within the site;

(k) registration of an easement or statutory right-of-way to allow shared access to all indoor and outdoor amenity spaces between Buildings A and B;

(l) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(m) 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;

(n) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement, for the portion of the site proposed as rental units; and

(o) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges.

7. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Low to Mid Rise Residential" to "High-Rise Residential – Type I" as shown in Appendix VI, when the project is considered for final adoption.
* Bylaw Readings

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21300"

First Reading

Second Reading

That the electronic Public Hearing be held on Monday, July 8, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 220 (CD 220), Bylaw, 2024, No. 21301"

First Reading

Second Reading

That the electronic Public Hearing be held on Monday, July 8, 2024, at 7:00 p.m.

"The Accorde WCPG Lots 12 Ltd. and Accorde WCPG Lots 12(B) Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21302"

First Reading

Second Reading

Third Reading

19355 - 2 Avenue
Owners: J. Pooni, R. Pooni
Agent: WSP Canada (Scott Pelletier)
Development Variance Permit
to permit construction of a single-family dwelling.

* Further to the Planning Report dated December 4, 2023 additional information regarding the application is provided.

* Planning Recommendation

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0375-01
(Appendix I), varying the following, to proceed to Public Notification:
(a) to increase the maximum single family dwelling setback of the "General Agriculture Zone (A-1)" from 50 metres to 57 metres.

2. Council instruct staff to resolve the following issues prior to final approval:

(a) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7922-0375-00 dated December 4, 2023 (Appendix II).

13. Planning Report - Application No. 7923-0109-00
14488, 14498, 14500, and 14510 - 105A Avenue
Owner: Gatehouse Developments (Proper) Inc.
   Director Information: M. Shepherd
   No Officer Information Filed as at January 25, 2024.
Agent: Gatehouse Design & Development (Joshua Turner)
Rezoning from RF to CD
Development Permit
to permit the development of a 6-storey residential apartment building.

* Planning Recommendation

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21303 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft Development Permit No. 7923-0109-00 generally in accordance with the attached drawings (Appendix I).

3. 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-70 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 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

(k) registration of a right-of-way for public rights-of-passage over the proposed plaza located at the northeast corner of the site.

17660 - 92 Avenue
Owner: 1256706 B.C. Ltd.
Director Information: A. Ghuman
Officer Information Filed as at July 10, 2023: V. Aujla (Secretary), A. Ghuman (President)
Agent: Kasian Architecture Interior Design and Planning Ltd. (Trevor Dickson)
NCP Amendment from "High Density Cluster" to "Medium High Density"
Rezoning from A-1 to RM-30
Development Permit / Development Variance Permit
to permit the development of 29 townhouse units.

* Planning Recommendation

1. Council endorse the Public Notification to proceed for Bylaw No. 21304 to rezone the subject site from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0126-00 generally in accordance with the attached drawings (Appendix I), and the finalized geotechnical report.

3. Council approve Development Variance Permit No. 7922-0126-00 (Appendix VI), varying the following, to proceed to Public Notification:

(a) to reduce the minimum rear (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;

(b) to reduce the minimum front (east) yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face for Buildings 2 and 4;

(c) to increase the maximum percentage of back-to-back units from 20% to 21% in the "Multiple Residential Zone (30) Zone (RM-30)"; and

(d) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development under Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law from 74 square metres to 0 square metres.

4. Council approve the applicant’s request to reduce the amount of required outdoor amenity space from 105 square metres to 89 square metres.

5. 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) approval from the Ministry of Transportation & Infrastructure;

(d) resolution of all urban design issues to the satisfaction of the Planning and Development Department including retaining walls, and site grading;

(e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

(f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(h) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant with Geotechnical Report attached;

(i) 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;

(j) provision of a cash-in-lieu contribution to satisfy the elimination of indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;

(k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(l) completion of the acquisition and subdivision (consolidation) of the remnant Lot 4 (17696 – 92 Avenue) to the immediate east;

(m) the applicant adequately address the impact of reduced outdoor amenity space;

(n) 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;

(o) 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

(p) concurrent final approval of neighbouring Development Application No. 7920-0278-00.

6. Council pass a resolution to amend the Anniedale Tynehead Neighbourhood Concept Plan (NCP) to redesignate the subject site from "High Density Cluster 10 – 15" to "Medium High Density 15 – 30" when the project is considered for final adoption (Appendix V).
15. Planning Report - Application No. 7923-0236-00  
8321 - 140 Street  
Owner: Vedic Hindu Cultural Society Inc.  
Agent: Kumar Architecture (James McKinnon)  

Development Permit for Sensitive Ecosystems (Streamside and Green Infrastructure)  

Development Variance Permit  
to permit construction of a significant temple addition and extension of the parking lot.  

* Planning Recommendation  

The Planning & Development Department recommends that:  

1. Council approve Development Variance Permit No. 7923-0236-00 (Appendix II), varying the following, to proceed to Public Notification:  
   (a) to increase the maximum building height of the PA-2 Zone allowed from 9 metres to 21.5 metres as measured to the peak of a rooftop dome; and  
   (b) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 10 metres as measured from top-of-bank.  

2. Council authorize staff to draft Development Permit No. 7923-0236-00 for Sensitive Ecosystems (Streamside and Green Infrastructure) generally in accordance with Appendix I.  

3. Council instruct staff to resolve the following issues prior to final approval:  
   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;  
   (b) submission of a finalized landscaping plan and landscaping cost estimate, satisfying the deficiency in tree replacement on the site, to the specifications and satisfaction of the Planning and Development Department;  
   (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

(e) restoration of the Bear Creek park land encroachment identified on the south-west corner of the site to the satisfaction of the Parks, Recreation, and Culture section; and

(f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access.

C. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. Planning Report – Application No. 7918-0141-00 10342 – 136A Street

   Owner: Janda Group Holdings Inc. (Director Information: S. Janda)
   Agent: Focus Architecture Inc. (Colin Hogan)

   "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347" C-35 to CHI - to allow the development of a 36-storey mixed-use building in City Centre.

   Council direction received May 10, 2021

   * See memorandum dated June 18, 2024.

   That Council amend the City Centre Plan to redesignate the south portion of the subject site from "Mid to High Rise Residential 3.5 FAR" to "Mixed-Use 3.5 FAR."

   Final Adoption

   "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348" C-35 to CD - to allow the development of a 36-storey mixed-use building in City Centre.

   Council direction received May 10, 2021

   Final Adoption
Development Variance Permit No. 7918-0141-00
To reduce the minimum lot size from 1,000 square metres to 685 square metres and to reduce the minimum lot width from 25 metres to 19 metres for proposed Lot 2.

Supported by Council May 31, 2021

**That Council authorize the issuance of Development Variance Permit No. 7918-0141-00.**

Development Permit No. 7918-0141-00
To issue Development Permit for Form and Character.

Authorized to draft May 10, 2021

**That Council authorize the issuance of Development Permit No. 7918-0141-00.**

2. Planning Report – Application No. 7921-0193-00
10620 and 10628 - 138A Street; 10619 and 10631 - 139 Street

Owner: 1185259 B.C. Ltd. (Director Information: N. Takhar, M. Takhar)
Agent: Barnett Dembek Architects Inc. (Abhishek Sinha)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843"
To amend Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the site to permit a density up to 3.1 FAR.

Council direction received February 13, 2023

**Final Adoption**

"Surrey Comprehensive Development Zone 102 (CD 102), Bylaw, 2023, No. 20844"
RF to CD – to develop a 6-storey residential building with 132 residential rental units secured with a Housing Agreement.

Council direction received February 13, 2023

**Final Adoption**
"The 1185259 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20845"
To enter into a Housing Agreement with the City to restrict the proposed 132 dwelling units on the subject site to rental for a period of 20 years.

Council direction received February 13, 2023

Final Adoption

Development Permit No. 7921-0193-00
To issue Development Permit for Form and Character.

Authorized to draft February 13, 2023

That Council authorize the issuance of Development Permit No. 7921-0193-00.

PERMITS - APPROVALS

3. Planning Report – Application No. 7923-0344-00
10441 - 132 Street
Owner: School District No. 36 (Surrey)
Agent: The Board of Education of School District No. 36 (Surrey) (Corey Adams)

Development Variance Permit No. 7923-0344-00
To reduce the total number of required off-street parking spaces for secondary public schools from 288 to 232 for Kwantlen Park Secondary School.

Supported by Council June 10, 2024

* See memorandum dated June 18, 2024.

That Council authorize the issuance of Development Variance Permit No. 7923-0344-00.

4. Planning Report – Application No. 7923-0049-00
10342 - 136A Street
Owner: Janda Group Holdings Inc. (Director Information: S. Janda)
Agent: Petit Design Studio Architecture (Charlie Petit)

Development Variance Permit No. 7923-0049-00
To reduce the minimum side (north) yard setback, from 7.5 metres to 1.3 metres; to reduce the minimum front (east) yard setback, from 7.5 metres to 1.5 metres; to reduce the minimum side (south) yard setback, from 7.5 metres to 1.7 metres; and to vary the maximum principal building height, from 9 metres to 10.5 metres in order to permit the development of a temporary modular real estate sales centre and office building in the City Centre.
That Council authorize the issuance of Development Variance Permit No. 7923-0049-00.

Development Permit No. 7923-0049-00
To issue Development Permit for Form and Character.

Authorized to draft June 5, 2023

That Council authorize the issuance of Development Permit No. 7923-0049-00.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. Planning Report – Application No. 7924-0006-00
19330 Fairway Drive (6298, 6302, 6306 and 6310 – 192 Street and 19310 Fraser Highway)

Owner: 192nd Street Development Ltd. (Director Information: S. Rai)
Agent: RBI Group of Companies (Trevor Massey)

"Surrey Comprehensive Development Zone 184 (CD 184), Bylaw, 2024, No. 21168" CD (Bylaw No. 20151) to CD – to subdivide from 1 lot into 3 lots within a previously approved low-rise apartment and ground-oriented townhouse development.

Supported by Council February 26, 2024

* See memorandum dated June 10, 2024.

That Council file Bylaw No. 21168 and close Application No. 7924-0006-00.

D. NOTICE OF MOTION

This section has no items to consider.

E. OTHER BUSINESS

This section has no items to consider.

F. ADJOURNMENT

Council is requested to pass a motion to adjourn the meeting.
ADOPTION OF THE AGENDA
City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7922-0075-00
Planning Report Date: June 24, 2024

PROPOSAL:
- **Regional Growth Strategy Amendment** from Industrial to Employment
- **OCP Amendment** from Industrial to Mixed Employment
- **OCP Text Amendment** to allow a higher density in the Mixed Employment designation
- **Rezoning** from IH to CD to permit the development of four commercial buildings.

LOCATION: 12720 - 82 Avenue

ZONING: IH

OCP DESIGNATION: Industrial
RECOMMENDATION SUMMARY

The Planning & Development Department recommends that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

DEVIA TION FROM PLANS, POLICIES OR REGULATIONS

• The proposed commercial uses depart significantly from the policies identified in the City of Surrey Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

• The applicant is also proposing an OCP text amendment to allow a density higher than the 1.0 floor area ratio (FAR) permitted in the Mixed Employment OCP designation.

RATIONALE OF RECOMMENDATION

Policy Issues:

• Surrey's OCP and Metro Vancouver's RGS focus on the preservation of existing employment lands, particularly industrial lands. Introducing more commercial uses into Industrial areas erodes the viability of light and heavy industrial uses which create jobs and generate significant tax revenue that the Industrial designation is intended to support.

• The proposal would trigger the requirement for a Metro Vancouver RGS amendment. An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.

Land Use Implications:

• The supply of industrial lands in the City and the region is limited and in high demand, as highlighted in Metro Vancouver's 2015 Industrial Lands Inventory. Protecting the supply of industrial lands in Surrey is important to meet the current and future needs of the local and regional economy. There are ample opportunities in the City for commercial development outside of Industrial designated areas.

• The site is zoned “High Impact Industrial Zone (IH)”, which is a relatively rare zone that allows for higher intensity industrial uses, in addition to the more typical light impact industrial uses. As such, retaining sites zoned for higher intensity industrial uses is important so that a wider range of necessary industrial uses can be accommodated within Surrey.

• The proposed development, if approved, would put pressure on other Industrial lands in Surrey to be converted to commercial uses, including other lands located in the Newton industrial area.
• The proposed 2.0 floor area ratio (FAR) density greatly exceeds the maximum permitted in the Industrial or Mixed Employment designations. Under the Industrial and Mixed Employment designations, this site would be permitted a density of up to 1.0 floor area ratio (FAR). The proposed density of 2.0 FAR is generally not supported outside of Urban Centre plan areas and some key transit corridors, areas that are generally better served with amenities and transit.

• The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City’s Town Centres, redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.

• The creation of the Central Newton Cultural Commercial District (CNCCD) around the intersection of 128 Street and 80 Avenue was undertaken in 2013 in response to ongoing pressure in the Newton industrial area to allow commercial uses on Industrial land. A handful of properties were re-designated to Mixed Employment at that time with the clear intention of limiting commercial uses to those areas only and reinforcing the protection of the surrounding Industrial lands for legitimate industrial uses. The subject property is outside of the CNCCD lands and should therefore be maintained for industrial purposes in accordance with previous plans for the area.

• Approval of the current proposal would further erode the industrial land base, providing increasing pressure for adjacent lands to redevelop to non-industrial uses.
RECOMMENDATION

The Planning & Development Department recommends that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site’s Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver’s Regional Growth Strategy (RGS).

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
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<tr>
<td>Subject Site</td>
<td>Heavy Industrial</td>
<td>Industrial</td>
<td>IH</td>
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<tr>
<td>North and Northeast (Across 82 Avenue):</td>
<td>Industrial</td>
<td>Industrial</td>
<td>IL and IH</td>
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<tr>
<td>Southeast:</td>
<td>Industrial</td>
<td>Mixed Employment</td>
<td>IL</td>
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<tr>
<td>South:</td>
<td>Industrial, under application for redevelopment to allow for retail and office uses (Application No. 7921-0110-00)</td>
<td>Mixed Employment</td>
<td>IL</td>
</tr>
<tr>
<td>West:</td>
<td>Industrial</td>
<td>Industrial</td>
<td>IH</td>
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Context & Background

- The subject property is approximately 1.7 hectares in size and is located on 82 Avenue in the Newton Industrial area. It is designated “Industrial” in the Official Community Plan (OCP), and “Industrial” in Metro Vancouver’s Regional Growth Strategy (RGS).

- Given the site’s current Industrial designation under the RGS, an amendment to the RGS to General Urban would be required should the proposal be supported by Council. This would involve an affirmative 50% +1 weighted vote of the Metro Vancouver Regional District Board. Metro Vancouver indicates that public engagement opportunities would also be required as part of their process. Public engagement opportunities may include notification on the Metro Vancouver website, request for written comments on the Metro Vancouver website, opportunities for the public to appear as a delegation to the Regional Planning Committee or the Metro Vancouver Regional District Board, conveyance of comments from the Surrey Public Hearing to the Metro Vancouver Regional District Board and/or hosting a public information meeting.

- The subject property is adjacent to but not within the group of properties that make up the Central Newton Cultural Commercial District (CNCCD).

- Properties within the CNCCD are designated “Mixed Employment” in the OCP and are intended to be developed as the only commercial parcels in this area.
• The Central Newton Cultural Commercial District (CNCCD) was developed to provide a legitimate location for a number of existing commercial businesses that had been occupying Industrial land in this area (Appendix III). At the time the area was designated in 2013, there was pressure throughout the Industrial lands in Newton, including in the East Newton Business Park, to introduce banquet halls as well as some retail and service uses. A number of these commercial uses had already become established in some areas, in particular at the Payal Centre, which is located on the east side of 128 Street at 82 Avenue. In order to relieve commercial pressure on Industrial lands throughout the community, the Central Newton Cultural Commercial District was established so that limited cultural and commercial uses could be focused in one area, thus maintaining the integrity of the remaining industrial lands.

• The intention of the CNCCD is to encourage commercial uses to locate in a contained node on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street. Elsewhere in Newton, these uses would not be permitted on Industrial or Business Park lots. The subject lot is designated Industrial and is therefore intended to be protected for Industrial use now and in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

• The subject application includes the following components:
  o An Official Community Plan amendment from Industrial to Mixed Employment, with a site-specific amendment to allow density beyond the 1.0 FAR limit of the Mixed Employment designation; and
  o A Rezoning from “Heavy Industrial Zone (IH)” to “Comprehensive Development Zone (CD)”.

• In association with the proposed land use amendments noted above, an amendment of Metro Vancouver’s Regional Growth Strategy (RGS) will also be required. The property is currently designated Industrial in the RGS, which would need to be amended to Employment to accommodate the proposed development.

• Only the proposed OCP amendment and Rezoning, and not a Development Permit, are being presented for Council’s consideration at this time. Given the significant departure from the City’s plans, policies, and practices that the proposal entails, it was deemed appropriate to consult Council on the larger land use issue before proceeding to detailed development planning of the site, which would require a Development Permit.

• According to the applicant’s proposal, the development would consist of three five-storey buildings with ground floor commercial retail and upper floor office uses, and a two-story building with commercial retail uses. In terms of floor area, the applicant is proposing 2.0 FAR (33,696 square metres). The floor area consists of 14,526 square metres of commercial uses (43% of floor area) and 19,170 square metres of office uses (57% of floor area).

• All aspects of the design, including but not limited to density, massing, circulation and site layout, would be subject to change upon detailed staff review (including a Development Permit for Form and Character, review by Transportation and Engineering, the Advisory
Design Panel, and Fire Department) should Council determine that the applicant’s proposal has merit.

Referrals

- Formal referrals have not been completed for the subject proposal, given the significant departure from exiting City policies and practices. The current focus is on the appropriateness of the land uses that are proposed. Referrals to appropriate stakeholder groups would be required as part of any detailed proposal on the site.

Transportation Considerations

- The applicant proposes medium-density commercial development at a density (2.0 FAR) that would be appropriate for a Town Centre location, where access to amenities, frequent transit and active transportation networks would be available.

- The subject property is not located near a frequent transit network, meaning that the development would rely heavily on automobile access. This would conflict with transportation and neighbourhood design policies in the City’s Official Community Plan and Sustainability Charter.

- Detailed review of the proposed land use and site plan has not been undertaken from a Transportation perspective.

Sustainability Considerations

- The proposal conflicts with fundamental sustainability principles that guide policy in the City’s OCP and other plans and policy documents. Medium-density commercial development should be located in a Town Centre or along a Frequent Transit Network (FTN) corridor in order to create compact, healthy communities, maximize residents’ access to services and amenities, and reduce dependence on private automobiles. See the Policy & Bylaw Considerations section below for more details.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated Industrial in Metro Vancouver’s Regional Growth Strategy (RGS). According to the RGS, “Industrial areas are primarily intended for heavy and light industrial activities, and appropriate accessory uses. Limited commercial uses that support industrial activities are appropriate."

- The current proposal does not comply with the Regional Growth Strategy and would require an RGS amendment from Industrial to Employment.

- An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.
Official Community Plan

Land Use Designation

• The subject site is designated Industrial in the Official Community Plan (OCP). The OCP states that “the Industrial designation supports light and heavy industrial land use. Accessory uses that operate ancillary to a main industrial use may include limited office uses, a caretaker’s residence, and commercial uses that are strictly limited to those that support industrial activities.” The OCP is consistent with the Regional Growth Strategy in not supporting general commercial uses within the Industrial designation.

• The Industrial designation allows density up to 1.0 FAR.

Proposed Amendment

• The applicant proposes an OCP amendment to redesignate the site from Industrial to Mixed Employment, with a site-specific amendment to allow density above 1.0 FAR, which is the maximum density permitted in the Mixed Employment designation. The proposal is for 2.0 FAR.

Land Use

• Staff do not support the proposed OCP amendment. The protection of industrial lands is a key objective of the City of Surrey.

• The proposed land use amendment would represent a loss of valuable industrial lands within Surrey, which negatively impacts Surrey’s ability to attract industrial employment generators.

• The site is zoned “High Impact Industrial Zone (IH)”, which is a relatively rare zone that allows for higher intensity industrial uses, in addition to the more typical light impact industrial uses. As such, retaining sites zoned for higher intensity industrial uses is important so that a wider range of necessary industrial uses can be accommodated within Surrey.

• If the proposed application is supported, the current Industrial lands in Newton and other parts of Surrey are very likely to come under pressure to be amended to allow for non-industrial uses. There are ample opportunities for commercial development in more suitable areas in the City.
Density

- The 2.0 FAR density proposed by the applicant is typically not found outside of Town Centres and frequent transit corridors.

- The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City’s Town Centres, then redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.

- It is not appropriate to establish such high commercial densities outside of a Town Centre or frequent transit corridor. Staff have significant concerns that such a development does not fit the area’s built form context and could be precedent-setting.

Themes/Policies

The proposed Official Community Plan (OCP) amendment is not supported by the following policies in the OCP:

- A 1.1: Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).

  *(The proposed development does not comply with the RGS and encourages commercial densification outside of the City’s Urban Centre and Frequent Transit Development Areas.)*

- B 2.1: Support each Town Centre (Guildford, Fleetwood, Newton, Semiahmoo, and Cloverdale) as the primary centre for its community, the location of higher intensity urban development, and the location of community-serving civic, cultural, social, and recreational facilities.

  *(The proposed development would erode the viability and delay redevelopment of the Newton Town Centre as a higher-density node for this community.)*

- E 1.1: Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.

  *(This application proposes to convert approximately 1.7 hectares of Industrial lands to Mixed Employment within the Newton Industrial area. Allowing commercial uses in this area would be precedent-setting and may encourage the development of commercial uses on other industrial lands in this area.)*

- E.1.11: Protect industrially-designated land specifically for industrial purposes, particularly industrial land accessible by water and railways.

  *(The subject site is designated Industrial and is currently operated as an industrial site.)*
PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 30, 2024 and the Development Proposal Signs were installed on May 8, 2024. Staff have received no responses regarding the current proposal.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The current Planning Report is reviewing the appropriateness of the proposed land uses. Any detailed proposal on the site would be subject to a form and character Development Permit.

PROJECT EVALUATION

Applicant’s Rationale

- The applicant has provided rationale in support of their proposed Official Community Plan (OCP) amendment for use and density (Appendix IV). Main points from the applicant’s rationale include the following:
  
  - “Mixed Employment zoning offers a broader range of allowable uses, providing the community with increased business and employment opportunities. This flexibility allows for the utilization of a wider array of skills, knowledge, and abilities, enhancing economic diversity and resilience beyond what is permitted under Industrial use.”
  
  - “There is a growing preference for more flexible spaces, particularly in the heart of Surrey, within the CNCCD. Unlike traditional larger industrial units, smaller, adaptable spaces are becoming increasingly desirable among businesses.”
  
  - “Clustering of business will help improve the viability of local businesses. The development will allow for a greater diversity and complimentary businesses to co-exist that would typically not be seen in Industrial uses.”
  
  - “As the Lower Mainland and Fraser Valley face challenges of limited land availability, intensifying land use becomes essential to accommodate a growing economy and population. The subject lands, with their strategic location and proximity to residential areas, are primed for more intensive and higher employment uses, aligning with broader regional objectives.”
  
  - “The subject lands sit within an existing CNCCD community of cultural activities with businesses servicing that need. The current Industrial classification does not support this, and the change will support greater social gatherings and connectiveness. It will allow for complementary growth for the overall community.”
Staff Rationale

While the applicant’s proposed addition of commercial uses to this area may be feasible, there are many more appropriate areas within the City, and in Newton in particular, where commercial development is permitted and encouraged. These include the Newton Town Centre and the Scott Road corridor.

There are several key concerns with the proposed land use and the increased density:

- The supply of industrial lands in the City and the region is limited and in high demand, as highlighted in Metro Vancouver’s 2015 Industrial Lands Inventory. Protecting the supply of industrial lands and associated jobs/tax base in Surrey is important to meet the current and future needs of the local and regional economy.

- The site is zoned “High Impact Industrial Zone (IH)”, which is a relatively rare zone that allows for higher intensity industrial uses, in addition to the more typical light impact industrial uses. As such, retaining sites zoned for higher intensity industrial uses is important so that a wider range of necessary industrial uses can be accommodated within Surrey.

- There are ample opportunities for general commercial development in Newton, outside of the Industrial area. The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City’s town centres, then redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.

- Approval of the current proposal would draw commercial uses farther west from 128 Street, further eroding the industrial land base, and providing increasing pressure for adjacent lands to redevelop to non-industrial uses.

- The creation of the Central Newton Cultural Commercial District (CNCCD) around the intersection of 128 Street and 80 Avenue was undertaken in 2013 in response to ongoing pressure in the Newton industrial area to allow commercial uses on Industrial land. A handful of properties were re-designated to Mixed Employment at that time with the clear intention of limiting commercial uses to that area only and reinforcing the protection of the surrounding Industrial lands for legitimate industrial uses. The subject property is outside of the CNCCD lands and should therefore be maintained for industrial purposes in accordance with previous plans for the area.

- The proposed density exceeds the maximum permitted in the Industrial or Mixed Employment designations. Under the Industrial and Mixed Employment designations this site would be permitted a density of up to 1.0 floor area ratio (FAR). The proposed density of 2.0 FAR is generally not supported outside of Urban Centre plan areas and some key transit corridors.
RECOMMENDATION

In light of the broader and longer-term plans of the City to protect industrial lands and associated jobs/tax revenue and encourage medium-density development to locate in Urban Centres and along key transit corridors, staff are not supportive of the proposed development.

Accordingly, staff recommend that the application be referred back to staff to work with the applicant to develop a proposal compliant with the site’s Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver’s Regional Growth Strategy (RGS).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Aerial Photo
Appendix II. Site Plan and Massing Rendering
Appendix III. Map of Central Newton Cultural Commercial District
Appendix IV. Applicant’s Rationale in Support of the Proposal

approved by Shawn Low

Don Luymes  
General Manager  
Planning and Development

KB/ar
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Appendix I
The Central Newton Cultural Commercial District (CNCCD) is located at the intersection of 80 Avenue and 128 Street, as shown below.
INTENT
The proposed development is sprawled over a 1.68-hectare site adjacent to the Newton Cultural District in the heart of Surrey. We are proposing to develop a multi-use Business Park based on Comprehensive Development zoning (CD per IB zoning), proposing 2.0 FAR on a net area of 1.68-hectare.

The proposal includes four 5-storey buildings’ superstructure’s sitting on 2 levels of UG parkade. Overall, we are proposing 156,360 sqft Commercial Retail usage area (including retail, wholesale, personal services, eating establishments) and 206,340 sqft Business and Personal service occupancies. We hope to provide ample space with a varied portfolio to the rapidly growing City of Surrey Businesses.

As per the parking requirement per City Bylaws, we are proposing surface parking combined with 2 levels of UG parkade spread through the site, providing 915 spaces in response to requirement of 915 spaces, specifically, 436 spaces for commercial use based on 3/100 sqm, 479 spaces for Office use based on 2.5/100 sqm.

To take this proposal ahead, we are seeking RSG & OCP Amendment.

RATIONALE FOR RGS & OCP AMENDMENTS
As per the ‘Metro 2050- Regional Growth Strategy’* (adopted on February 24, 2023) the planning guiding principles are listed below:

1. Put growth in the right places
2. Protect important lands
3. Develop complete communities
4. Provide affordable mobility, housing, and employment choices for all; and
5. Support the efficient provision of infrastructure

Considering these planning principles, the growth strategies to be adopted are to focus growth in Urban and Frequent Transit and Development Areas, develop resilient, healthy, connected, and complete communities with a wide range of services and amenities. Also, the goal is to promote land development patterns that support a diverse economy close to where people live and promote the supply and efficient use of industrial lands.

With the Regional Growth Strategy amendment from Industrial to Employment & OCP amendment from Industrial to Mixed Employment, we aim to better align with the goals outlined in the Regional Strategic Growth Plan 2050 (RSG) while fostering a more vibrant and inclusive community. Mixed Employment zoning offers a broader range of allowable uses, providing the community with increased business and employment opportunities. This flexibility allows for the utilization of a wider array of skills, knowledge, and abilities, enhancing economic diversity and resilience beyond what is permitted under Industrial use.

The intent behind this proposal stems from the evolving nature of businesses and work environments. Considering current market trends and practices, there is a growing preference for more flexible spaces, particularly in the heart of Surrey, within the CNCCD. Unlike traditional larger industrial units, smaller, adaptable spaces are becoming increasingly desirable among businesses. This preference is driven by several factors, including cost considerations, current construction practices, and escalating land prices. In light of these considerations, we believe that amending the zoning designation to Mixed Employment zone would offer a more balanced approach. Clustering of business will help improve the viability of local businesses. The development will allow for a greater diversity and complimentary businesses to co-exist that would typically not be seen in Industrial uses.

As the Lower Mainland and Fraser Valley face challenges of limited land availability, intensifying land use becomes essential to accommodate a growing economy and population. The subject lands, with their strategic location and proximity to residential areas, are primed for more intensive and higher employment uses, aligning with broader regional objectives.

Furthermore, the subject lands sit within an existing CNCCD community of cultural activities with businesses servicing that need. The current Industrial classification does not support this, and the change will support greater social gatherings and connectiveness. It will allow for complementary growth for the overall community.

Regards,
Manpreet Singh, Architect AIBC.
Principal, ParaMorph Architecture Inc.
PROPOSAL:
- Rezoning from RA to CD based on PI
- Development Variance Permit

to permit the development of a childcare facility inside the KPU Surrey Campus, to defer the works and services requirement associated with the rezoning, and to reduce the parking requirements for the site.

LOCATION: 12666 - 72 Avenue
ZONING: RA
OCP DESIGNATION: Urban
RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the parking requirements of the PI Zone by 10% for the entire site, and to reduce the building setbacks to 3 metres, for the purposes of parking.
- The applicant is seeking a variance to defer the works and services requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, for the proposed rezoning.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Newton.
- The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the Choose an item. and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed courtyard style childcare building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- Works and services will be required from the larger site when future rezoning and development applications are proposed. The purpose of this proposal is to bring the uses into compliance to facilitate the addition of a childcare facility.
- The proposed 10% reduction in parking requirement is supported by a report provided by the applicant regarding current parking usage for the entire campus site.
RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on "Institutional Zone (PI)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7924-0022-00 (Appendix IV) varying the following, to proceed to Public Notification:
   (a) to reduce the minimum number of off-street parking spaces for the entire site by 10%;
   (b) for the purposes of off-street parking, all setbacks are reduced to 3 metres; and
   (c) Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed rezoning until future development.

3. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
   (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
   (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>KPU Surrey Campus</td>
<td>Urban</td>
<td>RA</td>
</tr>
<tr>
<td>North (Across 72 Avenue):</td>
<td>Telus (adjacent), Shell gas station, four-storey apartment buildings, townhouses</td>
<td>Multiple Residential</td>
<td>CHI, CG-2, CD By-law Nos. 12260, 11130, 15790, 14229, 15159, 12806)</td>
</tr>
</tbody>
</table>
## Direction | Existing Use | OCP Designation | Existing Zone
--- | --- | --- | ---
East (Across 128 Street): | Telus (adjacent), Single family dwellings, Princess Margaret Park, Development Applications No. 7921-0162-00 (5-storey mixed-use rental apartment building) and 7918-0311-00 (four-storey mixed-use rental apartment building), commercial plazas | Urban | CHI, CD (By-law No. 7292), C-5, RF
South (partially across 70A Street): | Single family dwellings | Urban | RA, RF-SS, CD (By-law No. 13750)
West (Across 126 Street): | Single family dwellings and a small commercial plaza | Urban | CD (By-law No. 14164), RA, RF-12

### Context & Background

- The subject 1.71-hectare site (42 acres) houses the Kwantlen Polytechnic University – Surrey Campus. The University offers a variety of business, art and science classes. There are several buildings on site, including classrooms, labs, offices, library, eating areas, and gathering spaces.

- The site is currently zoned “One-Acre Residential (RA) Zone”, which permits one single family dwelling and no institutional or educational uses. The site is designated Urban in the Official Community plan (OCP). The site had not been rezoned when originally built, but it has been determined that no additions should be made on a non-conforming site, without bringing the site into compliance with the Zoning By-law.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing a new childcare building with a central courtyard along the western portion of the site to be constructed on an existing surface parking lot, with a total floor area of 1,393 square metres.

- This is an accessory use to the post-secondary education. The childcare facility also includes classrooms and will provide training opportunities for the Early Childhood Education program from Kwantlen Polytechnic University.

- The site had been historically developed under the existing One-Acre Residential (RA) Zone. Only public schools and other public uses are not required to rezone, but a post-secondary institution, university or college should be on a zone that allows for institutional uses such universities and colleges, with childcare facilities as accessory uses. This childcare proposal provides the opportunity to bring the other institutional and campus uses on-site into compliance, and not create additional non-conforming uses.
As the proposed use is institutional, a Form & Character Development Permit application is not required.

A Development Variance Permit is proposed to reduce the required parking for all uses on-site by 10%. The applicant has provided a Traffic Impact Study with a parking assessment to support this request.

The proposal includes rezoning to CD based on PA-2. The CD Zone is needed to decrease the maximum Floor Area Ratio (FAR). There are future development plans for this campus that will require road dedications and servicing upgrades, as student housing is being considered. When KPU is ready to proceed with those plans, a new rezoning will be required, and servicing upgrades and road dedications will be looked at then. At this time, for this childcare proposal, no road or servicing upgrades are required.

<table>
<thead>
<tr>
<th>Proposed</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td></td>
</tr>
<tr>
<td>Gross/Net Site Area:</td>
<td>170,736 square metres</td>
</tr>
<tr>
<td>Number of Lots:</td>
<td>1</td>
</tr>
<tr>
<td>Building Height:</td>
<td>9 m (existing buildings) and 5.5 m for childcare</td>
</tr>
<tr>
<td>Unit Density:</td>
<td>n/a</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR):</td>
<td>0.30</td>
</tr>
</tbody>
</table>

| Floor Area |                |
| Existing: | 38,518 square metres |
| Proposed (childcare): | 1,217 square metres |
| Total: | 39,735 square metres |

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

Parks, Recreation & Culture: Evershine Park is the closest active park with amenities that include, a playground, open space, games court, and is 585 meters walking distance from the development. 60E Utility ROW is the closest parkland with natural areas and is 150 meters walking distance from the development.

Surrey Fire Department: No concerns.

Transportation Considerations

- No road dedications are proposed at this time, and these will be reviewed with any future buildings, additions, rezoning, or changes in land use.

- Vehicular access to the proposed daycare facility is proposed on 126 Street on the west side of the property. No additional driveways are proposed, and the campus site will continue to be accessed through a driveway to the north and one to the south of the building. The parking spaces for the daycare are north of the building.
• The site is well served by Routes 319, 322, R6, and 301 on 72 Avenue, and Routes 322 and 393 on 128 Street. There are bike lanes on 128 Street, 124 Street and 68 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

• The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

• The proposal complies with the Urban designation in the Official Community Plan.

Themes/Policies

• This proposal supports the following OCP themes and policies:

  • A3.7 Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.

  • A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to: achieve planned capacities, balance residential and business development, support high-quality public transit investments, use infrastructure efficiently, provide housing options, create local commerce and workplaces, and provide amenities for residents.

  • B4.14 Ensure neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, childcare centres, neighbourhood parks, and amenities specifically geared to youth.

  • F2.2 Support the delivery of adequate, licensed, affordable and high-quality childcare spaces in locations conveniently accessible to families.

  • F2.5 Support quality, accessible post-secondary education as a direct measure of a healthy community. Support the expansion of post-secondary educational programs in Surrey.

  • F2.6 Continue to partner with and support secondary educational institutions, such as Simon Fraser University and Kwantlen Polytechnic University, to: Expand and support relevant programs that continue to meet the evolving needs of students and the community, Lobby for additional funding to expand programming and student spaces, Provide opportunities to physically expand school facilities, and Expand research programs.
• F6.17 Encourage large employers and the developers of commercial and multi-family developments to provide an on-site amenity space for child care.

CD By-law

• The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

• The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed childcare facility and formalize the other institutional uses on the subject site, where Kwantlen Polytechnic University has several buildings. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Institutional Zone (PI)".

• A comparison of the density, lot coverage, setbacks, building height and permitted uses in the PI Zone and the proposed CD By-law is illustrated in the following table:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>PI Zone (Part 33)</th>
<th>Proposed CD Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio:</td>
<td>0.50</td>
<td>0.30</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>40%</td>
<td>15%</td>
</tr>
<tr>
<td>Yards and Setbacks:</td>
<td>7.5 m from all lot lines</td>
<td>West: 4.5 m East: 7.5 m North: 7.5 m South: 7.5 m</td>
</tr>
<tr>
<td>Principal Building Height:</td>
<td>9 m</td>
<td>9 m</td>
</tr>
<tr>
<td>Accessory Building Height:</td>
<td>4 m</td>
<td>6 m</td>
</tr>
<tr>
<td>Permitted Uses:</td>
<td>Principal Uses:</td>
<td>Principal Uses:</td>
</tr>
<tr>
<td></td>
<td>• Hospitals</td>
<td>• Universities</td>
</tr>
<tr>
<td></td>
<td>• Universities</td>
<td>• Colleges and Institutes</td>
</tr>
<tr>
<td></td>
<td>• Colleges and Institutes</td>
<td>Accessories: Child care centre</td>
</tr>
<tr>
<td></td>
<td>Accessory Uses: Child care centre</td>
<td></td>
</tr>
<tr>
<td>Parking (Part 5)</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>Number of Stalls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational:</td>
<td>1080</td>
<td>984</td>
</tr>
<tr>
<td>Childcare:</td>
<td>23</td>
<td>23</td>
</tr>
<tr>
<td>Total:</td>
<td>1103</td>
<td>1007</td>
</tr>
</tbody>
</table>

• There are only five items that differ between the PI Zone and the CD Zone, as follows:
  o Permitted uses: hospital uses were removed.
  o FAR: this has been reduced from 0.50 to 0.30, to ensure services are upgraded with additional density in the future;
  o Lot Coverage: decreased from 40% to 15% to accommodate existing and proposed buildings;
  o Accessory building height: increased from 4 metres to 6 metres, to accommodate the proposed new building; and
Building setbacks: most were kept at 7.5 metres, with the exception of the western setback, to provide a more urban interface along 126 Street for the proposed childcare facility.

Parking and Works & Services Variances

- The applicant is requesting the following variances:
  
  (a) to reduce the minimum number of on-site parking spaces by 10%;
  
  (b) for the purposes of off-street parking, all setbacks are reduced to 3 metres; and
  
  (c) Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed rezoning until future development.

- The required works and services for the site will be achieved once the properties are rezoned and developed for additional uses.

- The subject rezoning will help bring the campus site into compliance regarding permitted uses, and will facilitate the addition of a childcare facility.

- The parking reduction reflects both existing parking demand based on a study provided by the applicant, and also increased transit ridership at this location with increased transit service provided by the R6 bus route.

- Staff support the requested variances to proceed for consideration.

Surrey Child Care Guidelines

- In June, 2023, the City established the Surrey Child Care Guidelines which are intended to provide direction for City staff and operators looking to set up a licenced child care facility in Surrey. The following analysis illustrates how the proposed application adheres to the general policies and regulations pertaining to location, outdoor spaces, and parking related to Child Care Centres:

  - Location in Community
    - The subject site is close to other community facilities, such as Kwantlen Polytechnic University and Princess Margaret Secondary School;
    - The property is not close to major traffic routes or high-impact industrial uses (access is proposed on 126 Street, which is a local road).

  - Adjacent Uses & Safety Considerations
    - The proposal will not result in significant changes to privacy, lighting or visual impacts; and
    - Landscaping, including hedges and fencing will contribute to screening the use from neighbouring properties.

  - Arterial Roads – not applicable

  - Access & Parking
    - Vehicular access is proposed on 126 Street, and there is a sidewalk connecting the parking lot to the proposed facility;
Emergency access can also be provided on 126 Street, south of the proposed building, where there is a generous maneuvering aisle for ease of movement and to accommodate service, delivery and emergency vehicles.

- Trees & Landscaping
  - 90% of on-site trees are proposed for retention, and the planting plan includes significantly more trees than the minimum replacement trees.
- Purpose-Built Child Care Facilities – the proposed facility is compatible with the existing campus and complements the site.
- Fencing & Screening
  - The outdoor play area is in a central courtyard surrounded by the building.
- Relationship to Grade
  - The site is relatively flat and the one-storey building is at grade, with no steps or ramps required.
- Natural Light & Views
  - The facility is located at grade with plenty of windows to provide natural light.
- Outdoor Play Areas
  - The applicant has confirmed that the proposal complies with the Fraser Health licencing requirements; and
  - The outdoor play area has direct access to the indoor care area, provides weather protection and soft surfaces (grass, sand, wood chips). It is one large space to allow for efficient supervision, and is located between the two programs and the Early Childhood education program, to also allow for learning opportunities for the program.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 27, 2024, and the Development Proposal Signs were installed on March 14, 2024. Staff received only one response in opposition to the childcare facility.

DEVELOPMENT PERMITS

As the childcare facility is an accessory use to the institutional post-secondary facility, a Development Permit for Form & Character is not required. Courtesy urban design comments have been provided by staff and the applicant has incorporated most of them.

The building is a one-storey building with the daycare along the north and south portions, and classrooms along the eastern portion. The western portion has a permeable view of the courtyard. In the courtyard surrounding the four wings, is the outdoor play area.
TREES

- Andrew MacLellan, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deciduous Trees</strong> (excluding Alder and Cottonwood Trees)**</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chinese Wingnut</td>
<td>7</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>Katsura Tree</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>London Plan</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Red Maple</td>
<td>12</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>Tulip Tree</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td><strong>Coniferous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douglas Fir</td>
<td>25</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total (excluding Alder and Cottonwood Trees)</strong></td>
<td>56</td>
<td>6</td>
<td>50</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</strong></td>
<td></td>
<td></td>
<td>36</td>
</tr>
<tr>
<td><strong>Total Retained and Replacement Trees Proposed</strong></td>
<td></td>
<td></td>
<td>86</td>
</tr>
<tr>
<td><strong>Estimated Contribution to the Green City Program</strong></td>
<td></td>
<td></td>
<td>n/a</td>
</tr>
</tbody>
</table>

- The Arborist Assessment states that there are a total of 56 mature trees on the site, with no Alder and Cottonwood trees. The applicant proposes to retain 50 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a proposed total of 12 replacement trees on the site. The applicant is proposing 36 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety including Vine Maple, Full Moon Maple, Fastigiate Red Maple, Eddies White Wonder Dogwood, Chinese Witchazel, Vulcan Magnolia, Yellowbird Magnolia, Apple, Fastigiate Trembling Aspen, Japanese Stewartia, Chinese Cedar, and a variety of shrubs, vines and groundcovers.

- In summary, a total of 86 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Survey Plan, Site Plan, Building Elevations and Landscape Plans
Appendix II. Engineering Summary
Appendix III. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV. Development Variance Permit No. 7924-0022-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LM/kd
This drawing is not to be used for construction until issued for that purpose by the Architect. Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify used for any purpose without the written consent of the Architect. Copyright reserved. This design and drawing is the exclusive property of public. 4 Apr 5, 2024 Issued for 33% DD SHEET
### Considered Plant List

<table>
<thead>
<tr>
<th>No.</th>
<th>L</th>
<th>Common Name</th>
<th>Site</th>
<th>Spacing</th>
</tr>
</thead>
</table>

#### General Planting Notes:
- 1. All shrubs or trees present an approximate ratio in the overall planting of the BC, landscape fabric.
- 2. A list of the trees and shrubs to be planted is provided in the planting list. The trees and shrubs listed in the planting list are the minimum number of trees and shrubs to be planted. The total number of trees and shrubs to be planted shall be as shown in the planting list. Specifically, when the planting list calls for #5 or smaller plants, 0.6m o.c.
- 3. All plant sizes and container classes shall be as shown in the planting list and the standard for all other plants, both plant size and container class shall be as defined in the BCNTA.
- 4. The planting list shall be as shown in the plant list. Specifically, when the plant list calls for #3 or smaller plants, 0.6m o.c.
- 5. The planting list shall be as shown in the plant list. Specifically, when the plant list calls for #3 or smaller plants, 0.6m o.c.

### Root Barrier

#### Landscape Drawing List

- L01
- L02
- L03
- L04
- L05
- L06
- L07
- L08

### Grading + Drainage

- R1.00m: bottoms of cut
- R1.00m: top of bank
- R1.00m: top of wall
- R1.00m: top of curb
- R1.00m: direction/number of risers down
- R1.00m: break in slope
- R1.00m: building grade
- R1.00m: bottom of curb
- R1.00m: existing elevation (as per survey)

### Fencing

#### Structure

- 1.8m ht. Aluminum Fence
- Perimeter Fencing
- c/w 200mm Ø CIP Concrete Sonotube Bases
- powdercoat colours to tie in with architecture
- 0.75m ht. Aluminum Fence
- Internal Fencing

#### Other

- Red River Cart
- as supplied + installed by Pat Calihou
- Sand Box Cover/Cabin
- Galvanized + Powdercoated Steel
- Vine Hoops - 3-5 Area
- mounted to top of concrete wall

### Landscape Lighting

#### Internal Lighting

- Internal Lighting

#### Outdoor Lighting

- Exterior Lighting
- Landscape Lighting
- Deck Lighting

### Irrigation + Hose Bibs

- In-Line Hose No. 12
- in line with drainage
- Outside Fixtures of Cones - refer to Mechanical Drawings

### Root Barrier

#### Landscape Drawing List

- L01
- L02
- L03
- L04
- L05
- L06
- L07
- L08

### Existing Trees

#### Landscape Drawing List

- L01
- L02
- L03
- L04
- L05
- L06
- L07
- L08
REZONE

The following requirements are to be addressed as condition of issuance of the subsequent Building Permit for the proposed daycare facility:

- Submit a civil site servicing plan for the entire lot for further review and comments, showing the existing and proposed services.
- No additional water service connections are permitted. Provide water meter and backflow prevention device at property line.

A Servicing Agreement is not required. Additional road dedication and works and services will be required upon future development or rezone applications on the subject site.

DEVELOPMENT VARIANCE PERMIT

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

Daniel Sohn, P.Eng.
Development Process Manager
## Tree Preservation Summary

<table>
<thead>
<tr>
<th>On-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees Identified</strong></td>
<td></td>
</tr>
<tr>
<td>(on-site and shared trees, including trees within boulevards and proposed</td>
<td></td>
</tr>
<tr>
<td>streets and lanes, but excluding trees in proposed open space or riparian</td>
<td></td>
</tr>
<tr>
<td>areas)</td>
<td>56</td>
</tr>
<tr>
<td><strong>Protected Trees to be Removed</strong></td>
<td>6</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained</strong></td>
<td>50</td>
</tr>
<tr>
<td>(excluding trees within proposed open space or riparian areas)</td>
<td></td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio.</td>
<td></td>
</tr>
<tr>
<td>[0 \times (1) = 0]</td>
<td>12</td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>[6 \times (2) = 12]</td>
<td></td>
</tr>
<tr>
<td><strong>Replacement Trees Proposed</strong></td>
<td>36</td>
</tr>
<tr>
<td><strong>Replacement Trees in Deficit</strong></td>
<td>0</td>
</tr>
</tbody>
</table>
CITY OF SURREY
(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0022-00

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: 024-146-226
   Lot A Section 18 Township 2 New Westminster District Plan LMP37958
   12666 - 72 Avenue

   (the "Land")

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

   (a) In Part V - Off-Street Parking and Loading/Unloading, the parking requirement from Table D.1 is reduced by 10%.
   (b) Part 33 Institutional Zone (PI), Section H.2, for the purposes of off-street parking, all setbacks are reduced to 3 metres.

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

   (a) In Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision of the Land shown on Schedule A, is deferred until future development of the Land.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse 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.


ISSUED THIS DAY OF , 20 .

____________________________________
Mayor – Brenda Locke

____________________________________
City Clerk and Director Legislative Services
– Jennifer Ficocelli
- the parking requirement from Table D.1 is reduced by 10%.
- for the purposes of off-street parking, all setbacks are reduced to 3 metres.

The requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision of the Land shown on Schedule A, is deferred until future development of the Land.
CITY OF SURREY

BYLAW NO. 21295

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS follows:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:

   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

as follows:

   (a) by creating a new Comprehensive Development Zone 225 (CD 225), attached as Appendix "A" and forming part of this bylaw;
   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
       FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
       TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 225" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 225&quot;</td>
<td>12666 - 72 Avenue</td>
<td>Lot A, Plan LMP37958</td>
<td>21295</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295".

PASSED FIRST READING on the th day of , 20.
PASSED SECOND READING on the th day of , 20.
PUBLIC HEARING HELD thereon on the th day of , 20.
PASSED THIRD READING on the th day of , 20.
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20.

__________________________ MAYOR

__________________________ CLERK
APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 225 (CD 225)

In this Comprehensive Development Zone 225 (CD 225), Part 33, Institutional Zone (PI) Zone, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>12666 – 72 Avenue</td>
<td>Lot A Section 18 Township 2 NWD Plan LMP37958</td>
<td>024-146-226</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

except as follows:

1. **Intent**
   Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:
   "A. Intent
   This Zone is intended to accommodate public and private universities and colleges, and related accessory uses."

2. **Permitted Uses**
   Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:
   "B. Permitted Uses
   Lands, buildings and structures shall only be used for the following uses, or a combination thereof:
   Principal Uses:
   1. Universities named under the University Act, as amended.
   2. Colleges and Institutes designated as such under the Colleges and Institutes Act, as amended.
   Accessory Uses:
   3. Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended."

3. **Density**
   Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:
   "D. Density
   1. Maximum Density:
   Maximum density shall be the lesser of floor area ratio of 0.1 or building area of 300 sq. m.
   2. Permitted Density Increases:
   If amenity contributions are provided in accordance with Schedule G, maximum density may be increased to a floor area ratio of 0.30."

4. **Lot Coverage**
   Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:
   "E. Lot Coverage
   The maximum lot coverage for all buildings and structures shall be 15."
5. **Yards and Setbacks**
Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. **Yards and Setbacks**

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>USES:</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>West Yard</td>
</tr>
<tr>
<td>Principal and Accessory</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Buildings and Structures</td>
<td></td>
</tr>
</tbody>
</table>

6. **Height of Buildings**
Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"G. **Height of Buildings**

1. **Principal Buildings:**
   *Principal building height* shall not exceed 9 m.

2. **Accessory Buildings:**
   *Accessory building height* shall not exceed 6 m.

3. **Structures:**
   *Structure height* shall not exceed 4 m."
City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7920-0214-00
Planning Report Date: June 27, 2024

PROPOSAL:
- Development Permit
- Development Variance Permit

To permit the development of an addition and two (2) portable classrooms to an existing Islamic Heritage Society School.

LOCATION: 14590 - 116A Avenue
ZONING: PA-2
OCP DESIGNATION: Urban
RECOMMENDATION SUMMARY

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

DEVIAITON FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to facilitate construction of a proposed addition and two (2) portable classrooms to an existing Islamic Heritage Society School:
  - to reduce the minimum setback from top of bank for a “Channelized Class A Stream” watercourse from 25 metres to 20 metres;
  - to increase maximum building height of the PA-2 Zone from 9 metres to 10 metres for the proposed school addition; and
  - to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- This application will help address the growing need for additional classrooms and capacity for an existing Heritage Islamic Heritage Society School (Iqra School).
- The existing school structures on the property were permitted through Development Applications 7997-0322-00 and 7904-0125-00 which included a west rear yard setback variance currently applicable to the existing buildings on the site.
- The proposed streamside setback reduction from 25 metres to 20 metres from top of bank from a “Channelized Class A Stream” effectively matches the existing Department of Fisheries and Oceans Canada (DFO) setback which was captured under an existing restrictive covenant registered on title of the property. This proposed setback reduction also exceeds the Provincial Riparian Area Protection Regulation (RAPR) setback of 10 metres.
The existing school currently includes a surface parking lot that encroaches into the established DFO restrictive covenant area on the property. As part of the subject development proposal, the existing encroaching parking lot will be removed, and the area restored. The applicant’s Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan indicating that the proposed parking lot reconfiguration will minimize impacts to the watercourse and riparian area and proposed replanting and fencing will restore its habitat value.

The City will collect securities to ensure that the proposed habitat restoration including replanting and fencing is completed.

The construction of a school addition over an existing courtyard will have minimal impact on surrounding properties given the site location at the bottom of an escarpment.

The Yards and Setbacks requirements of Part 32 – Assembly Hall (PA-2) of the Zoning By-law require building setbacks to be equal to or greater than the measurement of the height of the highest building on the lot and the additional height also necessitates a further variance to the north flanking side yard building setback. The proposed 7.5 metre setback along 116A Avenue is considered a sufficient street fronting setback, consistent with other school sites in Surrey.

Staff supports the requested variances to proceed to Public Notification.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0214-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan.

2. Council approve Development Variance Permit No. 7920-0214-00 (Appendix IV) varying the following, to proceed to Public Notification:
   (a) to reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres;
   (b) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres; and
   (c) to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.

3. Council instruct staff to resolve the following issues prior to final approval:
   (a) submission of a finalized Ecosystem Development Plan to the satisfaction of City Staff;
   (b) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;
   (c) submission of financial securities to ensure completion of the proposed habitat restoration and fencing works on the site to the satisfaction of the General Manager, Planning & Development;
   (d) Final Approval from BC Hydro; and
   (e) Final Approval from Telus.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Islamic Heritage Society School (Iqra School)</td>
<td>Urban</td>
<td>PA-2</td>
</tr>
<tr>
<td>North (Across South Fraser Perimeter Road):</td>
<td>Canadian National Railway’s Thornton Yard</td>
<td>Industrial</td>
<td>IL</td>
</tr>
</tbody>
</table>
Direction | Existing Use | OCP Designation | Existing Zone
--- | --- | --- | ---
East (Across Surrey Road): Bon Accord Creek Natural Area | Industrial | RA
South: Invergarry Park and Single family Dwellings | Conservation & Recreation and Urban | RA, RF
West: Invergarry Park and Single family Dwellings | Conservation & Recreation and Urban | RA

Context & Background

- The 10,396 square metre property is located at 14590 – 116 Avenue, south of the South Fraser Perimeter Road. The site is designated “Urban” in the Official Community Plan (OCP) and is zoned “Assembly Hall 2 Zone (PA-2)”. 

- The site is located at the bottom of the Fraser River escarpment in a valley created by Bon Accord Creek, which flows to the south of the subject site.

- The existing school use was first approved through Application No. 7997-0322-00 which rezoned the site from “One Acre Residential Zone (RA)” to “Assembly Hall 2 Zone (PA-2)” and allowed the existing buildings on the site to be used as an independent school and included a Development Variance Permit for setbacks and height.

- Under Application No. 7997-0322-00, in coordination with Fisheries and Oceans Canada (DFO), a 20 metre covenant/right-of-way was registered over a south portion of the site that prohibits development adjacent to Bon Accord Creek, which runs south of the subject property. The existing school parking lot encroaches into this protected DFO covenant area, which will be removed, and the area restored as part of the subject development application.

- The subsequent Development Application #7904-0125-00 consolidated what is now the east portion of the subject site into the parcel, thus permitting an expansion of the Islamic Heritage Society School.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking variances to the streamside setback, building setbacks and building height in order to accommodate two new portable classrooms and an addition onto the existing Islamic Heritage Society School.

- The proposed addition will contain a library, classroom, staff room, remedial room and a resource room.

- The subject site is on the City of Surrey’s Heritage Registry. While institutional uses do not require a Development Permit for Form & Character, the applicant is agreeable to working
with staff to refine the design of the proposed school addition in order to mitigate impacts to the existing heritage school structure and character, prior to Building Permit issuance.

Referrals

Engineering: The Engineering Department has no objection to the project.
Surrey Fire Service: The Fire Service has no objection to the project.
BC Hydro: BC Hydro review and approval is required prior to Final Approval.
Telus: Telus review and approval is required prior to Final Approval.

Transportation Considerations

- Access to the subject site is provided via 116A Avenue and Surrey Road. All required road dedication requirements have been provided through previous development applications.
- TransLink’s Route 373 Guildford/Surrey Central Station has stops in the immediate vicinity of the subject site.
- The subject site is also in close proximity to the South Fraser Perimeter Road’s Bike Route as well as a parks path that runs through Invergarry Park.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is requesting the following variances to the “Assembly Hall 2 (PA2)” Zone of the Zoning By-law:
  (a) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres for the proposed school addition; and
  (b) to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.
- The construction of a school addition over an existing courtyard will have minimal impact on surrounding properties given the site location at the bottom of an escarpment.
- The Yards and Setbacks requirements of Part 32 – Assembly Hall (PA-2) of the Zoning By-law require building setbacks to be equal to or greater than the measurement of the height of the highest building on the lot and the additional height also necessitates a further variance to the north flanking side yard building setback. The proposed 7.5 metre setback along 116A Avenue is considered a sufficient street fronting setback, consistent with other school sites in Surrey.
- Staff support the requested variances to proceed for consideration.
Streamside Variance

- The applicant is requesting the following streamside variance:
  
  o to reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres.

- The applicant’s Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan that indicates that the proposed reduced streamside setbacks comply with the Provincial Riparian Areas Protection Regulation (RAPR) and proposed enhancements works will improve the functionality of the watercourses and riparian areas.

- In order to facilitate adequate remediation works within the streamside setback, existing parking stalls within this area will be removed and replaced by landscaping and fencing.

- The applicant is proposing to protect Bon Accord Creek through a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access. This Streamside Protection Area will align with the already existing DFO restrictive covenant, as the City is not party to this agreement.

- Staff support the requested variance to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 25 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law. As such, a variance from 25 metres to 20 metres from top of bank is proposed.

- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

- An Ecosystem Development Plan, prepared by Naomi Sands, R.P. Bio., of Associated Environmental Consultants Inc., and dated April 15, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

- The City will collect securities to ensure that the proposed habitat restoration including replanting and fencing is completed.
Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the south portion of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Fraser River Industrial BCS management area, with a High ecological value.

- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters.

- In order for the proposal to fully comply with the BCS target recommendations, an additional 2,486 square meters of the GIN area would be required. This has not been provided by the development proposal due to existing encroachments of onsite parking.

- The development proposal enhances approximately 1,025 square meters of the subject site through a Combination RC/SRW which is approximately 1,184 square meters or 11% of the total gross area of subject site. Complimentary to the proposed streamside protection and beautification, this method of GIN enhancement within an already protected area, will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

- An Ecosystem Development Plan, prepared by Naomi Sands, R.P. Bio., of Associated Environmental Consultants Inc., and dated April 15, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- The proposed development has been determined to have no impact on existing onsite trees. As such, an arborist assessment was not required.

- New trees on the site and corresponding landscape planting for the Combination RC/SRW and GIN corridor planting on the site will consist of a variety of trees including Western Red Hemlock, Big Leaf Maple, Red Alder in addition to Salmonberry, Red Elderberry, Osoberry, Nootka Rose shrubs and Sword Ferns.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan and Building Elevations
Appendix II. Streamside Setbacks
Appendix III. Landscape Plans
Appendix IV. Development Variance Permit No. 7920-0214-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar
### PLANNING NOTES

**Civic Address:** 14590 116A Avenue, Surrey  

**Legal Description:** Lot 1 Section 6, Block 5 N. Range 1 West, NWD, Plan BCP 22433  

**Zoning:** PA-2  

**Proposed Project:** Second Floor Addition over Courtyard  

**Proposed Lot Coverage:** 27%  

**Building Height:**  
- Existing highest building on site = 8.68m  
- Addition over courtyard = 10m  

**Yards:**  
- Front = 7.5m  
- Rear = >20m  
- Side 1 (West) = 9.86m  
- Side 2 (East) = >50m  
- Street Side = 7.5m  

**Gross Areas (in sq.m.)**  

<table>
<thead>
<tr>
<th>Building</th>
<th>Gr. Floor</th>
<th>2nd Floor</th>
<th>Sub Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing School North (Gym+Portables)</td>
<td>1586.0</td>
<td>431.0</td>
<td>2017.0</td>
</tr>
<tr>
<td>Existing School South</td>
<td>584.0</td>
<td>584.0</td>
<td>1168.0</td>
</tr>
<tr>
<td>Proposed Courtyard Classrooms</td>
<td>0.0</td>
<td>403.0</td>
<td>403.0</td>
</tr>
<tr>
<td><strong>Total Gross Floor Area</strong></td>
<td>3588.0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Proposed FAR = 0.365**

### PARKING SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>No. of Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td># Classrooms (1.75)</td>
<td>40</td>
</tr>
<tr>
<td>Total Parking Required</td>
<td>51</td>
</tr>
<tr>
<td>Total Parking Provided</td>
<td>51</td>
</tr>
<tr>
<td>Total Parking Required</td>
<td>21</td>
</tr>
<tr>
<td>Total Parking Provided</td>
<td>21</td>
</tr>
</tbody>
</table>

### COPYRIGHT

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Figure 2-2 Streamside Protected Areas

Iqra Education Society
Iqra School Expansion
Ecosystem Development Plan

Appendix II
General Specifications
- All plant materials, site treatments, soils, labour, and plant installation shall be conducted in accordance with the current British Columbia Landscape Nursery Association Standard, the Ministry of Environment (2008).
- All invasive non-native plant species identified on-site by a Qualified Environmental Professional (QEP) must be removed off-site during the five-year maintenance program.
- All debris and/or excess materials from landscape operations shall be collected and disposed of in accordance with all regulatory requirements.

Materials
- Species and quantities for planting are listed in Table 1.
- Trees are to be densely branched / well established and growing vigorously, with a minimum no. 5 pot size.
- Trees are to be a minimum of 1.2 m in height when purchased.
- Shrubs are to be densely branched / well established, appear healthy and growing vigorously, with a minimum no. 2 pot size.
- Native topsoil shall be salvaged and reused as growing media where possible.
- Imported topsoil shall be of a sandy or sandy loam texture, free of subsoils, roots, noxious grasses, weeds, toxic materials, stones over 30 mm diameter, foreign objects and possess a pH of 5.5 - 7.5.

Site preparation and installation
- All non-native vegetation (e.g., Himalayan blackberry) is to be cleared from the planting sites prior to planting.
- Till surface materials as much as feasible. Examine soil conditions prior to tilling to ensure soils are not overly wet or saturated to avoid mooning.
- Trees are to be spaced on minimum 3 m centres.
- Shrubs and ferns are to be spaced at 1 plant per 1 m² density.
- Shrubs of the same species should be grouped together in small clusters or patches (i.e., 4-10 specimens).
- Plant during fall (September-October) or spring (March-April).
- Install a minimum of 350 mm of appropriate and weed-free topsoil medium above the native soils to support replanting and promote plant survivorship.
- Apply wood chip mulch to exposed soils in sufficient thickness to inhibit regrowth of invasive species and reduce surface erosion.
- Plant trees and shrubs such that the level of the soil from the pot is approximately 2 cm below the adjacent soil elevation. Soil excavated to create the hole for each plant shall then be used to cover the soil from the pot.
- Vegetation is to be well watered after planting.
- Do not disturb (i.e., salvage) native vegetation growing within restoration area.
- Replace any coarse wood salvaged during landscape operations and scatter within the conservation area.

Maintenance
- Replace any coarse wood salvaged during landscape operations and scatter within the conservation area.
- The contractor is to provide a minimum of five years of plant maintenance. Plant maintenance is to include pruning or clearing of invasive non-native plant species and replacement of dead plants. Invasive species removal is to occur each spring using manual methods.
- Regular watering is required until plants are established.
- If greater than 90% survival for shrub species and 100% survival for tree species is not achieved in any one growing season, the QEP must ensure replacement plantings are installed at an appropriate time of the same year as per City of Surrey guidelines (2014).

<table>
<thead>
<tr>
<th>Table 1 Planting Species</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plant Type</strong></td>
</tr>
<tr>
<td>Coniferous</td>
</tr>
<tr>
<td>Deciduous</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Shrub</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Ground</td>
</tr>
</tbody>
</table>

Iqra School
14590-116A Avenue Surrey
Private School Setbacks

Restoration Plan

**AE PROJECT No.:** 2021-8999
**DATE:** 2021 DECEMBER
**SCALE:** 1:2,699,231
**COORD. SYSTEM:** NAD 1983 10TM AEP Forest
**REV:** 01
**DESCRIPTION:** ISSUED FOR INFORMATION
**DRAWN BY:** JC
**CHECKED BY:** NS

**PROJECT LOCATION**

**PLANTING PLAN**
PAGE 2 OF 2

This drawing is for the use of the client and project Boulevard Environmental Group and should only be used in conjunction with the associated Preliminary Report and Construction Drawings for the Iqra School project. All information is considered Confidential and should not be disclosed to any third parties without written consent from Boulevard Environmental Group. The recipient is responsible for updating all information contained in this drawing to the most current version and for any errors or omissions.
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0214-00

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: 026-605-104
   Lot 1 Section 6 Block 5 North Range 1 West New Westminster District Plan BCP22433
   14590 – 116A Avenue

   (the "Land")

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

   (a) Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank for a "Channelized Class A Stream" is reduced from 25 metres to 20 metres;

   (b) Section G.1 of Part 32 Assembly Hall 2 Zone (PA-2), the maximum building height is increased from 9 metres to 10 metres.

   (c) Section F.2 of Part 32 Assembly Hall 2 Zone (PA-2), the minimum north street side yard setback is reduced from 10 metres to 7.5 metres to the proposed portable classrooms.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

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

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


ISSUED THIS DAY OF , 20 .

____________________________________
Mayor – Brenda Locke

____________________________________
City Clerk and Director Legislative Services
– Jennifer Ficocelli
To reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.

To reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres.

To vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres.
City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0268-00
Planning Report Date: June 24, 2024

PROPOSAL:
- Development Variance Permit
To permit a 48 metre tall telecommunications antenna system.

LOCATION: 17911 0 Avenue
(17857 0 Avenue)

ZONING: A-1

OCP DESIGNATION: Agricultural
RATIONALE OF RECOMMENDATION

• The proposal complies with the criteria identified in the City’s Antenna System Siting Policy (No. O-62).

• The applicant has provided information indicating that there are no existing structures of sufficient height that are suitable to mount an antenna system within a 500-metre (1,640 ft.) radius of the subject site.

• The applicant has provided documentation which indicates that there is a demonstrated coverage gap around the Pacific Highway Port of Entry, which the wireless carriers would like to resolve to provide better service to existing and potentially new customers.

• The antenna system is proposed to be sited approximately 68 metres into an agricultural property on 0 Avenue. The proposed location is sited within a residential homeplate and will be visually buffered by trees and a residence from 0 Avenue. The location is relatively low impact with respect to potential obstructions on sightlines and views.

• The Agricultural and Food Policy Committee (AFPC) voted to recommend that the General Manager of Planning and Development support the application at their June 11, 2024, meeting.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0268-00 (Appendix II) varying the following, to proceed to Public Notification:

   (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system tower from 12 metres to 48 metres; and

   (b) to reduce the minimum (west) side yard setback of the A-1 Zone for a free-standing antenna system tower compound from 13.5 metres to 3.05 metres to the structure face.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Agriculture</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>North (Abutting):</td>
<td>Agriculture</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>East (Abutting):</td>
<td>Agriculture</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>South (Across 0 Avenue):</td>
<td>United States of America</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>West (Abutting):</td>
<td>Transportation Industry; Agriculture</td>
<td>Agricultural; Industrial</td>
<td>A-1; IL</td>
</tr>
</tbody>
</table>

Context & Background

- The subject property is located at civic addresses 17911 0 Avenue and 17857 0 Avenue and is 22.81 hectares (56.36 acres) in size. The lot is on the south border of the Agricultural Land Reserve (ALR). The property is located approximately 500m east of the Pacific Highway Port of Entry border crossing.

- The property is designated “Agricultural” in the Official Community Plan (OCP), zoned “General Agricultural Zone (A-1)”, and located within the Agricultural Land Reserve (ALR).

- The property has farm status. Two residences are located on the lot.

- The subject property applied for ALR Exclusion for development of a business park under Development Application No. 7903-0155-00. This application was denied at the Regular Council – Land Use meeting on September 7, 2004. The property also applied for ALR Exclusion under Development Application No. 7920-0270-00. This file did not proceed beyond initial review and has been closed.
The subject site is encumbered by an unmarked Class B ditch along the frontage of the property. The property is bisected by a north-south Class B creek that flows northwards, which begins approximately 150 metres into the property from 0 Avenue. The property also has a north-south green-coded ditch approximately 56 metres from the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- Cypress Land Services Ltd. on behalf of TELUS Telecommunications Inc is proposing to erect a 48 metre (150.9 ft) tall telecommunications tower.

- Under Policy O-62, the height of an antenna system is measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. The tallest point, or peak, may be an antenna, lightning rod, aviation obstruction lighting, or some other appurtenance.

- The antenna system monopole is 45 metres high. The peak antenna is 46 metres high, and the peak of the topmost antenna is 46 metres high. The height under the subject variance is 48 metres as measured to the peak of the lightning rod. Referrals to the Agriculture and Food Policy Committee (AFPC) and Engineering were conducted with the 46 metre figure, before the drawings were updated to include a lightning rod.

- The monopole design and flush mounted panel antennas are intended to minimize visual impact. Co-location of service providers is proposed to reduce the overall need for towers in this area, with Freedom Mobile providing an expression of interest for mounting antenna on the monopole.

- The subject property also has BC Hydro transmission towers and lines running diagonally through the centre of the lot. The City has historically requested that antennas be sited on top of BC Hydro transmission towers to make use of existing infrastructure. Under current BC Hydro policy, this is no longer supported.

- After it was determined that mounting of antennas on nearby BC Hydro transmission towers would not be feasible, the subject site was chosen to enhance cell coverage in the area while limiting visual impact on nearby residents.

- The tower and compound are proposed to be sited on the southwest corner of the lot, approximately 68 metres into the lot from the frontage, 3 metres behind an existing residential building. An access path of approximately 145 metres is proposed from the established driveway and to wind around the right side of the residence.

- The antenna compound is proposed to be sited 3 metres from the west lot line. The TELUS right-of-way around the compound is 9 metres wide, 10.5 metres deep, and 94.5 square metres in area.

- The proposed compound location abuts a row of trees separating the lot from 17779 0 Avenue, which is zoned “Light Impact Industrial Zone (IL) and used for parking and storage of truck trailers.
Referrals

Engineering: The Engineering Department has no objection to the project.

Agricultural and Food Policy Committee (AFPC) The proposal was referred to the AFPC at the June 11, 2024, meeting. AFPC members provided some comments and concerns on the height and location of the tower on farmland, in-particular due to the presence of paved land adjacent to the subject site. Some committee members supported the layout, as it effectively delineated the farm and non-farm uses on the southwest corner of the lot. Some committee members noted that other municipalities have telecommunication towers with designs reflecting the local environment.

AFPC voted to recommend that the General Manager of Planning & Development support the application, with two members voting in opposition.

AFPC voted to support a motion to recommend that Council advocate BC Hydro to engage the telecommunication sector to share transmission tower infrastructure for co-location to reduce impacts on farmland.

AFPC voted to support a motion to recommend that the General Manager of Planning & Development ask the telecommunications sector to propose tower designs that are more reflective of the surrounding landscape.

Natural Area Considerations

- The subject site fronts an unmarked riparian ditch on o Avenue. It was noted that the west lot line may have had unmarked water features that may be subject to Provincial jurisdiction.

- The applicant retained Libor Michalak, R.P. Bio of Keystone Environmental Ltd. as the qualified environmental professional (QEP) to prepare a watercourse assessment. The assessment demonstrated that there are no wetlands or watercourses adjacent to the proposed development site. Due to the significant distance between the site and riparian features on the property, a Sensitive Ecosystem Development Permit (SEDP) is not required for the tower and compound.

- The applicant is required to provide a QEP construction environmental management plan (CEMP) to ensure no impacts on the fronting ditch or City trees through installation of the drop and span poles connecting the compound to services on the front of the lot.
POLICY & BY-LAW CONSIDERATIONS

Agricultural Land Commission Act and Regulations

- Previously, under the ALC Act, telecommunication equipment, buildings and installations were a permitted use within the ALR, as long as they did not exceed 100 square metres (1,076 ft.) boundary area. However, changes to the ALC Act have removed references to telecommunication towers as they are federally mandated.

Telecommunication Antenna Systems

- Staff have conveyed to telecommunication companies the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user antenna installations. Staff have also emphasized the importance of keeping the height of installations to a minimum without compromising the existing policy guidelines, especially antenna systems proximity to residential areas and to ensure that an appropriate design is being considered.

- Improving high speed wireless service supports the growing high technology sector, high tech education, emergency services and broadens community consultation opportunities through social media.

- The proposed free-standing antenna system is required for current and future network capacity upgrades. This proposal will provide increased service to the surrounding area. Many residents and businesses use wireless service as their primary means of communication and have come to expect it as an essential utility.

- The proposed location for the free-standing antenna system is approximately 68 metres into the agricultural lot from the frontage. The lot is approximately 500 metres away from the Pacific Highway Port of Entry. The compound site is directly adjacent to a truck parking and storage use on 17779 o Avenue.

- The compound is proposed to be 3 metres away from the existing residence on the southwest corner of the lot. This location and access pathway should have minimal impact on agricultural land and current operations occurring on site. The tower will be visually buffered from the public street (o Avenue) by trees and the existing residence.

- The proposed free-standing antenna system supports the City of Surrey’s vision for building a strong economy.

City’s Antenna System Siting Policy

- On February 22, 2021, Council approved the City’s Antenna System Siting Policy (No. O-62), which replaced Policy No. O-49 Telecommunication Towers. Policy No. O-62 was developed by City staff in coordination with industry representatives to ensure that development of antenna systems throughout Surrey meet the needs of residents and conform to telecommunication industry best practices. The policy provides parameters on how free-standing antenna systems should be sited and designed.
• The subject application generally complies with the current Antenna System Siting Policy No. O-62 and is therefore being presented for Council’s consideration.

• The following is an evaluation of the current proposal in relation to applicable components of Policy No. O-62:

Co-Location

• Co-location will generally result in taller and wider Towers, more antennas on each structure and physical limitations on how many antennas a single Antenna Supporting Structure can structurally support. The City recognizes that the objective of promoting Co-location and the objective of making Antenna Systems less noticeable may sometimes come into conflict.

  The applicant has provided an expression of interest from Freedom Mobile in locating antenna on the proposed free-standing tower.

Location Preferences

• It is preferable that new free-standing antenna systems be sited in non-residential locations and preferably outside of agricultural areas unless other options are exhausted. If free-standing antenna systems are proposed on agricultural land, the proposal should ensure siting avoids farmland, and ensures maximum potential for farming on remainder of site.

  The applicant was asked to explore locating antennas on the existing BC Hydro transmission towers in the interior of the subject site. Currently, BC Hydro policy does not support co-location on these transmission towers.

  The proposed location is within an agricultural area and 715 metres away from the nearest residential neighbourhood to the northwest (townhomes at 2 Avenue and 175A Street). The compound would be directly adjacent to a light industrial truck industry site to the west.

  The compound is proposed to be three (3) metres away from the existing residence on the southwest corner of the subject property. The access pathway is proposed to wind around the house and this area is intended to demarcate the existing residential and farm uses on the lot.

Design Preferences

• The appropriate type of telecommunication Antenna Supporting Structure for each situation should be selected with the goal of making best efforts to blend with the nearby surroundings and minimizing the visual aesthetic impacts of the Antenna System on the community. The use of monopoles is strongly encouraged as they have a slimmer and less cluttered profile than lattice and guyed towers.

  The applicant proposes a monopole design with flush mounted antennas which is considered appropriate for this situation.
The City prefers that Towers be a maximum of 15 metres in height, except in industrial, mixed employment, commercial and agricultural areas. The City will consider increased height for a Tower when located in an Industrial or Mixed Employment Area, and preferably at a distance at least six times the height of the Antenna Supporting Structure away from Residential Areas.

*The applicant has advised the increased height of the proposed tower is necessary to fill coverage gaps in the area. The proposed free-standing antenna system does include one carrier willing to co-locate. Co-location may result in the need for a higher tower but will reduce the overall quantity of towers in an area.*

*The most proximate residential area is approximately 715 metres from the subject site, which is a distance greater than 15 times the height of the free-standing antenna system.*

Landscaping shall be appropriately placed around telecommunication towers and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood. In all instances, the Proponent should mitigate negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques. The design of Antenna Systems should generally be unobtrusive and consistent with area guidelines. Towers and communication equipment should have a non-glare surface.

*The compound is proposed to be 3 metres away from the existing residence on the southwest corner of the lot. This location and access pathway should have minimal impact on agricultural land and current farming operations occurring on site. The tower will be buffered from the public street (0 Avenue) by trees and the existing residence.*

**Public Consultation Process**

- In accordance with policy No. O-62, the applicant sent out 25 notification packages on February 5, 2024, and a newspaper advertisement on February 7, 2024. The notification area was 138 metres around the property (or three times the height of the antenna peak, 46 metres).

- One (1) response was received by the applicant regarding the proposed tower. The respondent requested more information and ultimately indicated opposition to the proposal based on the height and location of the tower.

**Zoning By-law**

**Height/Setback Variances**

- The applicant is requesting the following variance:
  
  o to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 48 metres; and

  o to reduce the minimum (west) side yard setback of the A-1 Zone for a free-standing antenna system tower compound from 13.5 metres to 3.05 metres to the structure face.
• The proposed variances meets the City’s Antenna System Siting Policy (O-62) guidelines including, co-location and siting.

• The proposed location of the free-standing antenna system will not negatively impact the site farming operations and should have minimal impact on agricultural land.

• The proposed location of the free-standing antenna system is approximately 715 metres away from the nearest residential neighbourhood. The Pacific Highway Port of Entry is approximately 500 metres away from the subject site, and renderings indicate that there will be minimal visibility from the border crossing. The structure will be visually buffered from 0 Avenue by existing trees and a residence.

• The proposed setback reduction will bring the structure closer to an industrial use and permit more retention of land for farming.

• Staff support the requested variance to proceed for consideration.

TREES

• Max Rathburn, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deciduous Trees</strong> (excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Red Oak</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Coniferous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eastern white cedar</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Colorado Blue Spruce</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong> (excluding Alder and Cottonwood Trees)</td>
<td>5</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Proposed</strong></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>(excluding Boulevard Street Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Retained and Replacement Trees Proposed</strong></td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Estimated Contribution to the Green City Program</strong></td>
<td>$1,100.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

• The Arborist Assessment states that there are a total of 5 mature on-site trees on the site and no Alder and Cottonwood trees.
• The applicant proposes to retain four (4) trees as part of this development proposal. A Red Oak is proposed for removal as it falls within the proposed access path to the antenna compound, which is intended to be close to the existing residence to minimize impacts on farmland.

• For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of two (2) replacement trees on the site.

• Staff are working with the applicants to determine if two replacement trees can be located on the site. If not, the proposed deficit of 2 replacement trees will require an estimated cash-in-lieu payment of $1,100.00 to the Green City Program, in accordance with the City’s Tree Protection By-law.

• In summary, staff are working with the applicant to try and satisfy tree replacement requirements on the site. Under the current arborist report, a total of 4 trees are proposed to be retained or replaced on the site with an estimated contribution of $1,100.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan and Elevations
Appendix II. Development Variance Permit No. 7923-0268-00
Appendix III. Photo Renderings
Appendix IV. Tree Preservation Summary
Appendix V. DRAFT Agriculture and Food Policy Committee – Minutes (Extract – June 11, 2024)

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar
AERIAL MAP OF TELUS SITE LOCATION / CARTE AÉRIENNE DE L'EMPLACEMENT DU SITE DE TELUS

Proposed Location / Emplacement proposé

Pacific Hwy/176 St

0 Ave
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0268-00

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: 011-578-670
   BLOCK “D” EXCEPT: PARCEL “ONE” (REFERENCE PLAN 10007),
   SECTION 33 BLOCK 1 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT
   PLAN 475
   17911 0 Avenue

   (the "Land")

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

   o to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 48 metres; and

   o to reduce the minimum (west) side yard setback of the A-1 Zone for a free-standing antenna system tower compound from 13.5 metres to 3.05 metres to the structure face.

4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.

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

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

______________________________________
Mayor – Brenda Locke

______________________________________
City Clerk and
Director Legislative Services
Jennifer Ficocelli
To vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 48 metres.
To reduce the minimum (west) side yard setback of the A-1 Zone for a free-standing antenna system tower compound from 13.5 metres to 3.05 metres to the structure face.
PHOTO SIMULATION / SIMULATION PHOTOGRAPHIQUE

<table>
<thead>
<tr>
<th>BEFORE / AVANT</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="Before Image" /></td>
</tr>
<tr>
<td>View: Looking northwest from 0 avenue</td>
</tr>
<tr>
<td>Vue: Vue vers le nord-ouest depuis la 0 avenue</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AFTER / APRES</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image2" alt="After Image" /></td>
</tr>
</tbody>
</table>

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.*
*Proposed design is subject to change based on final engineer plans.*

*La photo de simulation est une représentation proche et n'est utilisée qu'à des fins conceptuelles - elle n'est pas à l'échelle.*
*La conception proposée est susceptible d'être modifiée en fonction des plans définitifs de l'ingénieur.*
PHOTO SIMULATION / SIMULATION PHOTOGRAPHIQUE

BEFORE / AVANT

View: Looking east from Border Crossing area
Vue: Vue vers l'est depuis la zone de passage de la frontière

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans.

La photo de simulation est une représentation proche et n'est utilisée qu'à des fins conceptuelles - elle n'est pas à l'échelle.
La conception proposée est susceptible d'être modifiée en fonction des plans définitifs de l'ingénieur.
## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

<table>
<thead>
<tr>
<th>Surrey Project Number</th>
<th>BC002840</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>17911 0 Ave., Surrey, BC</td>
</tr>
<tr>
<td>Registered Arborist</td>
<td>Riley Spear</td>
</tr>
</tbody>
</table>

### On-Site Trees

<table>
<thead>
<tr>
<th>Protected Trees Identified</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>(On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Protected Trees to be Removed</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Protected Trees to be Retained</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Excluding trees within proposed open space or riparian areas)</td>
<td>4</td>
</tr>
</tbody>
</table>

### Total Replacement Trees Required:

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio
  \[ \times \text{one (1)} = 0 \]
  \[ \times \text{two (2)} = 0 \]

### Replacement Trees Proposed

<table>
<thead>
<tr>
<th>Replacement Trees Proposed</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

### Replacement Trees in Deficit

<table>
<thead>
<tr>
<th>Replacement Trees in Deficit</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
</tr>
</tbody>
</table>

### Protected Trees to be Retained in Proposed Open Space / Riparian Areas

<table>
<thead>
<tr>
<th>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Off-Site Trees

<table>
<thead>
<tr>
<th>Protected Off-Site Trees to be Removed</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

### Total Replacement Trees Required:

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio
  \[ \times \text{one (1)} = 0 \]

### Replacement Trees Proposed

<table>
<thead>
<tr>
<th>Replacement Trees Proposed</th>
<th>Number of Trees</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

### Replacement Trees in Deficit

<table>
<thead>
<tr>
<th>Replacement Trees in Deficit</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

Summary, report, and plan prepared and submitted by

[Signature]

**Signature of Arborist**

**Date:** September 12, 2023
The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.

All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.

The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree.)

Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.

This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (RCLS) and layout drawings provide by the owners' Engineer (P.Eng).

This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

1. Base Survey by:

2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.

3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree.)

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6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.
C. STAFF PRESENTATIONS

1. Development Application 7923-0268-00

Jonathan Kew, Planner
Address: 17857 and 17911 - 0 Avenue

The Planner summarized the report dated June 3, 2024, regarding Development Application No. 7923-0268-00 which proposes Development Variance Permit (DVP) to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 46 metres (150.9 ft.) and to reduce the side yard setback for a tower compound from 13.5 metres to 3.05 metres. The following information was highlighted:

- The subject property is located at civic addresses 17911 - 0 Avenue and 17857 - 0 Avenue. The lot is on the south border of the Agricultural Land Reserve (ALR) and located approximately 500m east of the Pacific Highway Port of Entry.
- The property has farm status. Two residences are located on the lot.
- The subject property applied for ALR Exclusion for development of a business park under File No. 7903-0155-00. This application was denied at the Regular Council – Land Use meeting on September 7, 2004. The property also applied for ALR Exclusion under File No. 7920-0270-00. This application did not proceed beyond initial review and has been closed.
- The tower and compound are proposed to be sited on the southwest corner of the lot, approximately 68 metres into the lot, 3 metres behind the single-family dwelling. An access path of approximately 145 metres is proposed from the established driveway and to wind around the right side of the residence.
The antenna compound is proposed to be sited 3 metres from the west lot line. The TELUS right-of-way around the compound is 9 metres wide, 10.5 metres deep, and 94.5 square metres in area.

The proposed compound location abuts a row of trees separating the lot from 17779 0 Avenue, which is used for parking and storage of truck trailers.

In accordance with policy No. O-62, the applicant sent out notifications to the neighbouring property owners within a distance of 138 metres (approximately three times the height of the proposed tower). One response was received, requesting more information and ultimately providing opposition based on the tower’s height and location.

The applicant supplied the applications submitted to Nav Canada and Transport Canada confirming that lighting and markings on the tower would not be required.

In response to questions from the Committee, the Planner and Cypress Land Services Ltd. representative provided the following information:

- The application has 2 municipal addresses: 17857 and 17911 – 0 Avenue.
- The proposed access pathway would not be paved and would be gravel.
- If included in the residential homeplate, the new telecommunications compound and pathway would be approximately 2,200 square metres in area. Under ALC Regulations, the area of an antenna compound is not considered as telecommunications falls under Federal jurisdiction.
- The antenna compound is proposed to be 94.5 square metres in area.
- The proposed tower is not located on the south east corner of the property to reduce visibility impacts on neighbouring properties. The south west corner location is proposed to be closer to commercial/industrial uses and to be buffered from 0 Avenue by existing vegetation and a residence.
- Historically, antennas have been co-located on BC Hydro transmission towers. The industry does not consider this feasible currently due to the difficulties of accessing and maintaining equipment on BC Hydro towers.
- Adjacent industrial/commercial properties were considered for the proposed tower. Of the appropriate lots, only the subject site expressed interest.

The Committee provided the following comments:

- A committee member expressed concerns on the height of the proposed tower.
- A committee member expressed support for the proposed layout and access pathway as it created a clear boundary between the farm and nonfarm (home plate) areas on the southwest corner of the lot.
- A committee member mentioned the subject site including the access road is approximately less than 2000 square metres of a typical farm home plate and stated if the area is enclosed, the farmland would be preserved.
- Chair and committee members stated that telecommunication towers in other municipalities have designs reflecting the local environment (i.e. towers in Sedona, Arizona, designed to look like palm trees).
- Chair stated the telecommunication towers are federally regulated and the City is limited in the comments it can provide.
PROPOSAL:
- **Rezoning** from RA to RF
  Development Variance Permit
  to allow subdivision into two lots including one panhandle lot.

LOCATION: 14718 Wellington Drive

ZONING: RA

OCP DESIGNATION: Urban
RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIAITION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the Single Family Residential (RF) Zone for proposed Lot 2.

RATIONALE OF RECOMMENDATION

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

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

- The proposed density and building form are appropriate for this part of Guildford.

- Area residents have raised objections to the proposal. The applicant has agreed to build single family dwellings with flat roofs on both Lots 1 and 2 in order for neighbours to maintain their sight lines to the Port Mann Bridge, Fraser and Pitt Rivers, Douglas Island and the North Shore mountains.

- There are no trees on the property, but the applicant is providing a total of seven replacement trees based on the proposed lot sizes.

- The physical constraints of the sloping 1,634 square metre lot support a panhandle lot configuration that provide both physical access and legal frontage. The proposed lots meet or exceed both lot area and dimensions of the RF Zone.

- The proposed development meets Policy O-15 for panhandle lots where the proposed buildable area of the lots in the urban residential subdivision are substantially larger than the required minimum.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)”.

2. Council approve Development Variance Permit No. 7923-0339-00 (Appendix VI) varying the following, to proceed to Public Notification:
   (a) to reduce the minimum rear yard (east) setback of the RF Zone for Lot 2 from 7.5 metres to 1.8 metres to the principal building face.

3. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
   (d) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
   (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
   (f) registration of a Section 219 Restrictive Covenant for Building Scheme to specifically require the use of flat roofs for house construction on proposed Lots 1 and 2 in order to preserve view corridors.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Single Family Dwelling</td>
<td>Urban</td>
<td>RA</td>
</tr>
<tr>
<td>North (Across Wellington Drive):</td>
<td>Single Family Dwellings</td>
<td>Urban</td>
<td>RF</td>
</tr>
<tr>
<td>East (Across a laneway):</td>
<td>Single Family Dwellings</td>
<td>Urban</td>
<td>RA</td>
</tr>
<tr>
<td>South (Across a laneway):</td>
<td>Single Family Dwellings</td>
<td>Urban</td>
<td>RF</td>
</tr>
<tr>
<td>West:</td>
<td>Single Family Dwelling</td>
<td>Urban</td>
<td>RA</td>
</tr>
</tbody>
</table>
Context & Background

- The subject site is located at 14718 Wellington Drive in Guildford. The property is designated “Urban” in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".

- The subject property gently slopes to the north towards Wellington Drive and has great views of the Port Mann Bridge, Fraser and Pitt Rivers, Douglas Island and the North Shore mountains.

- A panhandle lot configuration for proposed Lot 2 was supported for this development proposal given that the lot is only 18.3 metres wide. This width is sufficient to support a full frontage for proposed Lot 1 but not for proposed Lot 2. Since the lot has a depth of 64.5 metres and a lot area of 1,624 square metres, the panhandle configuration is justified and meets Policy O-15 for panhandle lots proposed in urban residential subdivisions.

- The buildable area of the proposed lots are substantially larger than the required minimum in the RF Zone and the proposed buildings will have flat roofs, therefore mitigating negative impacts on adjacent lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)” to allow subdivision into two lots including a panhandle lot.

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
</tr>
<tr>
<td>Gross Site Area: 1,624 square metres</td>
</tr>
<tr>
<td>Road Dedication: N/A</td>
</tr>
<tr>
<td>Undevelopable Area: N/A</td>
</tr>
<tr>
<td>Net Site Area: N/A</td>
</tr>
<tr>
<td>Number of Lots: 2</td>
</tr>
<tr>
<td>Unit Density: 12.5 uph</td>
</tr>
<tr>
<td>Range of Lot Sizes 632 – 999 square metres</td>
</tr>
<tr>
<td>Range of Lot Widths 15 – 22 metres</td>
</tr>
<tr>
<td>Range of Lot Depths 30 – 33 metres</td>
</tr>
</tbody>
</table>
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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

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

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall of 2026.

Transportation Considerations

- No further road dedication is required. Access to Lots 1 and 2 are from Wellington Drive.

- The subject property is a block away from Surrey Road which is a collector road and transit route. The site is approximately 95 metres (2 minutes’ walk) from the nearest bus stops near the corner north of Wellington Drive and Surrey Road. Bus number 373 services the route northbound to Surrey Central Station and southbound to Guildford Exchange.

- There are no bike lanes or multi-use pathways in the area.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated “General Urban” in the Regional Strategy (RGS).

- General Urban areas are intended for residential neighborhoods.

- The proposed single family residential development complies with the RGS designation for the site.
Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP) with a maximum density of up to 37 units per hectare. The development is proposing a density of 12.5 units per hectare which is consistent with low density residential neighborhoods.

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
  
  o A1.2 - Ensure that urban development occurs within the Urban Containment Boundary shown in Figure 17 of the OCP.

    *(The subject site is within the Urban Containment Boundary as shown in Figure 17.)*

  o A1.3.c. - Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.

    *(The subject site is in a neighbourhood where the area is serviced and a majority of homes are between 25-30 years old. There is a handful of homes built 2-5 years ago, which will be used as context homes in order achieve compatibility with similar massing design, character and materiality.)*

  o A3.9 - Conduct neighbourhood planning processes with local residents to determine the appropriate density, scale, transition design, transportation improvements, style and character of infill development within each neighbourhood.

    *(Significant opposition to the development proposal was received over two main issues - roof pitch and building height. Residents were concerned that they would lose access to their current view corridors. Staff facilitated meetings between the applicant and representative of the concerned residents. After numerous meetings, a resolution was reached to use flat roofs and a maximum building height limit of 7.3 metres on both proposed lots.)*

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)."

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)" and parking requirements.
RF Zone (Part 16)  | Permitted and/or Required | Proposed
--- | --- | ---
Unit Density: | | |
Yards and Setbacks
Front Yard: | 7.5 metres | Lot 1 – 7.5 m
Side Yard: | 1.8 metres | Lot 2 – 7.5 m
Side Yard Flanking: | 3.6 metres | Lot 1 – not applicable
Rear: | 7.5 metres | Lot 2 – not applicable
Lot Size
Lot Size: | Minimum 560 sq. metres | Lot 1 – 632 sq. metres
Lot Width: | Minimum 15 metres | Lot 2 – 999 sq. metres
Lot Depth: | Minimum 28 metres | Lot 1 – 15 metres
Lot 2 – 22 metres
Lot 1 – 33 metres
Lot 2 – 32 metres
Parking (Part 5)  | Required | Proposed
Number of Spaces | 3 | 3

* variance requested
** flanking from lane

Setback Variance

- The applicant is requesting the following variance:
  - to reduce the minimum rear yard (east) setback of the RF Zone for Lot 2 from 7.5 metres to 1.8 metres to the principal building face.

- According to Part 4 “General Provisions”, Section B.28. Subdivision (d) iv., in the case of a panhandle lot and for the purpose of determining the lot width, the panhandle portion shall be disregarded, resulting in a rectangle or a polygon. The shortest lot line contiguous with the panhandle shall be considered as the frontage for the purpose of determining the lot width and the provisions set forth in Sections B.28(a) and (b) of this Part shall apply. Based on this provision, for the purpose of determining lot width, the west lot line is the frontage of Lot 2 and the east lot line is the rear lot line.

- Proposed Lot 2 will be 999 square metres in area. Without the panhandle, the resultant lot area will be 833 square metres, which exceeds the minimum requirement of the RF Zone.

- The maximum achievable floor area on proposed Lot 2 is 465 square metres. The west (front) setback is 7.5 metres. By varying the east (rear) yard setback, the applicant is able to maximize the achievable floor area for this specific lot in order to accommodate a house size appropriate for the lot.

- Despite the proposed variance, Lot 2 will still have a functional yard space at the west side of the proposed house, which is set back from the neighbouring property by 7.5 metres. All areas outside of the building footprint will be landscaped, except for the driveway.
Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).

- Styles recommended for this site emphasize a strong relationship with existing, neighbouring “context homes”, a handful of which surround the property. These context homes are two to five-years old and have similar massing and siding materials such as stucco, vinyl, hardiplank, brick and stone. The minimum roof pitch must be a flat roof for both lots, given concerns expressed by neighbours that pitched roofs would obstruct their views.

- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated November 16, 2023 has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $4,455.70 per new lot.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,113.92 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 contribute $1,113.92 per new lot to support the development of new affordable housing.
PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 14, 2024, and the Development Proposal Signs were installed on March 13, 2024. Staff received 16 responses from neighbouring properties, 3 in support and 13 opposing the application.

  The main points of opposition were the obstruction of views, loss of enjoyment of landscape and scenery, diminishment of quality of life and property values, loss of privacy, and potential traffic/parking issues in the back lane. Some residents pointed out that they paid extra to acquire their view lots. They did not want to lose both the view and their investment.

  Staff worked with the applicant and a representative of the local residents who opposed the development in order to come up with a resolution that is acceptable to both parties. After numerous in-person and onsite meetings among the parties, the applicant agreed to flat roofs for Lots 1 and 2 and a maximum building height of 7.3 metres for both lots.

  After staff consultation with the City’s Legal Department, it was recommended that the site and section drawings (Appendix I) for Lots 1 and 2 be included in the Sec. 219 Building Scheme restrictive covenant in order to register on title the flat roofs and maximum building height requirement in perpetuity.

- The subject development application was reviewed by the Surrey Board of Trade. No comments were received.

TREES

- Derick Hao Cheng Chiou, ISA Certified Arborist of RS Tree Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coniferous Trees (offsite)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Spruce</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total (excluding Alder and Cottonwood Trees)</strong></td>
<td><strong>2</strong></td>
<td><strong>0</strong></td>
<td><strong>2</strong></td>
</tr>
<tr>
<td><strong>Total Replacement Trees Proposed</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Boulevard Street Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Retained and Replacement Trees Proposed</strong></td>
<td><strong>7</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Estimated Contribution to the Green City Program</strong></td>
<td><strong>9</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- The Arborist Assessment states that there are no mature Alder and Cottonwood, Deciduous or Coniferous trees on the site. Two offsite coniferous trees will not be removed.

- While there are no trees onsite, all subdivisions are required to plant replacement trees. All lots within a subdivision are required to plant trees based on lot size.
• Under Surrey Tree Protection Bylaw, 2006 No. 16100, 9 replacement trees are required for the proposed development (4 trees on Lot 1 and 5 trees on Lot 2). In consideration of the unique panhandle lot configuration, the applicant will be required to plant a total of 7 replacement trees, 3 on Lot 1 and 4 on Lot 2. Since the proposed 7 replacement trees can all be accommodated on the site, there will be no deficit and no cash-in-lieu payment to the Green City Program.

• In summary, a total of 7 replacement trees are proposed on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Subdivision Layout, Site Section Plan
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Building Design Guidelines Summary
Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI. Development Variance Permit No. 7923-0339-00
Appendix VII. Aerial Photo

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

DQ/ar
TO: Director, Development Planning, Planning and Development Department  
FROM: Development Process Manager, Engineering Department  
DATE: June 17, 2024  
PROJECT FILE: 7823-0339-00  

RE: Engineering Requirements  
Location: 14718 Wellington Dr  

REZONE/SUBDIVISION  

Property and Right-of-Way Requirements  
- Dedicate 1.0 m x 1.0 m corner cut at Wellington Dr and Lane (east).  
- Register 0.5 m SRW along Wellington Dr frontage.  

Works and Services  
- Construct south side of Wellington Dr.  
- Construct the Lane (east).  
- Construction upgrades to the Lane (south) as required.  
- Construct adequately sized storm, sanitary and water service connection to each lot.  
- Implement on-site storm mitigation features.  
- Complete stormwater catchment analysis and address downstream constraints.  
- Register applicable legal documents as determined through detailed design.  

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee is required.  

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT  

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

Daniel Sohn, P.Eng.  
Development Process Manager  
DYC
The proposed development of 2 Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

### School-aged children population projection

2

### Projected Number of Students From This Development in:

<table>
<thead>
<tr>
<th>School Type</th>
<th>Number of Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>1</td>
</tr>
<tr>
<td>Secondary School</td>
<td>1</td>
</tr>
<tr>
<td>Total Students</td>
<td>2</td>
</tr>
</tbody>
</table>

### Current Enrolment and Capacities:

<table>
<thead>
<tr>
<th>School</th>
<th>Enrolment</th>
<th>Operating Capacity</th>
<th># of Portables</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ellendale Elementary</td>
<td>173</td>
<td>182</td>
<td>1</td>
</tr>
<tr>
<td>Guildford Park Secondary</td>
<td>1390</td>
<td>1050</td>
<td>11</td>
</tr>
</tbody>
</table>

**Ellendale Elementary**

- Serves a maturing residential area.
- The catchment, however, does continue to have a strong average birthrate of 26 births per year, consequently, the 10 year projections indicated there will a very gentle growth curve. Enrolment projections are showing the school only increasing by 39 students over the next 10 years.
- The school is currently operating below capacity. It is anticipated that the enrolment will remain slightly below its existing capacity in the next 10 years. Any future unexpected growth can be accommodated in portables. There are no capital expansion requests for this school.

**Guildford Park Secondary**

- Currently operating at 132% and is projected to minimally grow.
- This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

**Summary of Impact and Commentary**

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

**Population**

- The projected population of children aged 0-17 impacted by the development.

**Enrolment**

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

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Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.
BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0339-00
Project Location: 14718 Wellington Drive, Surrey, BC
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, AScT, CRD, at.aibc)

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

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 2-5 years ago. The style of the homes in the area “traditional west coast” and “west coast modern” which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 2-5 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are either “shake profile” concrete tiles or asphalt shingles and the cladding is primarily stucco or hardi with stone or brick accents. These newer homes can be used as context homes.

- The majority of homes are approximately 25-30 year old “Ranchers” under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding or stucco.

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

1) Context styles of homes for the proposed building scheme are “West Coast Modern”.

2) All context homes are 2 or 3 storey homes.

3) Front entrances are 1 storey in height.

4) Massing: Old homes are mostly west coast modern context.
5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.

6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.

7) Roof pitch is a minimum 4:12 for the newer context homes.

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

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

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

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

Restrictions on Dwellings: No basement entry homes permitted.


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

**Roof Pitch:** Minimum roof pitch must be a flat roof.

**Roof Materials:** torch-on roll roofing.

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

**Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 2 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or “broom” or “brush-finished” concrete.

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

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

**Summary prepared and submitted by:** Simplex Consultants Ltd.

**Reviewed and Approved by:** Tejeshwar Singh, B.T. Arch, AScT, CRD, AT.AIBC

Date: June 10, 2024
# TREE PRESERVATION SUMMARY

**Surrey Project No:** 23-0339  
**Address:** 14718 Wellington Dr  
**Registered Arborist:** Derick Hao Cheng Chiou

## On-Site Trees

<table>
<thead>
<tr>
<th></th>
<th>Number of Trees</th>
</tr>
</thead>
</table>
| **Protected Trees Identified**  
(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 0 |
| **Protected Trees to be Removed** | 0 |
| **Protected Trees to be Retained**  
(excluding trees within proposed open space or riparian areas) | 0 |

### Total Replacement Trees Required:

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio - X one (1) = 0  
- All other Trees Requiring 2 to 1 Replacement Ratio - X two (2) = 0

### Replacement Trees Proposed (Lot 1 / Lot 2)

<table>
<thead>
<tr>
<th></th>
<th>Number of Trees</th>
</tr>
</thead>
</table>
| **Replacement Trees Proposed (Lot 1 / Lot 2)** | 3 (Lot 1)  
4 (Lot 2) |

### Replacement Trees in Deficit

<table>
<thead>
<tr>
<th></th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Replacement Trees in Deficit</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

### Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]

<table>
<thead>
<tr>
<th></th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</strong></td>
<td>0</td>
</tr>
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</table>

## Off-Site Trees

<table>
<thead>
<tr>
<th></th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees Identified</strong></td>
<td>2</td>
</tr>
<tr>
<td><strong>Protected Off-Site Trees to be Removed</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

### Total Replacement Trees Required:

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio - X one (1) = 0  
- All other Trees Requiring 2 to 1 Replacement Ratio - X two (2) = 0

## Arborist Report

Arborist Report 1531 134A St, Surrey, BC V4A 5P7
Replacement Trees Proposed | 0
---|---
Replacement Trees in Deficit | 0

Summary, report and plan prepared and submitted by:

Derick Hao Cheng Chiou

Date: June 13th, 2024
REPLACEMENT TREE PLAN

*The trees were located on the map to the best of my knowledge using aerial maps.

Arborist Report 1531 134A St, Surrey, BC V4A 5P7
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0339-00

Issued To:

(the “Owner”)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

   Parcel Identifier: 010-443-801
   Lot 11 Except: Part Dedicated Road On Plan Lmp40356; Block 85 New Westminster District Plan 18802
   14718 Wellington Drive

   (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 titles have been issued, as follows:

   Parcel Identifier:

   (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

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

   (a) In Section F., Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the rear (east) yard setback of Lot 2 is reduced from 7.5m to 1.8m to the principal building face.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse 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. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

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

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

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

________________________________
Mayor – Brenda Locke

________________________________
City Clerk and Director Legislative Services
Jennifer Ficocelli
To reduce the rear yard (east) setback of Lot 2 from 7.5m to 1.8m to the principal building face.
CITY OF SURREY

BYLAW NO. 21296

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO:  SINGLE FAMILY RESIDENTIAL ZONE (RF)

   PID: 010-443-801
   Lot 11 Except: Part Dedicated Road on Plan LMP40356; Block 85 NWD Plan 18802
   (14718 Wellington Drive)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21296".

PASSSED FIRST READING on the th day of , 20 .
PASSSED SECOND READING on the th day of , 20 .
PASSSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

__________________________ MAYOR

__________________________ CLERK
PROPOSAL:
- Rezoning from RA to CD to accommodate the existing BC Ambulance Station.

LOCATION: 16300 - 104 Avenue
ZONING: RF
OCP DESIGNATION: Urban
RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

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

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposed rezoning will allow for the ongoing permitted use of the site for an ambulance station and associated resources that provide inter-facility patient transfers, and provide rapid emergency access to Surrey, Langley and Abbotsford.

- The subject site has been identified by BC Emergency Health Services (BCEHS) as an ideal location for an ambulance station with quick and easy access to Highway No. 1.

- The existing building and adjacent parking area currently accommodates the temporary use of the site for an ambulance station, approved under Temporary Use Permit 7920-0261-00, and is considered an ideal location due to its immediate access to Highway No. 1, thus facilitating rapid emergency response to the municipalities south of the Fraser River.
RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
   (a) Approval from the Ministry of Transportation & Infrastructure.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>BC Ambulance Station approved under TUP 7920-0261-00</td>
<td>Urban</td>
<td>RA</td>
</tr>
<tr>
<td>North (Across 104 Ave):</td>
<td>Single family residential lots and 15-H Greenbelt</td>
<td>Urban</td>
<td>RF-G &amp; RF</td>
</tr>
<tr>
<td>East (Across Hwy. 1 off-ramp):</td>
<td>Vacant lots</td>
<td>Urban</td>
<td>RA and PA-2</td>
</tr>
<tr>
<td>South (Across Hwy No. 1):</td>
<td>Tourist trailer and vacant land</td>
<td>Suburban, Urban and Conservation Recreation</td>
<td>CTA, A-1 and RA</td>
</tr>
<tr>
<td>West:</td>
<td>Hwy. No. 1/160 St. Interchange</td>
<td>Urban</td>
<td>RA</td>
</tr>
</tbody>
</table>

Context & Background

- The subject building and adjacent parking lot, which are constructed in the Highway No. 1 road right-of-way, near the intersection of 164 Street and 104 Avenue in Fraser Heights, was constructed in 2012 and used by Treo as an office for toll collection for the Port Mann Bridge. With the termination of tolls for crossing the Port Mann Bridge, the office was vacated.

- The building is now used for a BC Emergency Health Services Ambulance Station (BCEHS). This use was permitted under Temporary Use Permit (TUP) No. 7920-0261-00, issued on November 23, 2020, for a maximum of three (3) years. The TUP expired on November 23, 2023, and rather than seek a TUP renewal, the applicant is seeking a rezoning to permit the existing use to remain on the subject site in the long term.

- The survey plan shown in Appendix I outlines the subject site within the Highway No. 1 road right-of-way that is proposed to be rezoned to allow for the existing use. This area is approximately 0.88 hectares in size. The subject site is currently zoned “One Acre Residential Zone (RA)” and designated as “Urban” in the Official Community Plan.
DEVELOPMENT PROPOSAL

Planning Considerations

- In March 2020, BC Emergency Health Services (BCEHS) drafted a COVID-19 surge plan, which identified 55 additional ground ambulances and 5 additional air ambulance resources to be distributed throughout the Province. The vacant Treo building was identified by BCEHS as a potential location for an additional BC Ambulance Station to accommodate the additional fleet and staff.

- The site is currently zoned “One-Acre Residential Zone (RA)”, which does not permit an ambulance station. As such, the subject rezoning application has been submitted to seek Council approval to allow the ambulance station to continue operating on the subject site.

- The existing building currently accommodates the additional ambulance resources and is considered an ideal location due to its immediate access to Highway No. 1, thus facilitating rapid emergency response to the municipalities south of the Fraser River.

- BCEHS advises that ambulances stationed at the site are primarily for inter-facility transfers. Routine transfers, which constitute most calls, do not involve lights and sirens. However, in situations requiring them, EHS staff will delay activating lights and sirens until reaching an arterial road or Highway No. 1, in consideration of the Fraser Heights community to the north.

- BCEHS has indicated the site can accommodate up to 10 ambulances, however that number could fluctuate over time. Additional parking would accommodate Emergency Medical Services (EMS) attendant’s vehicles. The existing building on site will generally accommodate EMS staff amenities, which may include washroom facilities, change rooms/showers, lunchroom (including kitchen), break rooms, meeting rooms, and storage.

Referrals

Engineering: The Engineering Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): MOTI owns the building located in the Hwy No. 1 road ROW and has entered into a lease with BCEHS for the building. Preliminary approval of the rezoning is granted by MOTI for one (1) year.

Transportation Considerations

- Access to the site is provided from the west bound 160th Street freeway exit and from a two-way driveway on the west side of the building to access 104 Avenue.

- There are currently 32 on-site parking spaces provided on the site. This will accommodate the 10 ambulances and EMS attendant’s vehicles on the property.
POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The property is designed Urban in the Official Community Plan. The proposed use of this site for a BC Ambulance Station complies with the Urban designation.

Themes/Policies

- The proposal is consistent with the following OCP Themes and Policies:
  
  o Theme F.9 (Community Safety)
    
    ▪ Ensure that emergency management plans are in place and ready to be implemented in response to emergencies.
    
    ▪ Strategically locate community safety facilities to deliver effective and timely emergency response services throughout the City.

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the existing BC Ambulance Station on the subject site. The proposed CD By-law for the proposed development site identifies the uses, buildable area, building height and parking proposed.

- Details of the proposed CD By-law are illustrated in the following table:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Proposed CD Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildable Area:</td>
<td>Maximum of 500 square metres</td>
</tr>
<tr>
<td>Principal Building Height:</td>
<td>7.5 metres</td>
</tr>
<tr>
<td>Permitted Uses:</td>
<td>Ambulance stations</td>
</tr>
<tr>
<td></td>
<td>Office uses</td>
</tr>
<tr>
<td></td>
<td>Community services</td>
</tr>
<tr>
<td></td>
<td>Parking facility</td>
</tr>
<tr>
<td>Parking (Part 5)</td>
<td>Proposed</td>
</tr>
<tr>
<td>Total:</td>
<td>Minimum 20 off-street parking spaces</td>
</tr>
</tbody>
</table>

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 30, 2024, and the Development Proposal Signs were installed on March 27, 2024. Staff received no responses from the public.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Survey Plan, Site Plan
Appendix II. Aerial Photo

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SJ/ar
A portion of section 26 block 5 north range 1 west, New Westminster district shown dedicated as arterial highway on plan 28411; that portion being formerly lots 8 and 9 section 26 block 5 north range 1 west, New Westminster district, plan 1670 for rezoning purposes.

Scale 1:1000

Integrated survey area no. 1, city of surrey, NAD83(CRS)4.0.0.BC.1.MVRD.

This plan shows horizontal ground level distances unless otherwise specified.

Grid bearings are derived from GNSS dual frequency observations and are referred to the central meridian of UTM zone 10 (123° west longitude).

Legend

m² indicates square metres

Matson Peck & TopliSS
Surveys & Engineers

L-24-20067-BLK

Certified correct this 27th day of March, 2024

Joginder Singh Riar, BCLS 863
CITY OF SURREY

BYLAW NO. 21297

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.......................................................... ..........................................................

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:

   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

   as follows:

   (a) by creating a new Comprehensive Development Zone 224 (CD 224), attached as Appendix "A" and forming part of this bylaw;
   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
       FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
       TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 224" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 224&quot;</td>
<td>16300 - 104 Avenue</td>
<td>Portion of Section 26, Plan 28411</td>
<td>21297</td>
<td>N/A&quot;</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 224 (CD 224), Bylaw, 2024, No. 21297".

PASSED FIRST READING on the th day of , 20.
PASSED SECOND READING on the th day of , 20.
PUBLIC HEARING HELD thereon on the th day of , 20.
PASSED THIRD READING on the th day of , 20.
RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the day of , 20.
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20.

......................................................... MAYOR

......................................................... CLERK
APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 224 (CD 224)

This Comprehensive Development Zone 224 (CD 224) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>16300 – 104 Avenue</td>
<td>Portion of Section 26 Block 5 North Range 1 West NWD Shown Dedicated as Arterial Highway on Plan 28411; That Portion being formally Lots 8 and 9, Section 26, Block 5 North, Range 1 West, NWD, Plan 1670, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Joginder Singh Riar, B.C.L.S. on the 27th day of March, 2024 containing a total combined area of 8,802.3 sq. m.</td>
<td></td>
</tr>
</tbody>
</table>

(collectively the "Lands")

A. **Intent**
   This Zone is intended to accommodate limited office uses, a parking facility and an ambulance station.

B. **Permitted Uses**
   *Lands, buildings* and *structures* shall only be used for the following uses, or a combination thereof:
   
   **Principal Uses:**
   1. Ambulance station.
   2. Office uses excluding the following:
      i. Social escort services;
      ii. Methadone clinics; and
      iii. Marijuana dispensaries.
   3. Community services.
   4. Parking facility.

C. **Lot Area**
   Not applicable to this Zone.

D. **Density**
   **Maximum Density:**
   Maximum *density* shall be limited to a maximum *buildable area* of 500 sq. m.

E. **Lot Coverage**
   Not applicable to this Zone.

F. **Yards and Setbacks**
   Not applicable to this Zone.

G. **Height of Buildings**
   1. **Principal Buildings:**
      *Principal building height* shall not exceed 7.5 m.
   2. **Accessory Buildings:**
      *Accessory building height* shall not exceed 4.5 m.
   3. **Structures:**
      *Structure height* shall not exceed 4.5 m.
H. Off-Street Parking and Loading/Unloading
Parking Calculations:
A minimum of 20 off-street parking spaces shall be provided.

I. Landscaping and Screening
General Landscaping:
All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

J. Special Regulations
Not applicable to this Zone.

K. Subdivision
Not applicable to this Zone.

L. Other Regulations
Additional land use regulations may apply as follows:
1. All Federal legislation including, without limitation, the Fisheries Act, the Railway Safety Act, and the Aeronautics Act;
2. All Provincial legislation including, without limitation, the Community Charter, the Local Government Act, the Local Government Zoning Bylaw Regulation, the Land Title Act, the Riparian Areas Protection Act, the Water Sustainability Act, the Transportation Act, the Railway Act, the British Columbia Railway Act, and the Agricultural Land Commission Act;
3. All City of Surrey bylaws, policies, and regulations including, without limitation, the Official Community Plan Bylaw, as amended, Development Permits, Hazard Lands Development Permit Guidelines, Sensitive Ecosystem Development Permit Guidelines, the Subdivision and Development Bylaw, as amended, the Development Cost Charge Bylaw, as amended, the Surrey Sign Bylaw, as amended, the Surrey Building Bylaw, as amended, and the Surrey Tree Protection Bylaw, as amended, if these do not restrict or prohibit the density otherwise permitted under this CD Zone;
4. Subdivision requirements of the Approving Officer;
5. Heritage designation bylaws, as amended, and heritage revitalization agreements, if these do not restrict or prohibit the density otherwise permitted under this CD Zone;
6. Covenants registered in the Land Title Office in favour of the City under Section 219 of the Land Title Act; and
7. Regulations pursuant to any Acts
A PORTION OF SECTION 26 BLOCK 5 NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT SHOWN DEDICATED AS ARTERIAL HIGHWAY ON PLAN 28411; THAT PORTION BEING FORMERLY LOTS 8 AND 9 SECTION 26 BLOCK 5 NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT, PLAN 1670
FOR REZONING PURPOSES
SCALE 1:1000

INTEGRATED SURVEY AREA NO. 1,
CITY OF SURREY, NAD83(CSRS)4.0.0.0.BC.1.MVRD.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10. (123° WEST LONGITUDE)

SCHEDULE A

A PORTION OF SECTION 26 BLOCK 5 NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT SHOWN DEDICATED AS ARTERIAL HIGHWAY ON PLAN 28411; THAT PORTION BEING FORMERLY LOTS 8 AND 9 SECTION 26 BLOCK 5 NORTH RANGE 1 WEST, NEW WESTMINSTER DISTRICT, PLAN 1670
FOR REZONING PURPOSES
SCALE 1:1000

INTEGRATED SURVEY AREA NO. 1,
CITY OF SURREY, NAD83(CSRS)4.0.0.0.BC.1.MVRD.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10. (123° WEST LONGITUDE)
City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0293-00
Planning Report Date: June 24, 2024

PROPOSAL:
• Temporary Use Permit
to permit the placement of a modified shipping container on the property for use as a Return-it Express & Go Station for beverage container recycling, with the duration not to exceed 3 years.

LOCATION: 14650 - 104 Avenue
ZONING: CD Bylaw No. 16555
OCP DESIGNATION: Commercial
TOWN CENTRE PLAN DESIGNATION: Guildford Plan (Commercial)
RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.

DEVIAITION FROM PLANS, POLICIES OR REGULATIONS

- Proposing the placement of a 6.0-metre-long modified shipping container on a non-industrial zoned lot.

- Proposing to permit a beverage container return centre, not confined to an enclosed building or part of an enclosed building, to operate on the subject site zoned "Comprehensive Development Zone (CD)" (Bylaw No. 16555).

RATIONALE OF RECOMMENDATION

- The proposed Express & Go Station (i.e. beverage container return centre) will offer a new recycling experience for residents. The extended operating hours and the provision of a non-contact service are anticipated to make the recycling of beverage containers more convenient.

- This proposal is consistent with the strategic directions for materials and waste management outlined in Sustainability Charter 2.0. The proposed facility will support the City to move toward its zero waste target, which is in line with regional waste diversion goals.

- The proposed Express & Go Station will be located in the southern part of the existing parking lot. The existing hedges will function as effective screening to ensure that the proposed structure will not be visually obtrusive to the streetscape.

- The proposed location of Express & Go Station will not impact the current operations of Real Canadian Superstore. The structure will only utilize surplus surface parking spaces, which were provided in addition to the requirements in Part 5 of the Zoning Bylaw.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0293-00 (Appendix I) permitting the following, to proceed to Public Notification:
   
   (a) to temporarily allow a 6.0-metre-long modified shipping container to be located on the subject property, which is a non-industrial zoned lot, for the purposes of beverage container recycling; and

   (b) to temporarily allow a beverage container return centre, which is not confined to an enclosed building or part of an enclosed building, to operate on the subject site zoned “Comprehensive Development Zone (CD)” (Bylaw No. 16555).

2. Council instruct staff to resolve the following issues prior to final approval:

   (a) submission of $5,000 security to ensure the modified shipping container is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use permit.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>TCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Large scale commercial and associated covered and surface parking spaces</td>
<td>Commercial</td>
<td>CD (Bylaw No. 16555)</td>
</tr>
<tr>
<td>North (Across 104 Ave):</td>
<td>Vacant parcel under Development Application 21-0063, at Third Reading, proposing two 6-storey apartment buildings and underground parking, and existing Duplexes</td>
<td>Low to Mid Rise Residential</td>
<td>C-35 and RM-D</td>
</tr>
<tr>
<td>East:</td>
<td>Hjorth Road Park</td>
<td>Parks and Natural Areas</td>
<td>RF/RA</td>
</tr>
<tr>
<td>South:</td>
<td>Park Sports Fields and Surface Parking Lot</td>
<td>Parks and Natural Areas</td>
<td>RF/RA</td>
</tr>
<tr>
<td>West (Across 146 St):</td>
<td>Single Family Development</td>
<td>Low Rise Transition Residential</td>
<td>RF</td>
</tr>
</tbody>
</table>

Context & Background

- The subject site at 14650 - 104 Avenue is currently designated Commercial in the Official Community Plan (OCP) and Guildford Town Centre Plan. It is currently zoned “Comprehensive Development Zone (CD)” (Bylaw No. 16555).
• Under application 7900-0267-00, the subject property was developed with a 14,195 square meter Real Canadian Superstore with 484 covered parking spaces under the “Downtown Commercial (C-35)” zoning regulations.

• Under application 7907-0263-00, the subject site was rezoned from C-35 Zone to CD Zone to facilitate an additional 117 surface parking spaces for Real Canadian Superstore on the undeveloped southern portion of the site.

• The subject application proposes a temporary Return-it Express & Go Station (beverage container return centre) to be operated out of a modified shipping container in the Real Canadian Superstore parking lot.

• As part of this application, staff have received a letter of support for the proposed location of the beverage container return centre from Loblaw Properties Limited (Real Canadian Superstore) which occupies the subject property.

• The number of Express & Go locations in Metro Vancouver is increasing, currently with six locations across different municipalities. A similar TUP application, proposing the placement of a modified shipping container on a non-industrial zoned lot for use as a Return-it Express & Go station, was submitted for Newton Town Centre. This application, under TUP number 7923-0294-00, was approved on March 11, 2024.

DEVELOPMENT PROPOSAL

Planning Considerations

• The applicant is seeking a TUP to allow for the placement of a 6.0 metre long modified shipping container on a non-industrial zoned lot for a Return-it Express & Go Station for beverage container recycling.

• The modified shipping container is proposed to be 14.8 square metres in size. It will be located on the south side of the uncovered parking lot.

• This proposal varies Part 17 of the Zoning Bylaw General Provisions that limits the use, placement, storage, repair, cleaning, upgrading, or modification of a shipping container to lots zoned industrial. Furthermore, under CD Bylaw No. 16555, a beverage container return centre is not permitted, hence the subject TUP is proposed to allow for this use in a modified shipping container on the subject site on a temporary basis.

• Part 1 of the Zoning Bylaw requires that a beverage container return centre be confined to an enclosed building or be part of an enclosed building. The subject TUP proposes to allow for this use in a modified shipping container which is not considered a building.

Referrals

Engineering: The Engineering Department has no objection to the project.
Transportation Considerations

- The proposed beverage container return centre will utilize the current Real Canadian Superstore accesses from 104 Avenue and 146 Street. The modified shipping container will be located at southern portion of the site, closer to the 146 Street access.

- The site is within 100 to 200 meters of walking distance from the nearest bus stops on 104 Avenue and is accessible from Route 320 Surrey Central Station/Langley Centre and R1 King George Blvd/Guildford.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant proposes a TUP to permit the placement of a modified shipping container functioning as a Return-it Express & Go Station for beverage container recycling under the existing CD Zone.

- This TUP is required due to the following polices:
  
  o Part 17 of the Zoning Bylaw General Provisions limits the location of a shipping containers to industrial zoned lots;

  o Beverage container return centres are not identified as a permitted use under the subject CD Zone; and

  o Beverage container return centres are required to be confined to a building or a part of a building, and a modified shipping container is not defined as a building according to Part 1 of the Zoning Bylaw.

- The proposed shipping container recycling facility will replace three uncovered parking stalls. However, the remaining 546 parking spaces will still exceed the required 364 spaces for the Real Canadian Superstore.

- No additional parking is proposed for the beverage container return centre. It is anticipated that visitors to the return centre will be customers of the Real Canadian Superstore or will only be on site for a short period of time to return their recyclable beverage containers.

Sustainability Charter 2.0

- This proposal is consistent with the strategic directions for materials and waste management outlined in Sustainability Charter 2.0. The proposed facility will support the City to move toward its zero waste target, which is in line with regional waste diversion goals.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 12, 2024, and the Development Proposal Sign was installed on March 15, 2024. Staff received three (3) responses from neighbouring (staff comments in italics):
Three (3) residents commonly expressed concerns about attracting unwelcome groups to the neighbourhood, security issues and cleanliness.

(The Express & Go Station is equipped with an alarm system and security cameras with 24-hour monitoring to prevent any misuse of the facility. Cleaning and maintenance will be provided by the operator of the proposed recycling facility.)

Another common concern is potential traffic congestion, considering that the subject site is adjacent to well-used softball fields and soccer fields and in proximity to Hjorth Road Elementary School.

(Based on information provided by Express-It, a typical drop-off takes less than 3 minutes. With the quick drop-off time, the increase in traffic and congestion is expected to be minimal.

Additionally, with the location of the proposed facility, it is expected that the facility will be well-used by the customers of the Real Canadian Superstore, with the intention of allowing people to recycle containers during their regular shopping trips instead of making additional trips only for recycling.

Given that the subject site has access to frequent bus service, customers with fewer recyclables might consider utilizing public transit to access the proposed facility.)

Two (2) residents questioned the necessity of an additional recycling facility with the existing beverage return depots in the area.

(An additional recycling facility will make it more convenient for Surrey residents to return their beverage containers for recycling. This aligns with the strategic directions for waste management outlined in Sustainability Charter 2.0.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Temporary Use Permit No. 7923-0293-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MWC/ar
CITY OF SURREY
(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0293-00

Issued To:

("the Owner")

Address of Owner:

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

2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

   Parcel Identifier: 027-393-836
   LOT 1 SECTION 30 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN BCP 34906
   14650 104 Avenue
   (the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the Local Government Act R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.

4. The temporary use permitted on the Land shall be for the placement of a 6.0-metre-long modified shipping container on a non-industrial zoned lot, to be used and operated as a beverage container return centre.

5. The temporary use permitted on the Land shall be in accordance with:

   (a) The appearance and location of the modified shipping container as shown on Schedule A which is attached hereto and forms part of this permit.
6. The temporary use shall be carried out according to the following conditions:

(a) Upon termination of this Temporary Use Permit, the modified shipping container shall be removed, and the land restored to its original condition.

7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

   Cash in the amount of $5,000.00

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

10. This temporary use permit is not transferable.

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

ISSUED THIS DAY OF, 20.

___________________________________________
Mayor – Brenda Locke

___________________________________________
City Clerk and Director Legislative Services – Jennifer Ficocelli
IN CONSIDERATION OF COUNCIL’S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

________________________________
Authorized Agent: Signature

________________________________
Name (Please Print)

OR

________________________________
Owner: Signature

________________________________
Name: (Please Print)
TO THE CITY OF SURREY:

I, ________________________________________________________________ (Name of Owner)

being the owner of ________________________________________________________ (Legal Description)

known as _______________________________________________________________ (Civic Address)

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

(a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and

(b) restore the land described on the temporary use permit to a condition specified in that permit;

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

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

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

________________________________________

(Owner)

________________________________________

(Witness)
PROPOSAL:
- Rezoning from C-8 and CD to CD
- General Development Permit
- Detailed Development Permit
- Development Variance Permit

to permit the development of a mixed-use development consisting of two high-rise mixed-used towers (both 20 storeys) and one mixed use mid-rise tower (12 storeys).

LOCATION:
1711 152 Street (From 1601 - 152 Street to 1715 - 152 Street, 1767 - 152 Street, 15105 - 16 Avenue, 15177 - 16 Avenue, 1776 Martin Drive)
1797 152 Street
15150 18 Avenue

ZONING: C-8 and CD

OCP DESIGNATION: Town Centre

TCP DESIGNATION: High-Rise Mixed Use and Mid-Rise Mixed Use
RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval to draft a General Development Permit for Form and Character.
- Approval to draft a Detailed Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.
- Requested endorsement of the proposed Master Plan for the remainder of the mall site.

DEVIAION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to defer the works and services requirements of the Subdivision & Development By-law, 1986, No. 8830, for the remainder of the Semiahmoo mall site at 1711 – 152 Street.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Town Centre designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the High-Rise Mixed Use and Mid-Rise Mixed Use designations in the Semiahmoo Town Centre Plan (TCP).
- The proposed density and building form are appropriate for this part of the Semiahmoo Town Centre. The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the Semiahmoo Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- 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 on the site, in accordance with the density bonusing provisions in the Semiahmoo Town Centre Plan.
• The proposed development includes an approximately 1,060 square metre two-floor unit in the southern portion of the base of Tower 2 which is proposed to become a City-owned community art space. This supports the Semiahmoo Town Centre Plan’s goal of providing an approximately 930 square metre (10,000 square feet) art studio space for community and professional art making.

• The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

• The proposed development is Phase 1 of a larger long-term redevelopment concept for the Semiahmoo Mall site. The applicant is seeking a Detailed Development Permit for Tower 1 and a General Development Permit for Towers 2 and 3. The applicant is also seeking endorsement of a Master Plan which demonstrates the future development intent on the rest of the Semiahmoo Mall site. The density and form and character proposed in the Master Plan are generally consistent with the Semiahmoo Centre Plan. The applicant anticipates redevelopment of the mall site to be a longer term proposition – only the three towers currently proposed on the north part of the site are proposed in the short term.

• The proposed variance to waive (or defer) Works and Services for the remainder of the mall site is appropriate given the anticipated long term redevelopment of the mall site. As part of the subject application, the applicant is required to register a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder lot until such time as the road dedications, works and services and park site are provided.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the properties at 1797 – 152 Street and 15150 – 18 Avenue from "Community Commercial Zone (C-8)" and a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Comprehensive Development Zone (CD)" (Bylaw No. 13881) to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft General Development Permit No. 7919-0285-00 for Towers 2 and 3 generally in accordance with the attached drawings (Appendix I).

3. Council authorize staff to draft Detailed Development Permit No. 7919-0285-01 for Tower 1 generally in accordance with the attached drawings (Appendix I).

4. Council approve Development Variance Permit No. 7919-0285-00 (Appendix VI) varying the following, to proceed to Public Notification:
   
   (a) to waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide works and services on the remainder of the Semiahmoo Mall site at 1711 – 152 Street.

5. Council endorse the Master Plan concept for the remainder of the mall site shown as Appendix V.

6. 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density (which will support the delivery of a Parks, Recreation and Culture indoor amenity space), to the satisfaction of the General Manager, Planning and Development Department;
(g) completion of an option to purchase or alternative form of agreement for the City to secure the proposed indoor public community art space in Tower 2, to the satisfaction of the General Manager, Parks, Recreation and Culture Department;

(h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 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) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(k) 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 Services;

(l) registration of a statutory right-of-way identifying future public road alignments and the park site on the remainder mall parcel;

(m) registration of a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder mall lot until such time as the road dedications, works and services and park site are provided;

(n) amendment to the existing easements and restrictive covenant on title, namely, the Access and Parking Easement (including provision of ultimate access arrangement for the McDonalds site at 1789 – 152 Street), Storm Drainage Easement, Water System Easement and Building Restrictive Covenant that are associated with both the First Capital and McDonalds lands located at 1789 - 152 Street, 1797 - 152 Street, and 15150 - 18 Avenue;

(o) registration of a shared access easement between proposed Lots 2 and 3 for access and shared use of the proposed underground shared parking facility; and

(p) provision of an Approval in Principle from the Ministry of Environment with respect to any possible soil contamination at the existing Chevron gas station located at 1776 Martin Drive.
SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>TCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Semiahmoo Mall, Chevron gas station, commercial businesses</td>
<td>High-Rise Mixed Use, Mid-Rise Mixed Use</td>
<td>C-8 and CD (Bylaw No. 13881)</td>
</tr>
<tr>
<td>North (Across 18 Avenue and Martin Drive):</td>
<td>3- and 4-storey apartment buildings, firehall, police station, Semiahmoo Library</td>
<td>Low-Rise Residential and Civic</td>
<td>RM-45</td>
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<tr>
<td>East (Across 152 Street):</td>
<td>Commercial business</td>
<td>High-Rise Mixed Use</td>
<td>C-8</td>
</tr>
<tr>
<td>South</td>
<td>Semiahmoo Mall and McDonalds</td>
<td>High-Rise Mixed Use</td>
<td>CD (Bylaw No. 13881)</td>
</tr>
<tr>
<td>West (Across Martin Drive):</td>
<td>4-storey apartment buildings</td>
<td>Low-Rise Residential</td>
<td>CD (Bylaw No. 11141)</td>
</tr>
</tbody>
</table>

**Context & Background**

- The subject site includes 2 smaller parcels located at 1797 – 152 Street, 15150 – 18 Avenue and the large Semiahmoo Mall parcel located at 1711– 152 Street. Only the north portion of the Semiahmoo Mall site is proposed for redevelopment at this time– the existing mall is being retained. The existing buildings at 1797 – 152 Street, 15150 – 18 Avenue and the Chevron gas station at 1776 Martin Drive are proposed to be demolished to allow for the proposed development. The development portion of the site has an area of 1.11 hectares (2.75 acres).

- The parcels are currently zoned "Community Commercial Zone" (C-8) and "Comprehensive Development Zone" (CD) (Bylaw No. 13881) and are designated Town Centre in the Official Community Plan (OCP) and High-Rise Mixed-Use and Mid-Rise Mixed-Use in the Semiahmoo Town Centre Plan (TCP).

- The subject site is bordered to the west and north (across Martin Drive and 18 Avenue) by 3- and 4-storey apartment buildings, a firehall, police station and Semiahmoo Library. To the east (across 152 Street) there are commercial business, and south of the site is the main Semiahmoo Mall building and also a McDonalds restaurant, which is on a separate lot.

- The applicant has provided a concept plan showing how the neighbouring McDonalds parcel at 1789 – 152 Street may feasibly redevelop, as the McDonalds parcel is surrounded by the lands owned by the applicant. Prior to final adoption, the applicant is required to amend the existing easements and restrictive covenants on title, namely, the Access and Parking Easement (including provision of ultimate access arrangement for the McDonalds site at 1789 – 152 Street), Storm Drainage Easement, Water System Easement and Building Restrictive Covenant that are associated with both the First Capital and McDonalds lands located at 1789 - 152 Street, 1797 - 152 Street, and 15150 - 18 Avenue.
DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
  - A rezoning from "Community Commercial Zone" (C-8) and "Comprehensive Development Zone" (CD) (Bylaw No. 13881) to "Comprehensive Development Zone (CD)" to allow for the development of a mixed-use development consisting of two high-rise mixed-used towers (both 20 storeys) and one mixed use mid-rise tower (12 storeys), containing market condo units and ground floor commercial space;
  - A Form and Character Detailed Development Permit for Tower 1 and a General Development Permit for Towers 2 and 3;
  - A Development Variance Permit to defer Works and Services for the remainder of the mall site; and
  - A Master Plan for the full mall site for Council endorsement.

- The 3 buildings proposed are as follows:
  - Tower 1 (Detailed Development Permit) is located along Martin Drive on Lot 1 and consists of a 12-storey mixed use tower which includes 168 residential dwelling units, and 801 square metres of ground floor commercial space.
  - Tower 2 (General Development Permit) is located along 18 Avenue on Lot 2 and consists of a 20-storey mixed-use tower which includes 206 residential dwelling units, and 2,263 square metres of ground floor and second floor commercial space, including a proposed City-owned community art space.
  - Tower 3 (General Development Permit) is located at the corner of 18 Avenue and 152 Street on Lot 3 and consists of a 20-storey mixed-use tower which includes 180 residential dwelling units, and 1,124 square metres of ground floor and second floor commercial space.

- In addition, the applicant is providing road dedication, and is proposing a subdivision that reconfigures the existing 3 parcels into 3 development parcels and the remainder mall lot.

Proposed Variance

- The applicant is requesting the following variance:
  - to waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide works and services on the remainder of the Semiahmoo Mall site (1711 – 152 Street).
• The proposed variance to defer Works and Services for the remainder of the mall site is appropriate given the anticipated long term redevelopment time frame of the mall site. As part of the subject application, the applicant is required to register a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder mall lot until such time as the road dedications, works and services and park site are provided.

Master Plan Concept

• The applicant has created a Master Plan for the entire Semiahmoo Mall site, which demonstrates the intended long-term development concept for the site.

• The Master Plan concept is to ultimately subdivide the remainder mall property into approximately 7 lots in order to develop a mixed-use, multiple residential and commercial development, consisting of multiple mid- and high-rise buildings, ground floor commercial space, along with a new public park space along Martin Drive. A Translink bus layover facility is also anticipated to be provided on the site, at a future date. The Master Plan corresponds with the Semiahmoo Town Centre Plan’s designations and Building Height Strategy.

• The applicant anticipates redevelopment of the mall site to be a longer term proposition, as the applicant intends to operate the existing mall in the near term. Only the three towers currently proposed under this application on the north part of the site are proposed in the near term.

• The Master Plan also shows a future road concept which helps guide the statutory right-of-way plan identifying future road alignments and the park site on the remainder mall parcel, which is to be put on title through the subject application.

• Although a Master Plan is not legally binding, the applicant wishes to obtain Council’s endorsement for the proposed overall concept. Therefore, the applicant is requesting that Council endorse the Master Plan concept attached as Appendix V.

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
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<tbody>
<tr>
<td><strong>Lot Area</strong></td>
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<tr>
<td>Gross Site Area of Phase 1:</td>
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<tr>
<td>Road Dedication for Phase 1:</td>
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<tr>
<td>Net Site Area of Phase 1:</td>
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<td><strong>Number of Lots:</strong></td>
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<td><strong>Building Height:</strong></td>
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<td><strong>Floor Area Ratio (FAR):</strong></td>
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<tr>
<td><strong>Floor Area</strong></td>
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<tr>
<td>Commercial:</td>
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<tr>
<td>Total:</td>
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<tr>
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</tr>
<tr>
<td>1-Bedroom:</td>
</tr>
<tr>
<td>2-Bedroom:</td>
</tr>
<tr>
<td>3-Bedroom:</td>
</tr>
</tbody>
</table>
Proposed

| Total: | 554 |

**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 47 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 28 Elementary students at H.T. Thrift Elementary School
- 11 Secondary students at Semiahmoo 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 are expected to be constructed and ready for occupancy by Fall 2029.

Parks, Recreation & Culture: PRC has no concerns with the proposed development. The City is proposing to use the Tier 2 CAC contribution generated by this development to assist in acquiring a public community art space in Tower 2. An option to purchase or an alternative form of agreement to secure the proposed indoor community art space is required prior to final adoption. PRC will accept the open space component identified in the proposed Master Plan to be conveyed to the City in a subsequent phase of development.

The closest active park is Southmere Village Park, which includes walking paths and open space, and is 145 meters from the development site. The park includes natural areas.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on January 11, 2024 and was supported. The applicant has resolved all of the outstanding items from the ADP review. Any additional revisions will be completed prior to Council’s consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.
Ministry of Environment (Contaminated Sites): The applicant is removing the existing Chevron gas station at 1776 Martin Drive, and is required to obtain Approval in Principle from the Ministry prior to final adoption.

City of White Rock: No concerns with the proposed land use.

**Transportation Considerations**

**Road Network and Infrastructure**

- As part of the subject development, the applicant will be required to provide the following improvements:
  - Dedication of 20 metres and construction of an extension to Southmere Crescent to the City’s local road standard;
  - Dedication of varying widths (10.0 metres to 12.0 metres) and construction for various roadways on the north portion of the existing mall site;
  - Dedication of approximately 3 metres in width along the frontage for the widening of Martin Drive and 18 Avenue; and
  - Dedication of approximately 3.5 metres in width along the frontage for the widening of 152 Street.

**Traffic Impacts**

- As part of the Semiahmoo Town Centre Plan, an area-wide transportation impact assessment (“TIA”) was conducted to assess cumulative traffic impacts of redevelopment of the TCP area and to inform the required transportation infrastructure improvements. Redevelopment of the subject site and the related site-generated traffic impacts were taken into account as part of the area-wide TIA. As a result, a site-specific TIA was not required as part of the subject application.

- According to industry standard rates, the proposal is anticipated to generate approximately 3 vehicle trips every minute in the peak hour.

**Transit**

- The subject property is located within 300 metres of several bus stops on 16 Avenue and 152 Street, with several routes mostly within South Surrey and extending to North Surrey, Langley and Richmond.

**Access**

- Access to the underground parking for Building 2 (on Lot 2) and Building 3 (on Lot 3) is proposed from 17A Avenue. A shared access easement will be required between these two lots. Access to the underground parking for Building 1 (on Lot 1) is proposed from 17A Avenue.
Parkland

- In terms of park land, the City is not seeking any parkland as part of the current proposed application. Parks will accept the open space component identified in the proposed Master Plan to be conveyed to the City in a subsequent phase of development.

- However, Parks is seeking to provide an indoor community art space in this location, and, as a requirement of final adoption, an option to purchase agreement will be completed for the proposed indoor community art space in Tower 2.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The proposal complies with the subject site’s Town Centre designation within the Official Community Plan (OCP).

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are in italics):
  
  o **A1.1** – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

    *(The proposed development complies with the RGS designation.)*

  o **A4.2** – Encourage the full and efficient build-out of existing planned urban areas in order to:

    ▪ provide housing options.

    *(The proposed development will provide apartment living options and therefore diversify the housing options in the Semiahmoo Town Centre Plan area.)*

  o **B2.14** – Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.
(The required residential parking is proposed to be underground.)

- C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is of a sufficient density to utilize transit and existing infrastructure efficiently and is located on an infill site.)

Secondary Plans

Land Use Designation

- The Phase one of the subject site is designated “Mid-Rise Mixed-Use” on the western portion and “High-Rise Mixed-Use” on the eastern portion in the Semiahmoo Town Centre Plan (TCP). These designations both permit a base density of 2.5 Floor Area Ratio (FAR). The applicant proposes an overall gross density of 3.73 FAR, which complies with the designations, as density bonusing is permitted in the Semiahmoo TCP.

- The proposal also complies with Building Height Strategy of the Semiahmoo TCP, as the three buildings are proposing heights of 12-storeys, 20-storeys, and 20-storeys for Towers 1-3, respectively.

Themes/Objectives

- The proposed development is consistent with several Semiahmoo TCP goals, policies, and design guidelines, including:
  - Building Height: The buildings are in keeping with the Building Height Strategy.
  - Family-Oriented Housing: The applicant proposes approximately 32% of units as 2 or more bedrooms, including 11% as three or more bedrooms, exceeding the Family-Oriented Housing policy.
  - Transportation Strategy: The applicant is providing the road dedications identified in the Semiahmoo TCP.
  - Cultural Facilities: The applicant is proposing to provide approximately 1,060 square metres of indoor public community art space in the base of Tower 2.

- 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.

CD By-law

- The applicant proposes to rezone the subject site from “Single Family Residential Zone (RF)” and “Comprehensive Development Zone (CD)” to “Comprehensive Development Zone (CD)” (based upon the “Neighbourhood Commercial Zone (C-5)” and “Multiple Residential 135 Zone (RM-135)” in order to allow for the proposed mid-rise and high-rise mixed-use development.
• A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone, C-5 Zone and proposed CD Bylaw are illustrated in the following table:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>C-5 Zone (Part 35)</th>
<th>RMC-135 Zone (Part 25)</th>
<th>Proposed CD Zone</th>
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<tbody>
<tr>
<td>Permitted Uses:</td>
<td>• Retail uses</td>
<td>• Multiple unit</td>
<td>• Multiple unit residential buildings and ground-</td>
</tr>
<tr>
<td></td>
<td>• Personal service</td>
<td>residential buildings</td>
<td>oriented multiple unit residential buildings</td>
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<tr>
<td></td>
<td>uses</td>
<td>and ground-oriented</td>
<td>• Child care centres</td>
</tr>
<tr>
<td></td>
<td>• General service</td>
<td>multiple unit</td>
<td></td>
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<tr>
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<tr>
<td></td>
<td>• Eating</td>
<td>• Retail stores,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>establishments</td>
<td>excluding adult</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(excluding drive-</td>
<td>entertainment stores,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>through restaurants)</td>
<td>auction houses, and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>second-hand stores and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>pawnshops;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Personal service</td>
<td></td>
</tr>
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<td></td>
<td></td>
<td>uses excluding body</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>rub parlours</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• General service</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>uses excluding funeral</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>parlours, drive</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>through banks and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>vehicle rentals</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Eating establishments</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>(limited to 150 sq. m.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>and excluding drive-</td>
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<tr>
<td></td>
<td></td>
<td>through restaurants</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Liquor store</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Office uses</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>excluding social escort</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>services, methadone</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>clinics and marijuana</td>
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</tr>
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<td></td>
<td></td>
<td>dispensaries</td>
<td></td>
</tr>
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<td></td>
<td></td>
<td>• Indoor recreational</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>facilities excluding</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>a gymnasium</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Community services</td>
<td></td>
</tr>
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<td></td>
<td></td>
<td>• Child care centres</td>
<td></td>
</tr>
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<td></td>
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<td>• Cultural uses</td>
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<td>Floor Area Ratio</td>
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<td>Block 1: 4.79</td>
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<tr>
<td>(Net Density):</td>
<td></td>
<td></td>
<td>Block 2: 6.05</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Block 3: 7.75</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>50%</td>
<td>33%</td>
<td>Block 1: 75%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Block 2: 72%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Block 3: 66%</td>
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Yards and Setbacks

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>East:</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>South:</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>West:</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

Principal Building Height: 9 m

Amenity Space

<table>
<thead>
<tr>
<th></th>
<th>Indoor Amenity</th>
<th>Outdoor Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Block 1:</th>
<th>Block 2:</th>
<th>Block 3:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North/West (Martin Dr):</td>
<td>4.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>East:</td>
<td>4.5 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>South:</td>
<td>3.0 m</td>
<td>4.5 m</td>
<td>0.0 m</td>
</tr>
<tr>
<td>West:</td>
<td>7.5 m or 50% of height</td>
<td>4.5 m</td>
<td>11.3 m</td>
</tr>
</tbody>
</table>

Principal Building Height: N/A

Block 1: 45.5 m

Block 2: 72.5 m

Block 3: 74.0 m

Parking (Part 5)

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Stalls:</td>
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<tr>
<td>Commercial:</td>
<td>127</td>
<td>127</td>
</tr>
<tr>
<td>Residential:</td>
<td>762</td>
<td>763</td>
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<tr>
<td>Residential Visitor:</td>
<td>111</td>
<td>111</td>
</tr>
<tr>
<td>Total:</td>
<td>1,000</td>
<td>1,001</td>
</tr>
</tbody>
</table>

Bicycle Spaces

<table>
<thead>
<tr>
<th></th>
<th>Residential Secure Parking:</th>
<th>Residential Visitor:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>665</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td>689</td>
<td>18</td>
</tr>
</tbody>
</table>

- The accessory commercial uses proposed in the CD Zone largely reflect the uses of the C-5 Zone with the main difference being that the neighbourhood pub use is not proposed in the CD Zone, and personal services are not limited as they are in the C-5 Zone. Liquor store use is added, and eating establishments are limited to a maximum floor area of 1,070 square metres.

- The CD Zone proposes a higher net floor area ratio (FAR) with Block 1 at 4.79, Block 2 at 6.05, and Block 3 at 7.75, as compared to the 2.50 FAR permitted under the RM-135 Zone. As this is a Town Centre location, FAR is permitted to be measured on a gross basis for density bonus
purposes, and the gross FAR of Block 1 is 2.80, Block 2 is 4.09 and Block 3 is 6.55. The overall gross FAR of the three blocks is 3.73 FAR, and the overall net FAR of the three blocks is 5.96. The proposed FAR is in keeping with the site’s “High-Rise Mixed Use” and “Mid-Rise Mixed-Use” designations in the Semiahmoo TCP, which allow bonus density.

- The maximum lot coverage has been increased from 33% in the RM-135 Zone to a maximum of 74% for Block 1, 71% for Block 2 and 65% for Block 3 in the CD Bylaw to accommodate the proposed built form.

- The RM-135 Zone requires the building setbacks to be 7.5 metres or a minimum of fifty percent (50%) of the building height, whichever is greater. The applicant is proposing reduced setbacks in the CD Bylaw which is supportable given that it allows for more active engagement with the street.

- The setbacks comply with the Semiahmoo Town Centre Plan along Martin Drive, 18 Avenue and 152 Street, with 4.5 metre setbacks to Martin Drive and 18 Avenue and 3.0 metre setbacks to 152 Street. A 3.0 metre setback is proposed along the south elevation of Tower 1, which faces the existing mall building. These setbacks allow for circulation and gathering space in front of the CRUs. There are a few places where a smaller setback is proposed, primarily at upper floors and at corner “pinchpoints”, and these are reflected in the proposed CD Zone.

**On-site Parking and Bicycle Storage**

- The proposed development includes a total of 1,001 parking spaces consisting of 763 resident parking spaces, 111 parking spaces for visitors and 127 parking spaces for commercial uses. In addition, the applicant will provide 12 accessible parking spaces. The applicant is meeting the Zoning Bylaw parking requirements.

- All parking spaces on-site will be provided within enclosed underground parkades that are accessed from the new internal road south of Tower 1 and Tower 2. Towers 2 and 3 are proposed to share the same underground parkade and an access easement for the shared parkade is required prior to final adoption.

- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The underground parkades are proposed to be located at 0 metres of the various property lines in various places. As a result, the proposed CD Bylaw will permit the underground parkade facility to be placed at 0.0 metres of these lot lines.

- The development will provide a total of 689 secure bicycle parking spaces in the underground parkade. This will exceeds the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces for each building, at grade for visitors, which complies with the Zoning Bylaw requirement.
Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update was approved in April 2024, under Corporate Report No. R046; 2024.

- 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 $2,227.85 per new unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update was approved in April 2024, under Corporate Report No. R046; 2024, and the contribution is currently $1,113.92 per unit.

- 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

- Pre-notification letters were sent on January 5, 2021, March 14, 2022 and updated again on September 12, 2023. Development Proposal Signs were installed on February 1, 2021 and updated on September 22, 2023. Staff received 22 phone calls, and 56 emails/letters over an approximately 4.5 year period. Of the 22 callers, 11 callers expressed concerns, and 11 callers expressed no concerns. Of the 56 emails/letters, 42 respondents expressed concerns and 14 respondents expressed no concerns about the proposal. Concerns raised included increased traffic, parking, pedestrian safety, building height and shadowing, construction impact, impacts on school and hospital capacity (staff comments provided below in italics).

(The applicant is following the site’s High-Rise Mixed-Use and Mid-Rise Mixed-Use designations within the Semiahmoo Town Centre Plan (TCP). The proposed 12-storey, 20-
storey and 20-storey buildings follow the Semiahmoo TCP’s Building Height Strategy. A shadow plan is included in the architectural plans which shows the proposed shadow impact. Should the project be approved, the applicant will follow all the applicable construction bylaws.

As the proposed development complies with the Semiahmoo TCP, the applicant was not required to do a separate Traffic Impact Analysis (TIA), as a TIA was completed as part of the Semiahmoo TCP process – the Semiahmoo TCP was adopted by Council in January 2022. The applicant is providing road dedication along 152 Street, 18 Avenue and Martin Drive, and is also conveying road allowance within the mall site to support the proposal. In addition, a new full-movement traffic signal is proposed at Martin Drive/Southmere Crescent East. A new pedestrian traffic signal is also proposed further south on Martin Drive, which will enhance walkability and pedestrian safety. In terms of parking, the applicant is proposing to provide parking in accordance with the current Zoning Bylaw requirements.

- The subject development application was reviewed by the Semiahmoo Residents Association (SRA), and they provided comments, including (staff comments in italics):
  
  o In March 2021, the SRA indicated they’d like more consultation than the two virtual Public Information Meetings (PIM) held in February 2021, and that the online format of the virtual meetings was not satisfactory.

    (During the Covid-19 pandemic, which occurred during the course of the subject application, public gathering restrictions were in place at various points in time, and staff sought to comply with Provincial orders regarding gatherings. Staff did a “walkabout” tour of the Semiahmoo Mall area with SRA members on June 11, 2021. Staff, the SRA and the applicant met on September 29, 2021 to review the SRA’s concerns. An in-person PIM was held on December 6, 2023 as well, to update area residents and the SRA).

  o The proposed building heights are too tall and height and density should be significantly reduced to a maximum of 12 storeys for the subject proposal. The proposed heights should not interface with the 3- and 4-storey apartments on the north/west side of 18 Avenue/Martin Drive. Shadowing is a concern.

    (The proposed 12-, 20- and 20-storey building heights comply with the Semiahmoo TCP, which was adopted by Council in January 2022. A shadow plan is included in the architectural plans which shows the proposed shadow impact.)

  o With respect to the proposed Master Plan, it should allow for continuation of a small mall to act as an indoor community gathering place.

    (The applicant indicates the existing mall will be operating for the foreseeable future. The Master Plan proposed an indoor “Hub” gathering space, as well as outdoor plaza area, and a public park along Martin Drive.)

  o The Master Plan should have a clearer design character, that is unique to Semiahmoo Town Centre. An environmentally-friendly “green” theme should be emphasized in the Master Plan.

    (The proposed development meets the typical sustainable development criteria. The current design character is appropriate for this location. The form and character of the remainder of the mall site will be worked out through subsequent future land development applications.)

  o The SRA expressed a desire for the project to use mass timber construction.

    (The applicant prefers to use more conventional concrete construction at this time.)
Public Information Meetings

February 23 and 25, 2021 Virtual PIMs

- The applicant held two virtual Public Information Meetings (PIM) during Covid on February 23, 2021 and February 25, 2021. The applicant created a website with project information, presentation boards and a “frequently asked questions” (FAQ) section in connection with the virtual PIMs. According to the Summary Report submitted by the applicant to the City, approximately 20 people attended the February 23, 2021 PIM and approximately 34 people attended the February 25, 2021 PIM. The main comments received were around: traffic, transit, parking and congestion, construction noise and timelines, additional civic amenities, school/police/fire/hospital capacity, building height and density, impact to existing mall, Semiahmoo Trail and pedestrian circulation. An indication of the number of questions and comments received is below:

<table>
<thead>
<tr>
<th>Format</th>
<th>Number of questions/comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent in via email or website</td>
<td>107</td>
</tr>
<tr>
<td>Received during February 23, 2021 PIM</td>
<td>36</td>
</tr>
<tr>
<td>Received during February 25, 2021 PIM</td>
<td>49</td>
</tr>
<tr>
<td>Sent in via phone call</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>202</td>
</tr>
</tbody>
</table>

December 6, 2023 In-Person PIM

- The applicant also more recently held an in person Public Information Meeting on December 6, 2023 at the Semiahmoo Mall. According to the Summary Report submitted by the applicant to the City, approximately 80 households signed in. The main comments received were very similar to the items mentioned at the February 2021 virtual PIMs.

- Interestingly, another common theme in the responses was a desire to see this project move forward, to provide more housing for the area. This was more commonly expressed at the December 6, 2023 PIM than in the February 2021 virtual PIMs.

- An indication of the number of questions and comments received is below:

<table>
<thead>
<tr>
<th>Format</th>
<th>Number of questions/comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comment Sheets filled out at PIM</td>
<td>10</td>
</tr>
<tr>
<td>Sent in via email or website</td>
<td>18</td>
</tr>
<tr>
<td>Sent in via phone call</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>31</td>
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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 Semiahmoo Town Centre Plan (TCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Semiahmoo Town Centre Plan (TCP).
The applicant is seeking both a General Development Permit (for Towers 2 and 3) and a Detailed Development Permit (for Tower 1) as part of the current application. Future Detailed Development Permit applications are anticipated for Towers 2 and 3.

The development proposal includes three mixed-use towers at 12, 20 and 20 storeys in height all accompanied by podiums with heights between 2 and 6 storeys on the north portion of the Semiahmoo Mall site (1711 – 152 Street) and at 1797 – 152 Street and 15150 – 18 Avenue.

The total proposal consists of 554 dwelling units and 4,325 square metres of commercial floor space with an overall gross FAR of 3.73 and an overall net FAR of 5.99. The commercial space includes an approximately 1,060 square metre two-floor unit in the southern portion of the base of Tower 2 which is proposed to become a City-owned community art space. This supports the Semiahmoo Town Centre Plan’s goal of providing an approximately 930 square metre (10,000 square feet) art studio space for community and professional art making.

The proposed site design starts to “open up” the mall site, as public roads are introduced in the proposed development area of the site. The proposal introduces street activating facades on Martin Drive, 18 Avenue and 152 Street, and also the internally facing south facades, which introduce a measure of vibrancy into the north portion of the existing mall site.

The ground-floor commercial/retail units (CRUs) actively engage the streets and provide a strong urban edge and active street wall on Martin Drive, 18 Avenue and 152 Street. The ground floor of Towers 1 and 3 step back from the street at the northeast corner of both proposed lots to provide small plaza areas. Painted steel canopies with glazing help define the ground floor commercial units and provide weather protection.

The three mixed-use towers have been positioned to maximize the tower separations within the site, while prioritizing site objectives of the applicant. Minimum recommended tower separations have been achieved between the towers or to all future and adjacent towers. The proposed tower building heights of 12 storeys and the two 20-storey towers complies with the Building Height Strategy of the Semiahmoo TCP. The proposed massing of the three buildings reflects a downward height transition from 152 Street, which is the main arterial in the Semiahmoo Town Centre Plan, towards the west, to the existing 3- and 4-storey apartment buildings.

The proposed building façades reflects a contemporary and dynamic built form with particular attention given to tower and podium placement, building height, and street interface. The podiums below each residential tower have landscaped amenity roofscapes providing valuable outdoor green space and social gathering areas for occupants of the residential units above. Each tower features a distinguished design, offering distinctive characters that are simple and elegant, while providing for a common cohesive design theme.

The proposed building materials include fiber cement panels (charcoal, white, sandstone, gray), brick (white and charcoal), horizontal aluminum fins (black), aluminum spandrel panels (charcoal), glazed spandrel panel (gray), laminate panel (walnut) and metal and glass guardrails. The proposed building forms adopt a modern architectural vocabulary, that, while distinctive, is compatible with the current high-rise typography in Surrey’s town centres.
Signage

- Signage for the commercial units is proposed under the weather canopy. The signage consists of channel letter fascia signage and also blade signage, in a design compatible with the architectural features of the building.

- The applicant is proposing to have a fascia sign identifying the building name near the main residential lobby entrance of each building.

Landscaping

Ground Level:

- The landscape concept has been designed to respond to the urban core of the Semiahmoo Town Centre as an active, pedestrian-friendly space, oriented to people living, working, and recreating in the Town Centre. The overall design considers site circulation and incorporates an inclusive interface between the public and private realm.

- There is a ground level public plaza space at the northeast corner of Tower 1 and at the northeast corner of Tower 3. Both plaza areas provide tree planting, outdoor seating and a water feature. A smaller plaza area is also provided at the southwest corner of Tower 1. Seating and bicycle racks are provided along the street frontages, encouraging pedestrian and cycling activity.

- The individual ground-oriented residential units along Martin Drive in Tower 1 will have a small private patio enclosed by a privacy hedge, raised planter and/or privacy fence with layered planting that includes by-law size trees, small shrubs and low-lying groundcover.

Upper levels:

- Landscaping is provided in the outdoor amenity areas on Level 7 of Tower 1, Levels 2 and 7 of Tower 2, Level 6 and the roof deck of Tower 3. Additional details regarding indoor and outdoor amenity areas are included in the sections below.

Indoor Amenity Space

- The total required indoor amenity space is 3 square metres per unit up to 557 square metres (186 units) and 1 square metre per unit for units above 186 units), as per the below table:

<table>
<thead>
<tr>
<th></th>
<th>Required Indoor Amenity Space</th>
<th>Proposed Indoor Amenity Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower 1</td>
<td>504 sq.m.</td>
<td>281 sq.m.</td>
</tr>
<tr>
<td>Tower 2</td>
<td>560 sq.m.</td>
<td>321 sq.m.</td>
</tr>
<tr>
<td>Tower 3</td>
<td>540 sq.m.</td>
<td>233 sq.m.</td>
</tr>
</tbody>
</table>

- Each tower meets the minimum Zoning Bylaw requirements for physical indoor amenity space (186 square metres) and the applicant will provide cash-in-lieu of indoor amenity space for the total deficit at the rate in effect at the time of Final Adoption of the Rezoning By-law.
• Tower 1’s indoor amenity space is located on the seventh floor, adjacent to the seventh floor outdoor amenity area on top of the podium. The indoor amenity space is divided into several areas and includes a large lounge area with kitchenette, a gym and meeting/workspace rooms.

• Tower 2’s indoor amenity space is located on the second floor, adjacent to the second floor outdoor amenity area on top of the podium. The indoor amenity space is divided into several areas and includes a large lounge area with kitchenette, a gym and meeting/workspace rooms.

• Tower 3’s indoor amenity space is located on the sixth floor, adjacent to the sixth floor outdoor amenity area on top of the podium. The indoor amenity space is divided into several areas and includes a large lounge area with kitchenette, a gym and meeting/workspace rooms.

Outdoor Amenity Space and Proposed Landscaping

• The total required outdoor amenity space is 3 sq.m. per unit, and each tower exceeds the minimum Zoning Bylaw requirements for outdoor amenity space, as per the below table:

<table>
<thead>
<tr>
<th></th>
<th>Required Outdoor Amenity Space</th>
<th>Proposed Outdoor Amenity Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower 1</td>
<td>504 sq.m.</td>
<td>675 sq.m.</td>
</tr>
<tr>
<td>Tower 2</td>
<td>618 sq.m.</td>
<td>636 sq.m.</td>
</tr>
<tr>
<td>Tower 3</td>
<td>540 sq.m.</td>
<td>1,023 sq.m.</td>
</tr>
</tbody>
</table>

• Tower 1’s outdoor amenity space is located on the seventh floor podium, adjacent to the seventh floor indoor amenity area. The outdoor amenity space contains landscaping, outdoor seating, a BBQ area, a lounge area and a children’s play area.

• Tower 2’s outdoor amenity space is located in two areas, on the third floor podium adjacent to the indoor amenity space, and on the seventh floor on the north side of the building. The third floor outdoor amenity space contains landscaping, outdoor seating, a BBQ area, and a yoga deck. The seventh floor outdoor amenity area contains a sunset lounge area and a children’s play area.

• Tower 3’s outdoor amenity space is located in two areas, on the sixth floor podium adjacent to the indoor amenity space, and on the building rooftop. The sixth floor outdoor amenity space contains landscaping, outdoor seating, a BBQ area, a sun deck and a flex use artificial turf area. The building rooftop outdoor amenity area contains landscaping, outdoor seating areas, a children’s play area, and community garden plots with a gardening shed.
TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deciduous Trees</strong> (excluding Alder and Cottonwood Trees)**</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Angelica</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Crimson Maple King</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Dogwood</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>hornbeam</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Japanese Maple</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Linden</td>
<td>14</td>
<td>14</td>
<td>0</td>
</tr>
<tr>
<td>Purple Plum</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Silver Maple</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Tulip</td>
<td>5</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td><strong>Coniferous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Pine</td>
<td>7</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total (excluding Alder and Cottonwood Trees)</strong></td>
<td><strong>39</strong></td>
<td><strong>39</strong></td>
<td><strong>0</strong></td>
</tr>
<tr>
<td><strong>Total Replacement Trees Proposed</strong> (excluding Boulevard Street Trees)</td>
<td></td>
<td></td>
<td><strong>82</strong></td>
</tr>
<tr>
<td><strong>Total Retained and Replacement Trees Proposed</strong></td>
<td></td>
<td></td>
<td><strong>82</strong></td>
</tr>
<tr>
<td><strong>Green City Fund</strong></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- The Arborist Assessment states that there are a total of 39 mature trees on the site. There are no Alder and Cottonwood trees on the site. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 78 replacement trees on the site. The applicant is proposing 82 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees, including maples, spruce, magnolia, katsura and redbud.

- In summary, a total of 82 trees are proposed to be retained or replaced on the site.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Block Plans, Site Plan, Proposed Subdivision Layout, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V. Master Plan
Appendix VI. Development Variance Permit No. 7919-0285-00
Appendix VII. ADP Comments and Written Response

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar
Appendix I

SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW ___ ___
OVER PART OF LOT 2 EXCEPT PLANS LMP45557 AND BCP44800
SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 56401
BCGS 92G.006

NOTE:
LEGAL BOUNDARIES ARE BASED ON LAND TITLE
OFFICE RECORDS AND FIELD SURVEY

<table>
<thead>
<tr>
<th>ZONE</th>
<th>LEGAL DESCRIPTION</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLOCK A</td>
<td>PART OF LOT 2 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 56401</td>
<td>4874.7m²</td>
</tr>
</tbody>
</table>

KEY PLAN
NOT TO SCALE

152 STREET
18 AVENUE

PT Rem 2
PLAN 56401

TOWNSHIP 1

APLINS & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd Avenue
Surrey, BC V3W 3E9
604-597-9189

GORDON ALBERT HOL NO. 666
CERTIFIED CORRECT THIS 3rd DAY OF MAY, 2024

FILE - 19-1022-04 R04 BLOCK ZONING
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW \_ \_ \_ \_ \_ \_ \_ \_ OVER LOTS 349 and 350 PLAN 70191 AND PART OF LOT 2 PLAN 56401 EXCEPT PLANS LMP45557 AND BCP44800 BOTH OF SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

BCGS 926.006

NOTE:
LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY

BOOK OF REFERENCE

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LEGAL DESCRIPTION</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PART OF LOT 2 PLAN 56401 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT EXCEPT PLANS LMP45557 AND BCP44800 PART OF LOT 350 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70191</td>
<td>4637.2m²</td>
</tr>
<tr>
<td>2</td>
<td>PART OF LOT 2 PLAN 56401 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT EXCEPT PLANS LMP45557 AND BCP44800 PART OF LOT 350 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70191</td>
<td>4349.0m²</td>
</tr>
<tr>
<td>3</td>
<td>PART OF LOT 350 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70191 LOT 349 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70191</td>
<td>2134.0m²</td>
</tr>
</tbody>
</table>

APLIN & MARTIN

GEOMATICS LAND SURVEYING LTD.
201, 12446 82nd Avenue
SURREY, BC V3W3E9  604-597-9189

G.A. HOL

FILE - 19-1022-03 R05 BLOCK ZONING

CERTIFIED CORRECT THIS 200 DAY OF MAY 2024

BCGS
Semiahmoo Centre Redevelopment - Phase 1
Surrey, British Columbia

OWNER
First Capital Realty
85 honeyeater ave, suite 400
toronto, ontario

ARCHITECTURAL
Foramaxis Architecture
200 - 210 Columbia Street
Vancouver, British Columbia

ARCHITECTURAL
Foramaxis Architecture
200 - 210 Columbia Street
Vancouver, British Columbia

PLANNING / CIVIL
Aplin & Martin Consultants
1600 - 14400 102nd Avenue
Surrey, British Columbia

SURVEYOR
Aplin Survey
1863 - 13460 102nd Avenue
Surrey, British Columbia

CODE
McAuley Consulting
118 - 110 W 11th Avenue
Vancouver, British Columbia

LANDSCAPE
Perry & Associates
112 E Broadway
Vancouver, British Columbia

MECHANICAL
AME Group
200 - 801 Seymour Street
Vancouver, British Columbia

STUCTURAL
Weir Smith Bowers
118 - 3455 Henning Drive
Burnaby, British Columbia

ELECTRICAL
Nemetz & Associates Ltd.
2007 W 4th Avenue
Vancouver, British Columbia
## Project Statistics

### Building Project Statistics

<table>
<thead>
<tr>
<th>Date</th>
<th>Site 1</th>
<th>Site 2</th>
<th>Site 3</th>
</tr>
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<tbody>
<tr>
<td>May 3, 2024</td>
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</table>

### Lot Coverage, Entrances, Amenities

- **Site 1**: Lot Coverage: X.Z
  - Entrance: A-B
  - Amenities: Cafe, Gym, Pool
- **Site 2**: Lot Coverage: X.Z
  - Entrance: A-B
  - Amenities: Cafe, Gym, Pool
- **Site 3**: Lot Coverage: X.Z
  - Entrance: A-B
  - Amenities: Cafe, Gym, Pool

### Sheet Details

<table>
<thead>
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<th>Sheet</th>
<th>Data 1</th>
<th>Data 2</th>
<th>Data 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site 1</td>
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<td></td>
</tr>
<tr>
<td>Site 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site 3</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Unit Summary, Parking, Amenities Areas

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Site 1</th>
<th>Site 2</th>
<th>Site 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenities</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
First Capital Realty
Mixed-Use Development
Semiahmoo Mall, Surrey, BC

SUBDIVISION CONCEPT

SITE BOUNDARY

GROSS AREA (PHASE 1)
1.13 Ha (2.79 Ac)

NET AREA (PHASE 1)
0.76 Ha (1.88 Ac)

REM
5.76 Ha (16.70 Ac)

BASEMENT

ROAD DEDICATION (PHASE 1):
0.37 Ha (0.92 Ac)

LEGAL DESCRIPTION
GROSS AREA (PHASE 1)
1.13 Ha (2.79 Ac)

EXISTING DESIGNATIONS
CD-1 Town Centre

LOT YIELD
Existing: 3 Lots
Proposed: 3 Lots + 1 REM

PROPOSED DESIGNATIONS
CD-1 Town Centre

Scale: 1:2000

Aplin Martin
Project 19-1025
14/06/2023

A103
DESIGN RATIONALE

Urban Design

The three first-phase buildings, following the approved Bertram Group Town Centre Plan, are arranged to take advantage of the built form and the layout of the site, with a low-rise building (Building 1) to the west, and a slightly lower building (Building 2) to the east, at 13th Avenue and 20th Street.

The tallest of the buildings, 15 stories, is positioned to the rear of the site, with the west building stepping down slightly to the 13th Street corner, and the east building creating more density to the existing low-rise residential neighborhood.

Architectural Concept

The buildings are conceived as a natural family, consisting of materials, detailing, color, and texture, which are all related to the adjacent buildings that define the initial contextual conditions within the family.

Making a few decisions to the materials in the architectural family and reducing the number of materials allows the materials to be implemented.

The concept of the massing and exterior enclaves is heavily influenced by the design of the three energy and sustainability goals and requirements.

SUSTAINABILITY

MASSING CONSIDERATIONS

PHASE 3 REDEVELOPMENT

Sustainability

- The fundamental pursuit of sustainability in development and construction is to build smarter, produce less waste, and optimize the connection of the site to its context. Building smarter encompasses using less energy to condition indoor spaces, producing less waste, and producing less waste.

Energy

- Phase 3 has been designed to achieve compliance with Level 3 of the BC Energy Step Code; this is achieved by reducing the window-to-wall ratio to 20%, 45% increasing the thermal resistance of the envelope assembly, and utilizing appropriate mechanical systems.

- Relocating the dining area decreases heat loss during cooler months as solar gain in the warmer months, reducing dependence on mechanical systems and thereby increasing thermal efficiency.

- The assembly and attachment methodology of cladding to structure will be carefully considered to reduce thermal bridging, thereby reducing heat loss through the building envelope.

- Careful attention to air barrier connection details will increase building envelope airtightness, and thereby heat loss.

- Gently minimizing ceiling-level, exposed balconies reduces heat loss during the cooler months.

- The energy model was analyzed with 2 different mechanical systems:
  - 4-pipe fan coil with Air Cooled Chiller and gas-fired boiler
  - Water-source heat pump with gas-fired boiler and cooling towers

- Both systems achieve compliance with Step Code Level 3 and allow for owner flexibility as the design progresses.

Water

- Site stormwater will be managed to mitigate runoff by retaining rainwater within vegetated roof areas of the development (and treating excess rainfall prior to release into the municipal stormwater system? FC to confirm)

Mechanical Systems

- Special attention will be paid to the longevity and durability of all materials within the building envelope to interior finishes, taking into account the specific uses, functions, and component lifecycles.

- Materials will be climate appropriate, durable, and easy to maintain in order to ensure actual building longevity meets the intended service life of the building.

- Where appropriate, materials will be made of recycled content.

- Roof will be programmed to include common residential amenity areas, private roof decks, green roofs, or lightly covered roof gardens to reduce the heat island effect of the building and site mechanical systems.

Transportation

- Classification of the existing site will require providing access to existing shopping and amenities, significantly reducing dependence on vehicle traffic.

- Connections to existing FTM routes and future FL – King George Rapidbus provide quick, frequent, and accessible transportation options.

- Connections with the existing bicycle network including bike lanes, multi-use pathways, and neighborhood bike routes provides opportunities for alternate modes of transportation.

- Bicycle storage and maintenance facilities will be provided with clear and easy access routes from the main PC to confirm maintenance facilities.

- Electric vehicle charging stations will be provided in designated spots within the underground parking levels, PC to confirm.
1 - NORTH ELEVATION (18TH AVENUE/ MARTIN DRIVE)

2 - SOUTH ELEVATION (EXISTING SEM/AHMOO SHOPPING CENTRE)
1 - NORTH ELEVATION (18TH AVENUE/ MARTIN DRIVE)

2 - SOUTH ELEVATION (EXISTING SEMIAHMOO SHOPPING CENTRE)

EXTerior Material Finder Schedulle
1. DOUBLE GLAZED ALUMINUM FRAME (NEW) 4. GLASS DOOR (NEW)
2. GLASS DOOR (NEW) 5. ALUMINUM FRAME (NEW)
3. GLASS DOOR (NEW) 6. ALUMINUM FRAME (NEW)
4. GLASS DOOR (NEW) 7. ALUMINUM FRAME (NEW)
5. ALUMINUM FRAME (NEW) 8. ALUMINUM FRAME (NEW)
6. ALUMINUM FRAME (NEW) 9. ALUMINUM FRAME (NEW)
7. ALUMINUM FRAME (NEW) 10. ALUMINUM FRAME (NEW)
8. ALUMINUM FRAME (NEW) 11. ALUMINUM FRAME (NEW)
9. ALUMINUM FRAME (NEW) 12. ALUMINUM FRAME (NEW)
WEST ELEVATION (18TH AVENUE/ MARTIN DRIVE)
NORTH-WEST ELEVATION (18TH AVENUE/ MARTIN DRIVE)
1 - TYPICAL TOWNHOUSE ENTRANCE ALONG MARTIN DR.

2 - LOADING AND PARKADE ENTRANCE

3 - PRIMARY RESIDENTIAL ENTRANCE
3 | RETAIL ENTRANCES ALONG 152ND ST.

4 | RESIDENTIAL AND RETAIL ENTRANCES ALONG 18TH AVENUE
1 | RETAIL AND PARKING ENTRANCE ALONG 17A AVE. [SOUTH ELEVATION]

2 | RESIDENTIAL AND RETAIL ENTRANCES ALONG SOUTHMERE CR. [WEST ELEVATION]

3 | RETAIL ENTRANCES ALONG SOUTHMERE CR. [WEST ELEVATION]
LANDSCAPE DESIGN RATIONALE

The landscape design for the project responds to the contemporary design of the architecture, its urban context, and natural setting. The landscape design aims to provide an engaging and safe public-private realm for the enjoyment of the residents and the larger community.

The project frontage is located on 18th Avenue/Martin Drive and extends from 152nd Street west to 17th Avenue. A small urban plaza with banded paving, seating, planting, water feature, and pillar light engages the corner at 152nd and 18th Avenue. A double row of street trees along 18th Avenue buffers the ground floor commercial activity from the on-street traffic. Locations for seating and bikes have been provided along the commercial frontages. Lobby entries have been articulated through the paving patterns and have been provided with both seating and bike parking. Building number one ground floor retail allows for a larger plaza space at the entrance to the mall off 18th Avenue. Feature lighting elements, seating and warm tone banded paving add variety and interest to the landscape while allowing clear site lines for retail visibility. As the building tower transitions to its townhouse frontage, the landscape enhances the street edge through planters and layered planting buffer views of the private patios. Each aero is provided overlook and direct connection to the sidewalk enhancing neighborhood safety by this activated use at the ground plane.

An intimate neighborhood park/open space will be constructed with the first phase of this development and the design reflects the input received from City Planning. The future aero on the park will provide a dedicated one acre park parcel for the greater community.

Each tower is provided exterior amenity spaces at different podium/roof levels. These exterior spaces have been programmed to provide a range of activities for residents including urban gardening, social gathering spaces, small seating endcaps, flexible open space and programmed children’s play areas and other activities.

The planting design includes a variety of plant materials to provide structure and interest throughout the year. Plantings will be irrigated with a 50% potable water reduction irrigation system.
TO: Director, Development Planning, Planning and Development Department  
FROM: Development Process Manager, Engineering Department  
DATE: June 17, 2024  
PROJECT FILE: 7819-0285-00

RE: Engineering Requirements (Commercial/Industrial)  
Location: 1711 152 Street  

REZONE/SUBDIVISION

Property and Right-of-Way Requirements
- Dedicate approximately 3.0 m on Martin Drive/18 Avenue.
- Dedicate approximately 3.5 m on 152 Street.
- Dedicate 20.0 m for Southmere Crescent East.
- Dedicate 12.0 m for the Green Lane.
- Dedicate varying width for 17A Avenue.
- Dedicate required corner cuts, including those required at the future roundabout.
- Register 0.5 m Statutory Right-of-Way (SRW) along all frontage roads.
- Register SRWs on the remnant lot for the future road alignments and on the Park site.

Works and Services
- Construct the south side of Martin Drive/18 Avenue.
- Construct signalized intersection at 18 Avenue and Southmere Crescent East.
- Construct pedestrian signal at Martin Drive and Green Lane.
- Construct the west side of 152 Street.
- Construct Southmere Crescent East.
- Construct interim Green Lane.
- Construct interim 17A Avenue and provide cash-in-lieu for ultimate works.
- Provide cash-in-lieu for future roundabout at 17A Avenue and Southmere Crescent East.
- Provide storm and sanitary catchment plans and resolve capacity constraints.
- Construct storm drainage system to service the proposed lots and to drain the roads.
- Provide onsite sustainable storm mitigation works per the Semiahmoo Town Centre Plan.
- Provide water quality treatment prior to discharging off-site.
- Construct water and sanitary mains to service the proposed lots.
- Provide 50% cash-in-lieu for the construction of a sanitary main along 152 Street.
- Construct adequately-sized sanitary, storm and metered water service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following are to be addressed as a condition of issuance of the Development Variance Permit:
- Register a No-build Restrictive Covenant on title of the remnant lot.

Daniel Sohn, P.Eng.  
Development Process Manager

NOTE: Detailed Land Development Engineering Review available on file
The proposed development of 554 High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

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

As of September 2023, there were four portables being used for enrolling classrooms in H T Thrift Elementary. The 10-year enrolment projections show this school growth is leveling off but the school is operating at 134% capacity. Portables will be used to manage enrolment growth over the next several years. There are no capital expansion projects planned for the school at this time.

Grandview Heights Secondary opened September 2021, resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As a result, enrolment at Semiahmoo Secondary has dropped but the school is still operating above capacity with an additional 11 portables on site.

### Projected Number of Students From This Development In:

<table>
<thead>
<tr>
<th>School Type</th>
<th>Projected Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>28</td>
</tr>
<tr>
<td>Secondary School</td>
<td>11</td>
</tr>
<tr>
<td>Total Students</td>
<td>39</td>
</tr>
</tbody>
</table>

### Current Enrolment and Capacities:

<table>
<thead>
<tr>
<th>School Type</th>
<th>Enrollment</th>
<th>Operating Capacity</th>
<th># of Portables</th>
</tr>
</thead>
<tbody>
<tr>
<td>H T Thrift Elementary</td>
<td>338</td>
<td>252</td>
<td>4</td>
</tr>
<tr>
<td>Semiahmoo Secondary</td>
<td>1518</td>
<td>1300</td>
<td>11</td>
</tr>
</tbody>
</table>

---

**Population**: The projected population of children aged 0-17 impacted by the development.

**Enrolment**: The number of students projected to attend the Surrey School District ONLY.
## Tree Preservation Summary

**Surrey Project No:**

**Address:**  Semiahmoo Mall Surrey  

**Registered Arborist:**  Glenn Murray

<table>
<thead>
<tr>
<th>On-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
</table>
| **Protected Trees Identified**  
(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 39              |
| **Protected Trees to be Removed**                                           | 39              |
| **Protected Trees to be Retained**  
(excluding trees within proposed open space or riparian areas)              | 0               |
| **Total Replacement Trees Required:**                                       |                 |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio               | 78              |
| \[0 \times \text{one (1)} = 0\]                                             |                 |
| - All other Trees Requiring 2 to 1 Replacement Ratio                        |                 |
| \[39 \times \text{two (2)} = 78\]                                           |                 |
| **Replacement Trees Proposed**                                               | 82              |
| **Replacement Trees in Deficit**                                            | -4              |
| **Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]**| 0               |

<table>
<thead>
<tr>
<th>Off-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Off-Site Trees to be Removed</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td>0</td>
</tr>
<tr>
<td>[0 \times \text{one (1)} = 0]</td>
<td></td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td>0</td>
</tr>
<tr>
<td>[0 \times \text{two (2)} = 0]</td>
<td></td>
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<tr>
<td><strong>Replacement Trees Proposed</strong></td>
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<tr>
<td><strong>Replacement Trees in Deficit</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

Summary, report and plan prepared and submitted by:

[Signature of Arborist]  

13-Jun-24  

Date
APPENDIX 2
TREE REMOVAL REPORT

TREE INVENTORY

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<tr>
<th>#</th>
<th>Type</th>
<th>Action</th>
<th>DBH (cm)</th>
<th>TPZ</th>
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<td>490</td>
<td>Linden</td>
<td>Remove</td>
<td>30</td>
<td>1.6</td>
</tr>
<tr>
<td>500</td>
<td>Crimson King Maple</td>
<td>Remove</td>
<td>20</td>
<td>1.2</td>
</tr>
<tr>
<td>501</td>
<td>Linden</td>
<td>Remove</td>
<td>25</td>
<td>1.5</td>
</tr>
<tr>
<td>502</td>
<td>Tulip</td>
<td>Remove</td>
<td>20</td>
<td>1.2</td>
</tr>
<tr>
<td>503</td>
<td>Tulip</td>
<td>Remove</td>
<td>20</td>
<td>1.2</td>
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<td>504</td>
<td>Tulip</td>
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<td>1.4</td>
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<td>505</td>
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<tr>
<td>506</td>
<td>Tulip</td>
<td>Remove</td>
<td>20</td>
<td>1.6</td>
</tr>
<tr>
<td>507</td>
<td>Southern Magnolia</td>
<td>Remove</td>
<td>18/20cm</td>
<td>1.2</td>
</tr>
<tr>
<td>508</td>
<td>Linden</td>
<td>Remove</td>
<td>28</td>
<td>1.6</td>
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<tr>
<td>509</td>
<td>Linden</td>
<td>Remove</td>
<td>20</td>
<td>1.2</td>
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<tr>
<td>510</td>
<td>Linden</td>
<td>Remove</td>
<td>27</td>
<td>1.6</td>
</tr>
<tr>
<td>511</td>
<td>Azalea</td>
<td>Remove</td>
<td>16/18cm</td>
<td>1.3</td>
</tr>
<tr>
<td>512</td>
<td>Black Pine</td>
<td>Remove</td>
<td>53</td>
<td>3.2</td>
</tr>
<tr>
<td>513</td>
<td>Black Pine</td>
<td>Remove</td>
<td>39</td>
<td>2.3</td>
</tr>
<tr>
<td>514</td>
<td>Black Pine</td>
<td>Remove</td>
<td>42</td>
<td>2.5</td>
</tr>
<tr>
<td>515</td>
<td>Japanese Maple</td>
<td>Remove</td>
<td>6</td>
<td>0.4</td>
</tr>
<tr>
<td>516</td>
<td>Purple Plum</td>
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<td>18/18cm</td>
<td>1.7</td>
</tr>
<tr>
<td>517</td>
<td>Hornbeam</td>
<td>Remove</td>
<td>12</td>
<td>0.7</td>
</tr>
<tr>
<td>518</td>
<td>Hornbeam</td>
<td>Remove</td>
<td>12</td>
<td>0.7</td>
</tr>
<tr>
<td>519</td>
<td>Hornbeam</td>
<td>Remove</td>
<td>10</td>
<td>0.7</td>
</tr>
<tr>
<td>520</td>
<td>Dogwood</td>
<td>Remove</td>
<td>10</td>
<td>0.6</td>
</tr>
<tr>
<td>521</td>
<td>Hornbeam</td>
<td>Remove</td>
<td>13</td>
<td>0.6</td>
</tr>
<tr>
<td>522</td>
<td>Hornbeam</td>
<td>Remove</td>
<td>11</td>
<td>0.7</td>
</tr>
<tr>
<td>523</td>
<td>Silver Maple</td>
<td>Remove</td>
<td>20</td>
<td>1.7</td>
</tr>
<tr>
<td>524</td>
<td>Linden</td>
<td>Remove</td>
<td>30</td>
<td>1.6</td>
</tr>
<tr>
<td>525</td>
<td>Linden</td>
<td>Remove</td>
<td>25</td>
<td>1.5</td>
</tr>
<tr>
<td>526</td>
<td>Linden</td>
<td>Remove</td>
<td>10</td>
<td>0.9</td>
</tr>
<tr>
<td>527</td>
<td>Silver Maple</td>
<td>Remove</td>
<td>20</td>
<td>1.7</td>
</tr>
<tr>
<td>528</td>
<td>Black Pine</td>
<td>Remove</td>
<td>45</td>
<td>2.6</td>
</tr>
<tr>
<td>529</td>
<td>Black Pine</td>
<td>Remove</td>
<td>42</td>
<td>2.5</td>
</tr>
<tr>
<td>530</td>
<td>Black Pine</td>
<td>Remove</td>
<td>32</td>
<td>1.8</td>
</tr>
<tr>
<td>531</td>
<td>Black Pine</td>
<td>Remove</td>
<td>42</td>
<td>2.5</td>
</tr>
<tr>
<td>532</td>
<td>Linden</td>
<td>Remove</td>
<td>32</td>
<td>1.8</td>
</tr>
<tr>
<td>533</td>
<td>Linden</td>
<td>Remove</td>
<td>20</td>
<td>1.5</td>
</tr>
<tr>
<td>534</td>
<td>Linden</td>
<td>Remove</td>
<td>27</td>
<td>1.6</td>
</tr>
<tr>
<td>535</td>
<td>Linden</td>
<td>Remove</td>
<td>20</td>
<td>2.3</td>
</tr>
<tr>
<td>536</td>
<td>Linden</td>
<td>Remove</td>
<td>25</td>
<td>1.5</td>
</tr>
<tr>
<td>537</td>
<td>Linden</td>
<td>Remove</td>
<td>31</td>
<td>1.9</td>
</tr>
</tbody>
</table>
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0285-00

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: 002-321-483
   Lot 2 Section 15 Township 1 New Westminster District Plan 56401 Except Plans LMP45557 and BCP44800
   1711 - 152 Street

   (the "Land")

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

   Parcel Identifier:

   ____________________________________________________________

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

   ____________________________________________________________

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
In Part V – Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision and rezoning is deferred on the remainder mall parcel at 1715 – 152 Street, as shown on Schedule A.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

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

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


ISSUED THIS DAY OF , 20 .

______________________________
Mayor – Brenda Locke

______________________________
City Clerk and
Director Legislative Services
Jennifer Ficocelli
First Capital Realty
Mixed-Use Development
Semiahmoo Mall, Surrey, BC

SUBDIVISION CONCEPT

SITE BOUNDARY
- GROSS AREA (PHASE 1): 1.13 Ha (2.79 Ac)
- NET AREA (PHASE 1): 0.76 Ha (1.88 Ac)
- REM: 6.76 Ha (16.70 Ac)
- EASEMENT

ROAD DEDICATION (PHASE 1):
- 0.37 Ha (0.92 Ac)

LEGAL DESCRIPTION
PID 002-321-483
PID 002-269-503
PID 002-269-490

GROSS AREA (PHASE 1): 1.13 hectares / 2.79 acres

EXISTING DESIGNATIONS
OCP: Town Centre
Semiahmoo Town Centre Plan: Town Centre
Zoning: CD, C-8

PROPOSED DESIGNATIONS
OCP: Town Centre
Semiahmoo Town Centre Plan: TBD
Zoning: CD

LOT YIELD
Existing: 3 Lots
Proposed: 3 Lots + 1 REM

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
The Urban Design Planner outlined the town centre policy and the application process for the current proposal, which includes both a General and Detailed development permit. The remaining southern portion of the mall is illustrated as a future concept. He advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.
The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Dilts
Seconded by Y. Popovska
That the Advisory Design Panel (ADP) SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

Key Points

• Consider developing a more distinct project vision for the property.
  o The phase 1 redevelopment plan utilizes a number of harmonizing design elements to create a distinct project vision for the property including common materials for the residential towers, commercial storefronts, and residential entries, similar landscaping elements including tree species and hardscaping materials. In addition, the composition of all three towers utilize similar detailing and colours, albeit employed in slightly different locations and scales to again create a harmonious design vision for Phase 1 of the Semiahmoo Center re-development. The proponent team is also currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and how the future phasing connects with phase 1.

• Consider measures relating to sustainability within the project design and development.
  o The ADP booklet expanded on a number of sustainability focused measures employed in the design of the three buildings including energy efficiency through appropriate building design and window-wall ratio, extensive landscaping, reduction in hard surfacing through programming, activation and planting of roof decks, proximity to services and transit in creating a walkable community, etc. The incorporation of slag or fly ash into the structural concrete will also be explored to reduce embodied carbon due to cement content.

• Consider further design development on the ground floor retail areas.
  o It is our interpretation this comment related to introducing more design continuity between the towers and the ground oriented retail areas, as stated by one of the panel members. It is our position that, where the tower form is not interrupted by a podium, the proposal does achieve this (ie. Building 1 north and east elevations) however in all other instances, the towers are set-back from the podium below and a change in material, scale, and cadence is both required and employed by the proposal to distinguish the change in program, scale and massing. The current design does not propose large expanses of uninterrupted glazing at grade but utilizes maximum lengths of 20-25 ft of storefront to reduce scale and create pedestrian interest.
• Consider augmenting the number of family-oriented units.
  o The ownership team has reviewed the market demand and believes the development is offering an appropriate number of family-oriented units, including over 32% two or more bed units, with over 10% being three-bed units, including 11 townhomes.

• Consider the addition of adaptable units to accommodate people of varying abilities.
  o The design of the residential dwelling units comply with current building code requirements. Some of the larger one-bedroom and two-bedroom units can accommodate future modifications with minimal impact to comply with enhanced adaptable dwelling design requirements.

• Consider measures relating to sustainability within the project design and development.
  o The ADP booklet expanded on a number of sustainability focused measures employed in the design of the three buildings including energy efficiency through appropriate building design and window-wall ratio, extensive landscaping, reduction in hard surfacing through programming, activation and planting of roof decks, proximity to services and transit in creating a walkable community, etc. The incorporation of slag or fly ash into the structural concrete will also be explored to reduce embodied carbon due to cement content.

Site

• Consider providing more direct access to the amenity rooftop area, such as through a common corridor.
  o A common corridor providing access to outdoor amenity decks at building 1 level 7, building 2 level 2, and building 3 level 6 has been provided. Refer to architectural drawings A309, A326, and A328 for additional information.

• Recommend providing larger areas of family-oriented amenity areas.
  o We have aimed to provide a range of activities including outdoor, family oriented, exterior amenity spaces for each of the three towers. For tower #1 the multi-use lawn has been re-programmed into a children’s play area that we envision without structured equipment and uses playful mounding of the surface. For tower #2 we feel that the children’s play area is appropriately programmed but have revised the surface design to harmonize with the other play spaces and overall Phase as a whole. For tower #3 roof top amenity area, the dog run has been removed in favour of a play area. The social seating layout has been adjusted to suit and additional planting buffers have been accommodated.

• Consider increasing the amount of outdoor amenity space at grade.
  o The common outdoor amenity provided exceeds the by-law minimum by over 40%. In addition, increased open space at grade in the form of public plazas are provided adjacent buildings 1 and 3. The first phase of the new municipal park dedication is proposed for phase 1, this is subject to City Council approval and encompasses over 7,500 sf of new public park area.

• Consider providing outdoor space for each residential unit.
  o All two and three bed units are provided with private outdoor space in the form of either a roof deck or balcony. There are only 5 unit types which are not provided with private outdoor space. The project also provides over 40%
additional outdoor amenity area in phase 1 which is easily accessible to residents of these units.

- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
  - The ownership team has reviewed the market demand and believes the development is offering an appropriate number of family-oriented units, including over 32% two or more bed units, with over 10% being three-bed units, including 11 townhomes.

- Consider opportunities for childcare spaces within the larger development.
  - The owner is in discussions with City of Surrey staff about the conveyance of approx. 10,000 SF of space in building 2 as a community amenity program. There is a childcare space which was recently added to the existing mall, directly across the road from buildings 1 and 2. The team will explore the suitability of adding additional childcare space in future phases.

- Appreciate the consideration of public art displays.
  - Noted.

Form and Character

- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
  - The ownership team has reviewed the market demand and believes the development is offering an appropriate number of family-oriented units, including over 32% two or more bed units, with over 10% being three-bed units, including 11 townhomes.

- Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and building three within the overall plan.
  - The proponent team is currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and how the future phasing connects with buildings 2 and 3.

- Consider strategies to better relate the podium architecture with the architectural clarity of the tower architecture.
  - It is our position that, where the tower form is not interrupted by a podium, the proposal does achieve this (ie. building 1 north and east elevations) however in all other instances, the towers are set-back from the podium below and a change in material, scale, and cadence is both required and employed by the proposal to distinguish the change in program, scale and massing. The current design does not propose large expanses of uninterrupted glazing at grade but utilizes maximum lengths of 20-25 ft of storefront to reduce scale and create pedestrian interest.

- Consider strategies to maintain the sharpness of colour contrast on each elevation; in other words, do not combine the colours, but instead, emphasize the difference between materials and finishes.
  - The sandstone framing over the dark panel portions of the towers serves to reduce the perceived bulk, scale and massing of the towers, while unifying the composition of the overall architectural expression. We have explored deleting these sandstone frames however the resulting design loses the delicacy of form and creates a larger perceived massing.

- Concur with using perforated metal panels along the wall facing McDonalds.
  - Noted.
• Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and three within the overall plan.
  o The proponent team is currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and how the future phasing connects with buildings 2 and 3.

Landscape

• Appreciate the poetic concept.
  o Noted.
• Paving is simple and appropriate.
  o Noted.
• Consider including some covered outdoor space to be used in different weather.
  o Covered outdoor space has been added to all common outdoor amenity areas in the form of larger building overhangs, and varying sizes of weatherproof pergolas. One additional weatherproof pergola has been added to Tower 3 rooftop amenity. Each tower now has two weatherproof pergolas on the podiums. Refer to revised architectural drawings A309, A310, A326, A327, A328, A329, elevation drawings, and landscape drawings L1.1 and L1.3 for additional information.
• Consider opportunities for stormwater management within the larger masterplan.
  o The proponent team is currently engaging in masterplan next steps and will look at ways to incorporate opportunities for storm water management, which could include rain gardens in the boulevards and deeper soils at grade and on podium roof tops. Ultimately, the design of the stormwater management system within the larger masterplan will be developed further as detailed design progresses.
• Ensure that sufficient localized soil depth is provided to allow for some significant trees, given that that most of the outdoor amenity area is over structure.
  o Landscape design development will meet the Canadian landscape standards and Surrey standards for soil depths and soil volumes.

CPTED

• No specific issues were identified.
  o Noted.

Sustainability

• Consider energy modeling to future climate data (years 2050 – 2080) has been included to anticipate shock events (hot and cold).
  o This is a supported idea and will be discussed with ownership as well as envelope, energy, electrical, and mechanical consultants during design development and contract documentation.
• Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.
• This is a supported idea and will be discussed with ownership as well as envelope, energy, electrical, and mechanical consultants during design development and contract documentation.

• Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
  o This is supported by the project team and will be considered in discussion with our structural engineer during design development and contract documents.

• Encourage team to continue looking for opportunities to develop master plan scale systems for water collection, re-use, and waste treatment.
  o The proponent team is currently engaging on masterplan next steps which includes strengthening the vision and framework of the masterplan, and will include investigating larger scale systems for water collection, re-use, and waste treatment.

• Consider opportunities to provide renewable energy for public art and water feature loads.
  o This is a supported idea and will be discussed with ownership as well as landscape, electrical, and mechanical consultants during design development and contract documentation.

Accessibility

• Consider implementing safety features and paving changes at the vehicle access point to parking, especially for people with visual impairments.
  o This is a supported idea and will be discussed and implemented with the Architect and Civil consultant during design development.
CITY OF SURREY

BYLAW NO. 21298

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:

   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

   as follows:

   (a) by creating a new Comprehensive Development Zone 228 (CD 228), attached as Appendix "A" and forming part of this bylaw;
   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

      FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD BY-LAW NO. 13881) and COMMUNITY COMMERCIAL ZONE (C-8)
      TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 228" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 228&quot;</td>
<td>(a) Portion of 1711 - 152 Street</td>
<td>(a) Lot 2, Plan 56401</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) 1707 - 152 Street</td>
<td>(b) Lot 349, Plan 70191</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) 15150 - 18 Avenue</td>
<td>(c) Lot 350, Plan 70191</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>21298</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 228 (CD 228), Bylaw, 2024, No. 21298".

PASSED FIRST READING on the th day of , 20.
PASSED SECOND READING on the th day of , 20.
PASSED THIRD READING on the th day of , 20.
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20.

_________________________________________ MAYOR

_________________________________________ CLERK
COMPREHENSIVE DEVELOPMENT ZONE 228 (CD 228)

This Comprehensive Development Zone 228 (CD 228) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1711 - 152 Street (portion of)</td>
<td>That portion Lot 2 Section 15 Township 1 NWD Plan 56401 Except Plans LMP45557 and BCP44800, shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Gordon Albert Hol, B.C.L.S. on the 13th day of May, 2024, containing 4,874.7 square metres</td>
<td>002-321-483 (portion of)</td>
</tr>
<tr>
<td>1797 - 152 Street</td>
<td>Lot 349 Section 15 Township 1 NWD Plan 70191</td>
<td>002-269-490</td>
</tr>
<tr>
<td>15150 - 18 Avenue</td>
<td>Lot 350 Section 15 Township 1 NWD Plan 70191</td>
<td>002-269-503</td>
</tr>
</tbody>
</table>

The lands are divided into Blocks 1, 2 and 3, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule B, certified correct by Gordon Hol, B.C.L.S. on the 13th day of May, 2024.

(collectively the "Lands")

A. Intent
This Comprehensive Development Zone is intended to accommodate and regulate the development of high density multiple unit residential buildings and related amenity spaces, and neighbourhood commercial uses, which are to be developed in accordance with a comprehensive design where density bonus is provided.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:
1. Multiple unit residential buildings and ground-oriented multiple unit residential buildings.

Accessory Uses:
2. The following accessory uses, provided that such uses form an integral part of a multiple unit residential building on the Lands:
   (a) Retail stores excluding adult entertainment stores, auction houses, and second-hand stores and pawnshops;
   (b) Personal service uses excluding body rub parlours;
   (c) Office uses excluding social escort services, methadone clinics and marijuana dispensaries;
   (d) General service uses excluding funeral parlours, drive through banks and vehicle rentals;
   (e) Eating establishments excluding drive-through restaurants, provided that the maximum gross floor area of each individual business does not exceed 1,070 sq. m;
   (f) Liquor store;
   (g) Indoor recreational facilities, excluding a gymnasium;
   (h) Community services;
   (i) Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended; and
   (j) Cultural uses.
C. Lot Area
Not applicable to this Zone.

D. Density
1. Maximum Density:
   Maximum density shall be as follows:
   (a) 1 dwelling unit; and
   (b) The lesser of floor area ratio of 0.1 or building area of 300 sq. m.

2. Permitted Density Increases:
   If amenity contributions are provided in accordance with Schedule G, density may be increased as follows:
   (a) Block 1: Maximum floor area ratio of 4.79, excluding:
      i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
      ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.4. of this Zone); and
   (b) Block 2: Maximum floor area ratio of 6.05, excluding:
      i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
      ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.4. of this Zone); and
   (c) Block 3: Maximum floor area ratio of 7.75, excluding:
      i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
      ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.4. of this Zone).

3. Notwithstanding the definition of floor area ratio, for an air space subdivision, the air space parcels and the remainder lot of the air space subdivision shall be considered as one lot for the purpose of application of Section D. of this Zone, and further provided that the floor area ratio calculated from the cumulative floor areas of the buildings within all of the air space parcels and the remainder lot of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

E. Lot Coverage
1. The maximum lot coverage for all buildings and structures shall be:
   (a) Block 1: 75%
   (b) Block 2: 72%
   (c) Block 3: 66%

2. Notwithstanding the definition of lot coverage, for an air space subdivision, the air space parcels and the remainder lot of the air space subdivision shall be considered as one lot for the purpose of application of Section E. of this Zone, and further provided that the lot coverage within all of the air space parcels and the remainder lot of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.
**F. Yards and Setbacks**

**Block 1:**
*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<table>
<thead>
<tr>
<th>USES: Principal Buildings and Accessory Buildings and Structures $^{1,2,3,4}$</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North/West (Martin Drive)</td>
<td>East (Southmere Cr. East)</td>
</tr>
<tr>
<td>4.5 m</td>
<td>4.5 m$^5$</td>
</tr>
</tbody>
</table>

**Block 2:**
*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<table>
<thead>
<tr>
<th>USES: Principal Buildings and Accessory Buildings and Structures $^{1,3,4}$</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (18 Avenue)</td>
<td>East</td>
</tr>
<tr>
<td>4.5 m</td>
<td>0.0 m</td>
</tr>
</tbody>
</table>

**Block 3:**
*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<table>
<thead>
<tr>
<th>USES: Principal Buildings and Accessory Buildings and Structures $^{1,3,4}$</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (18 Avenue)</td>
<td>East (152 Street)</td>
</tr>
<tr>
<td>4.5 m</td>
<td>3.0 m</td>
</tr>
</tbody>
</table>

1. Notwithstanding Sub-section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading of the Zoning Bylaw, parking - underground may be located up to 0.0 m of any lot line.
2. Notwithstanding Sub-section B.26.(b) of Part 4, General Provisions of the Zoning Bylaw, front patios and stairs with more than three risers may encroach into the setbacks.
3. Notwithstanding the definition of setback in Part 1, Definitions of the Zoning Bylaw, canopies may encroach into the setbacks.
4. Notwithstanding Section F. of this Zone, the minimum setbacks of principal buildings and accessory buildings and structures for interior lot lines for lots created by an air space subdivision may be 0.0 m.
5. Notwithstanding Section F. of this Zone, corners of the building may be setback up to 2.7 m from the lot line.
6. Notwithstanding Section F. of this Zone, the upper floors may be setback up to 2.0 m from the lot line.
7. Notwithstanding Section F. of this Zone, the southwest corner of the building may setback up to 0.5 m from the lot line.
8. Notwithstanding Section F. of this Zone, the upper floors may setback up to 3.2 m from the lot line.

**G. Height of Buildings**

**Block 1:**
1. **Principal Buildings:**
   *Principal building height* shall not exceed 45.50 m.
2. **Accessory Buildings and Structures:**
   *Accessory building height and structure height* shall not exceed 4.5 m.

**Block 2:**
1. **Principal Buildings:**
   *Principal building height* shall not exceed 72.5 m.
2. **Accessory Buildings and Structures:**
   *Accessory building height and structure height* shall not exceed 4.5 m.

**Block 3:**
1. **Principal Buildings:**
   *Principal building height* shall not exceed 74.0 m.
2. **Accessory Buildings and Structures:**
   *Accessory building height and structure height* shall not exceed 4.5 m.
H. Off-Street Parking and Loading/Unloading
   1. Parking Calculations:
      Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
   2. Tandem Parking:
      Tandem parking is not permitted.
   3. Underground Parking:
      All required resident parking spaces shall be provided as parking - underground.
   4. Bicycle Parking:
      A secure bicycle parking area shall be provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building.

I. Landscaping and Screening
   1. General Landscaping:
      (a) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained;
      (b) Along the developed portions of the lot which abut a highway, a continuous landscaping strip a minimum of 1.0 m wide shall be provided within the lot; and
      (c) Highway boulevards abutting a lot shall be seeded or sodded with grass, except at driveways.
   2. Refuse:
      Garbage containers and passive recycling containers shall be located within the parking - underground or within a building.

J. Special Regulations
   1. Amenity Spaces:
      Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the lot as follows:
      (a) Outdoor amenity space in the amount of:
         i. 3.0 sq. m per dwelling unit; and
         ii. 1.0 sq. m per lock-off suite; and
         iii. 4.0 sq. m per micro unit;
      (b) Outdoor amenity space shall not be located within the required setbacks;
      (c) Indoor amenity space in the amount of:
         i. 3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units);
         ii. 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space;
         iii. 1.0 sq. m per lock-off suite; and
         iv. 4.0 sq. m per micro unit;
      (d) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m per dwelling unit.
   2. Child Care Centres:
      Child care centres shall be located on the lot such that these centres:
      (a) Have direct access to an open space and play area within the lot; and
      (b) Do not exceed a total area of 3.0 sq. m per dwelling unit.
   3. Balconies:
      Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 sq. m per dwelling unit, whichever is greater.
K. Subdivision
1. Minimum Lot Sizes:
   Lots created through subdivision, except strata lots, shall conform to the following minimum standards:
   (a) Lot Area: Minimum 1,800 sq. m;
   (b) Lot Width: Minimum 20 m; and
   (c) Lot Depth: Minimum 20 m.
2. Air space parcels and the remainder lot created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations
   Additional land use regulations may apply as follows:
   1. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
   2. Building permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-5 Zone for the commercial portion.
   3. Development permits, pursuant to the OCP.
   4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
   5. Sign regulations, pursuant to Surrey Sign By-law, as amended.
PROPOSAL:
- Temporary Use Permit
- Development Variance Permit
to permit the development of a temporary display and
brand centre for a duration not to exceed 6 months and
to permit temporary fascia signs for the proposed
building.

LOCATION: 16172 24 Avenue

ZONING: RA
OCP DESIGNATION: Multiple Residential
NCP/TCP/LAP DESIGNATION: Multiple Residential 30-45
u.p.a/Riparian Protection Area
RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.
- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIAION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance for the use of temporary signs under Sign Bylaw, Part 1 Introductory Provisions, Section 14, to permit four (4) temporary fascia signs, each not exceeding an area of 2.3 square metres, to advertise a marketing event for a business for a period not exceeding six months.

RATIONALE OF RECOMMENDATION

- The proposed TUP will allow for the construction of a temporary display and brand centre from which the applicant will be able to display and advertise Porsche’s new electric vehicles.
- The proposed display centre will be on the subject site for a period not exceeding six months.
- This temporary display and brand centre will draw potential customers to the City of Surrey, encouraging economic activities for the local business.
- The applicant will post a bond to ensure the removal of the temporary building in the future.
- The proposed signage is of a high-quality design. By installing fascia signs around the roof line of the building, the aesthetic appearance of the display centre will be enhanced.
- The proposed fascia signs on the exterior rooftop will assist in marketing the project and allow people to understand the purpose of the temporary use/building.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7924-0138-00 (Appendix VII) to proceed to Public Notification.

2. Council approve Development Variance Permit No. 7924-0138-00 (Appendix VI) varying the Sign By-law to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final approval:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) resolution of urban design issues to the satisfaction of the Planning and Development Department;

   (c) submission of a finalized fire access plan to the satisfaction of City Staff;

   (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department; and

   (e) submission of a security to ensure the building is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit.
SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>NCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Vacant parcel, under Development Application No. 7916-0225-00, at Third Reading, proposing a mixed-use building, two apartment buildings and 74 townhouse units</td>
<td>Multiple Residential 30-45 upa</td>
<td>RA</td>
</tr>
<tr>
<td>North (Across 24 Avenue):</td>
<td>Townhouse complex</td>
<td>20-30 upa Medium-High Density</td>
<td>RM-30</td>
</tr>
<tr>
<td>East (Across 162 Street):</td>
<td>Townhouse complex</td>
<td>Multiple Residential 30-45 upa and Multiple Residential 15-25 upa</td>
<td>CD By-law No. 17459</td>
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<tr>
<td>South:</td>
<td>Agricultural parcel</td>
<td>Multiple Residential 30-45 upa</td>
<td>RA</td>
</tr>
<tr>
<td>West:</td>
<td>Commercial retail complex and a detention pond</td>
<td>Buffers and Commercial</td>
<td>CD By-law No. 15611</td>
</tr>
</tbody>
</table>

Context & Background

- The subject site is located at 1672 – 24 Avenue in the Sunnyside Heights NCP. The subject site is approximately 3.8 hectares (9.5 acres) in size and is currently vacant.

- The parcel is zoned "One-Acre Residential Zone (RA)" and is designated “Multiple Residential” in the Official Community Plan (OCP) and “Multiple Residential 30-45 upa” in the Sunnyside Heights NCP.

- There is a Class B ditch located near the southwest property line and a Green Infrastructure Corridor (GIN) along the south property line. No development under the TUP is proposed on the middle and south portions of the subject site, and all trees are proposed to be retained under this TUP application.

- The subject development site is bordered to the east by a townhouse development and to the south by an agricultural parcel. To the west is the Grandview Heights Superstore and associated commercial retail and also a City-owned detention pond.

- This project primarily involves installing a prefabricated display building at the northwestern corner of the site, with surface parking provided immediately south of the proposed display centre with a driveway from 161A Street. The proposed TUP will alter a total area of approximately 2,012 square meters, which includes the proposed regraded area, and the total paved area for the proposed prefabricated building and surface parking lot will be around 826
square meters. The affected portion of the site is currently disturbed with no on-site bylaw-sized trees identified within 10 metres of proposed construction.

- On the subject property, Development Application No. 7916-0225-00, which received Third Reading at the Regular Council -Public Hearing meeting on January 29, 2024, proposes an OCP Amendment, a rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", Development Permits for Form and Character and Sensitive Ecosystems, in order to allow for the future development of a mixed-use building, two apartment buildings and 74 townhouse units.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking a TUP to allow a temporary display and brand centre on the subject site and a DVP to permit four (4) temporary fascia signs.

- The proposed building has an approximately 84-square metre floor area that includes a display suite and a car port.

- An asphalt surface parking lot with six (6) regular parking stalls will be provided on-site for customers with access from 161A Street to the west, which exceeds the Zoning Bylaw requirement of two (2) parking stalls.

- Only a small northwest portion of the overall site will be developed under the TUP proposal. The portion of the site affected is currently disturbed and not treed.

- The TUP is proposed to be in effect for six months, which the applicant indicted will be sufficient time for Porsche to advertise their new electric vehicles and their global business campaign. This temporary display and brand centre will draw potential customers to the City of Surrey, encouraging economic activities for local businesses.

- The developer is seeking a variance for the use of temporary signs outlined in Part 1, Introductory Provisions of the Sign By-law for the proposed four (4) fascia signs on the roofline of the proposed building.

- The arborist report identifies eight (8) bylaw-sized trees off-site and no bylaw-sized trees on-site within the affected portion of the site. All these trees are proposed to be retained under the subject TUP application.
Referrals

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

Surrey Fire Department: The Fire Department has no objection to the project.

Transportation Considerations

• The subject site will be accessed from a driveway via 161A Street to the west.

• The nearest bus stop is located directly north of the site on 24 Avenue. This stop is served by the 531 (White Rock/Langley) bus route.

POLICY & BY-LAW CONSIDERATIONS

Sign By-law

Signage Variances

• The Sign Bylaw permits temporary signs advertising a special event for a community cause or charitable fund-raising campaign not exceeding an area of 2.3 square metres.

• The applicant is requesting the following variance to the Surrey Sign By-law (By-law No. 1999, No. 13656):
  o to vary the use of temporary signs outlined in Part 1, Introductory Provisions, to allow the use of temporary signs advertising a marketing event for businesses.

Signage Assessment

• The proposed fascia signs consist of a white background, black text, and channel-lit sign for the logo, depicting the name of the business "Porsche" (see Appendix IV).

• The proposed signage is of a high-quality design.

• The proposed fascia signage along the exterior roofline will be highly visible and assist in marketing the project and allow people to understand the temporary use of the building.

• Installing fascia signs improves the aesthetic appearance of the proposed prefabricated building.

• The proposed signage design has been reviewed by staff and found to be generally acceptable.

• Staff support the requested variance to proceed for consideration.
PUBLIC ENGAGEMENT

• Pre-notification letters were sent on June 10, 2024, and the Development Proposal Sign was installed on June 12, 2024. Staff has not received any responses from neighbouring landowners.

TREES

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

   The Arborist Assessment states that there are a total of eight (8) mature off-site trees and no on-site bylaw-sized trees identified within the affected portion of the site based on the proposed building footprint, and no Alder and Cottonwood trees. The applicant proposes to retain all eight (8) off-site trees as part of this proposed temporary use of the site. As part of the subsequent development of the site, tree removal and tree replacement are outlined in the land use report for the associated Development Application 7916-0225-00.

• No additional landscaping is proposed in association with this temporary use.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan and Building Elevations
Appendix II. Aerial Photo
Appendix III. Engineering Summary
Appendix IV. Tree Management Plan
Appendix V. Sign Drawings
Appendix VI. Development Variance Permit No. 7924-0138-00
Appendix VII. Temporary Use Permit No. 7924-0138-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development
## Zoning Analysis Table

<table>
<thead>
<tr>
<th>Code Address</th>
<th>Legal Description</th>
<th>Criteria</th>
<th>Development Regulations</th>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>16172 24 Ave Surrey BC V3Z 0B9</td>
<td>LOT 1, PLAN EPP31, PARTE W4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP31</td>
<td>No Change</td>
<td>No Change</td>
<td>No Change</td>
</tr>
</tbody>
</table>

### Site Plan

- **FIRE HYDRANT DISTANCE 25.00M**
- **EXISTING FIRE HYDRANT**
- **FENCE HEIGHT: 1.2M**
- **ASPHALT PAVEMENT**
- **PORTABLE WASHROOM**
- **HANDICAP PORTABLE WASHROOM**
- **PROPERTY LINE**
- **FIRE DEPARTMENT PATH OF TRAVEL (LEVELD PATH)**
- **FIRE TRUCK PARKING LOCATION**

### Land Use

- **Symbol:**
  - Graded Dirt and Existing Vegetation

### Building Statistics

- **Proposed New Building**
  - Temporary Display Building: 83.61 sq. meters

### Parking Requirements

- **Minimum Parking:** 2.5 parking spaces, no smaller than 2.0m to front lot line
- **Accessible Parking Spaces:** Not required

### Building Dimensions

- **Parking Stall Dimension:** 5.7m x 2.75m, 90 degrees, two-way
- **Drive Aisle Width:** 6.9m

### Site Coverage

- Max. 20% 2.1%

### Impermeable Surface

- Asphalt: 83.61 sq. meters

### FAR

- Not applicable 0.22%
1. 4mm ALUMINUM PLATE, RAL9016
2. TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E, BLACK FRAME RAL9005
3. 4MM ALUMINUM PLATE, WOOD GRAIN
4. 3MM ALUMINUM PLATE, WOOD GRAIN
5. OUTDOOR STRIP LIGHTS, PROVENCE N3
1. 4mm ALUMINUM PLATE, RAL9016
2. TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E.BLACK FRAME RAL9005
3. 4MM ALUMINUM PLATE, WOOD GRAIN
4. 3MM ALUMINUM PLATE, WOOD GRAIN
5. OUTDOOR STRIP LIGHTS, PROVENCE N3
Appendix II

Proposed area for the display centre, paved parking area, driveway, and regraded area.

Aerial view of the property showing the extent of TUP development.
TO: Director, Development Planning, Planning and Development Department
FROM: Development Process Manager, Engineering Department
DATE: June 17, 2024
PROJECT FILE: 7824-0138-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 16172 24 Ave

TEMPORARY USE PERMIT

The following requirements are to be addressed as a condition of the Temporary Use Permit:

- Construct asphalt driveway access on 161A Street.
- Construct water, storm and sanitary service connections if required.
- Construct on-lot stormwater mitigation features and complete lot grading to capture all runoff. No uncontrolled runoff is permitted onto City lands.
- Provide on-lot stormwater quality treatment.

A Servicing Agreement is not required for this Temporary Use Permit.

Daniel Sohn, P.Eng.
Development Process Manager

DS
Proposed Development Variance Permit to vary the use of temporary signs under Sign Bylaw, Part 1, Section 14, to permit four temporary fascia signs, each not exceeding an area of 2.3 sq. m., to advertise a marketing event for a business for a period not exceeding six months.
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0138-00

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

   Parcel Identifier: 002-633-795

   LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524
   EXCEPT PART IN PLAN EPP80031

   16172 24 Ave

   (the "Land")
4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

(a) In Part 1, Section 14, the use of temporary sign is varied to allow for advertising a marketing event for a business.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. 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.

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

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


ISSUED THIS DAY OF , 20 .

________________________________
Mayor – Brenda Locke

________________________________
City Clerk and Director of Legislative Services
Jennifer Ficocelli
Proposed Development Variance Permit to vary the use of temporary signs under Sign Bylaw, Part 1, Section 14, to permit four temporary fascia signs, each not exceeding an area of 2.3 sq. m., to advertise a marketing event for a business for a period not exceeding six months.
LOGO THICKNESS: 30mm
LOGO AREA: 1.12 Sq.m

SOUTH ELEVATION

DRAWING TITLE: DCC-DWG-24-005-ID0001
PROJECT NO.:

SOUTH ELEVATION

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DRAWN

SCALE

VISION DATE
1 CITY COMMENTS JUNE 14TH 2024
2
3

DRAWING TITLE
PORSCHE NOW LANGLEY
SOUTH ELEVATION

DRAWN
ZHA Y

SCALE 1:1500

CONTROL NO SCC-DWG-24-005-ID0001
WEST ELEVATION
1:1500

LOGO THICKNESS: 30mm
LOGO AREA: 1.12 Sq.m
CITY OF SURREY
(the "City")

TEMPORARY USE PERMIT

NO.: 7924-0138-00

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

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

2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

   Parcel Identifier: 002-633-795

   LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524
   EXCEPT PART IN PLAN EPP80031

   16172 24 Ave

   (the "Land")
3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the Local Government Act R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.

4. The temporary use permitted on the Land shall be for a display and brand centre and associated surface parking lot.

5. The temporary use permitted on the Land shall be in accordance with:
   
   (a) The appearance and location of the buildings, access and parking as shown on Schedule A which is attached hereto and forms part of this permit.

6. The temporary use shall be carried out according to the following conditions:
   
   (a) Parking is restricted to vehicles less than 5,000 kilograms GVW;
   (b) The parking surface shall be of a dust-free material such as crushed gravel;
   (a) Parking is restricted to vehicles for use by visitors and staff of the display and brand centre; and
   (c) Upon termination of this Temporary Use Permit, the real estate centre and temporary parking shall be removed, and the land restored to its original condition.

7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:
   
   Cash in the amount of $5,000.00

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

10. This temporary use permit is not transferable.

11. This temporary use permit shall lapse on or before 6 months from the date of issuance.


ISSUED THIS DAY OF , 20 .

________________________________
Mayor – Brenda Locke

________________________________
City Clerk and Director of Legislative Services
Jennifer Ficocelli
IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

________________________________
Authorized Agent: Signature

OR

________________________________
Name (Please Print)

________________________________
Owner: Signature

________________________________
Name: (Please Print)
APPENDIX I

TO THE CITY OF SURREY:

I, __________________________________________________________ (Name of Owner)

being the owner of __________________________________________________________

(Legal Description)

known as _______________________________________________________________

(Civic Address)

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

(a) demolish or remove all buildings and/or structures that are permitted to be
constructed pursuant to the temporary use permit issued to me; and

(b) restore the land described on the temporary use permit to a condition specified in that
permit;

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

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

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

________________________________________

(Owner)

________________________________________

(Witness)
1. 4mm ALUMINUM PLATE, RAL9016
2. TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E.BLACK FRAME RAL9005
3. 4MM ALUMINUM PLATE, WOOD GRAIN
4. 3MM ALUMINUM PLATE, WOOD GRAIN
5. OUTDOOR STRIP LIGHTS, PROVENCE N3
1 4mm ALUMINUM PLATE, RAL9016
2 TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E.BLACK FRAME RAL9005
3 4MM ALUMINUM PLATE, WOOD GRAIN
4 3MM ALUMINUM PLATE, WOOD GRAIN
5 OUTDOOR STRIP LIGHTS, PROVENCE N3
PROPOSAL:
- Rezoning from RA to RF to allow subdivision into two (2) single family lots.

LOCATION: 5866 124A Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family (6 u.p.a.)
RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for First, Second and Third Reading.

DEVIAITION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

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

- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

- The proposal complies with the Proposed Single Family (6 u.p.a.) designation in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP).

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “One Acre Residential Zone” (RA) to “Single Family Residential Zone” (RF).

2. 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) Approval from the Ministry of Transportation & Infrastructure;
   (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
   (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
   (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

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</tr>
<tr>
<td>East:</td>
<td>Single family dwellings</td>
<td>Small Lot (10 u.p.a.)</td>
<td>RF-12</td>
</tr>
<tr>
<td>South:</td>
<td>Single family dwelling</td>
<td>Proposed Single Family (6 u.p.a.)</td>
<td>RF</td>
</tr>
<tr>
<td>West (Across 124A Street):</td>
<td>Single family dwellings</td>
<td>Existing Single Family</td>
<td>RA</td>
</tr>
</tbody>
</table>

Context & Background

- The subject property is located on the east side of 124A Street, between Highway 10 (58 Avenue) and 60 Avenue in West Newton. The site is designated “Urban” in the Official Community Plan (OCP) and “Proposed Single Family (6 u.p.a.)” in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP). The subject property is currently zoned “One Acre Residential” (RA).
• The neighbourhood is comprised of single family dwellings under the “One Acre Residential” (RA), “Single Family Residential Zone” (RF), “Single Family Residential (13) Zone” (RF-13), and “Single Family Residential (12) Zone” (RF-12). The RA properties across 124A Street from the subject property more closely resemble large RF lots in size. The subject property is one of the largest on this block between Highway 10 (58 Avenue) and 60 Avenue, however it is undersized for an RA lot.

• The area has seen gradual subdivision and densification in keeping with the NCP “Proposed Single Family (6 u.p.a.)” and “Small Lot (10 u.p.a.)” designations over the past two decades.

• Abutting the subject property on the south side, Development Application No. 7907-0206-00 proposed an OCP Amendment from Suburban to Urban, Rezoning from RA to RF, and Subdivision into two lots. This application was granted Final Adoption of the associated rezoning by-law at the Regular Council – Land Use meeting on March 30, 2009.

• South of Development Application No. 79-07-0206-00, Development Application No. 7908-0238-00 also proposed an OCP Amendment from Suburban to Urban, Rezoning from RA to RF, a Development Variance Permit to reduce the rear yard setback, and Subdivision into two lots. This application was granted Final Adoption of the associated rezoning by-law at the Regular Council – Land Use meeting on June 7, 2010.

• Abutting the subject property on the east side, Development Application No. 7907-0124-00 – proposed an OCP Amendment from Suburban to Urban, Rezoning from RA to RF-12, and Subdivision into three lots. This application was granted Final Adoption of the associated rezoning by-law at the Regular Council – Land Use meeting on March 9, 2009.

DEVELOPMENT PROPOSAL

Planning Considerations

• The applicant is proposing to rezone the site from “One Acre Residential Zone” (RA) to the “Single Family Residential Zone” (RF) to allow subdivision into two single family lots.

• The proposal is consistent with the development pattern and lot sizes established for lots designated “Proposed Single Family (6 u.p.a.)” on the block under previous adjacent Development Applications No. 79-07-0206-00 and 7908-0238-00.

• The proposed lots would each be 768 square metres, 18.8 metres in width, and 40.7 metres (minimum) deep. The proposed lots would significantly exceed the minimum requirements under the RF Zone.

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
</tr>
<tr>
<td>Gross Site Area:</td>
</tr>
<tr>
<td>Road Dedication:</td>
</tr>
<tr>
<td>Net Site Area:</td>
</tr>
</tbody>
</table>
Proposed

<table>
<thead>
<tr>
<th>Number of Lots:</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Density:</td>
<td>13.02 Units Per Hectare (5.27 Units Per Acre)</td>
</tr>
<tr>
<td>Range of Lot Sizes</td>
<td>768 square metres</td>
</tr>
<tr>
<td>Range of Lot Widths</td>
<td>18.8 metres</td>
</tr>
<tr>
<td>Range of Lot Depths</td>
<td>40.7 – 40.8 metres</td>
</tr>
</tbody>
</table>

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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at J T Brown Elementary School
1 Secondary student at Tamanawis Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the end of 2026.

Parks, Recreation & Culture: Panorama Park is the closest active park with amenities including, a playground, bike park, and is 1,150 metres walking distance from the development. Corrigan Park is the closest park with natural area and is 650 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval was granted.

Transportation Considerations

- Vehicular access to the proposed lots will be via the frontage road, 124A Street.

- The nearest transit route is the 322 Newton Exchange/Scottsdale Exchange Mini-Bus which has a bus stop located 120 metres from the subject property at 124 Street and 58A Avenue.

- 124 Street is a shared traffic bike route road located within 110 metres west of the subject property. Highway 10, located within 145 metres south of the subject property, is an existing bike route with bike lanes. A neighbourhood bike route on Boundary Drive E is located within 315 metres of the subject property.
POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The Metro 2050 Regional Growth Strategy designates the subject property as “General Urban” which is intended for residential neighbourhoods and centres, and is supported by shopping, services, institutions, recreational facilities and parks.

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject property is designated “Urban” in the Official Community Plan which is intended to support low and medium density residential neighbourhoods.

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

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
  
  o A3.3 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

  The OCP promotes sensitive infill that supports neighbourhood connectivity and walkability. The proposed redevelopment will require the construction of the east side of 124A Street, extending the sidewalk along the frontage of 124A Street.

  o A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

  The OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. The proposed “Single Family Residential Zone (RF)” sized lots will result in similar sized homes, streetscape, and yard space that fits the residential character of the existing neighbourhood.

  The applicant prepared a building scheme for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of complementary design.
Secondary Plans

Land Use Designation

- The proposed “Single Family Residential Zone (RF)” is consistent with the sites “Proposed Single Family (6 u.p.a.)” designation under the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).

Themes/Objectives

- The proposed single family residential subdivision is supported by the following residential policies in the Neighbourhood Concept Plan:
  
  o 2. - The Type and density of new residential development at the interface with the existing residential development should be compatible with the type and density of the existing residential uses and should provide a reasonable transition between the existing and higher density residential land uses.

    The proposed lot sizes and “Single Family Residential Zone” (RF) are compatible with the type and density of the existing RF lots on the block and provide a transition between the denser “Single Family Residential (13) Zone” (RF-13) and “Single Family Residential (12) Zone” (RF-12) properties to its east, and the “One Acre Residential Zone” (RA) properties west of the subject property, across 124A Street.

  o 3. - In the existing established single family residential areas, the character of the new single family houses should be compatible with the character of the existing houses. In the new residential areas, the form and character of the single family residential developments should continue to be established through character studies/statements and design guidelines implemented through building schemes.

    The applicant prepared a building scheme for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of complementary design.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", streamside setbacks and parking requirements.
<table>
<thead>
<tr>
<th>RF Zone (Part 16)</th>
<th>Permitted and/or Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Density:</td>
<td>14.8 dwelling units per hectare</td>
<td>13.02 dwelling units per hectare</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yards and Setbacks</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard (west):</td>
<td>7.5</td>
<td>7.5</td>
</tr>
<tr>
<td>Side Yard (north, south):</td>
<td>1.8</td>
<td>1.8</td>
</tr>
<tr>
<td>Rear (east):</td>
<td>7.5</td>
<td>7.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Size</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Lot Size:</td>
<td>560</td>
<td>768</td>
</tr>
<tr>
<td>Lot Width:</td>
<td>15</td>
<td>18.8</td>
</tr>
<tr>
<td>Lot Depth:</td>
<td>28</td>
<td>40.7-40.8</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking (Part 5)</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Spaces</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

- Styles recommended for this site include neo-traditional with 2 storey or 3 storey split level homes and no basement entry homes.

- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated September 8, 2023, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- 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 $2,227.85 per new unit for a property inside a Secondary Plan area.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designations.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute funds 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 contribute $1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

• Pre-notification letters were sent on September 20, 2023, and the Development Proposal Sign was installed on October 16, 2023. Staff received one (1) response from a neighbouring property objecting to the project:

• The resident highlighted concerns regarding the lack of street parking, speeding drivers, and resulting safety concerns. The resident notes that due to an excess in demand for parking, vehicles park on both sides of the street, narrowing the road and restricting the flow of traffic. Additionally, the resident raised the concern of speeding drivers in combination with street parking which they attest resulted in damaged parked cars on one occasion. The resident also notes the proximity to J T Brown Elementary School and the presence of children walking and playing nearby.

The “Single Family Residential Zone (RF)” is required to have a minimum of three (3) off-street parking spaces per lot. The proposal will comply with the requirements under the Zoning Bylaw.

The applicant will also be required to construct the east half of 124A Street to the City’s local road standard with sidewalk and 8.5m of ultimate pavement width, which allows for parking on both sides of the street while permitting a single travel lane. This “queueing street” configuration helps to maximize on-street parking and reduce speeds by requiring opposing traffic to pull-over to allow each other to pass.

TREES

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

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Deciduous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cherry</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saucer Magnolia</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Coniferous Trees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emerald Cedar</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>White Spruce</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Scots Pine</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong> (excluding Alder and Cottonwood Trees)</td>
<td>7</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

<p>| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | 10 |</p>
<table>
<thead>
<tr>
<th>Total Retained and Replacement Trees Proposed</th>
<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green City Fund</td>
<td>N/A</td>
</tr>
</tbody>
</table>

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain two (2) trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of ten (10) replacement trees on the site. The applicant is proposing ten (10) replacement trees, meeting City requirements.

- In summary, a total of 12 trees are proposed to be retained or replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Building Design Guidelines Summary

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

GS/ar
TO: Director, Development Planning, Planning and Development Department
FROM: Development Process Manager, Engineering Department
DATE: June 18, 2024
PROJECT FILE: 7823-0235-00

RE: Engineering Requirements
Location: 5866 124A St

REZONE/SUBDIVISION

Property and Right-of-Way Requirements
- Register 0.5 m Statutory Right-of-Way (SRW) along 124A Street frontage.

Works and Services
- Construct east side of 124A Street.
- Construct adequately sized water, storm, and sanitary service connections to each lot.
- Implement on-site storm mitigation features.
- Provide storm and sanitary catchment plans and resolve downstream capacity constraints.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee is required.

Daniel Sohn, P.Eng.
Development Process Manager

DYC

NOTE: Detailed Land Development Engineering Review available on file
The proposed development of 2 Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions. The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

### School-aged children population projection

<table>
<thead>
<tr>
<th></th>
<th>2</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Projected Number of Students From This Development In:</th>
<th>1</th>
<th>1</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary School</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Students</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Enrolment and Capacities:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>JT Brown Elementary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enrolment</td>
<td>265</td>
<td></td>
</tr>
<tr>
<td>Operating Capacity</td>
<td>298</td>
<td></td>
</tr>
<tr>
<td># of Portables</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Tamanawis Secondary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enrolment</td>
<td>1485</td>
<td></td>
</tr>
<tr>
<td>Operating Capacity</td>
<td>1125</td>
<td></td>
</tr>
<tr>
<td># of Portables</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

Summary of Impact and Commentary

According to the District’s enrolment projections, JT Brown is projected to slowly grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 1% in total. This type of growth can be accommodated by portables. There are no current plans to expand the school.

As of September 2023, Tamanawis is operating at 133%. The 10-year projections show that the school will continue to grow and operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District’s capital request for a new 575 capacity addition. The addition is targeted to open 2028.

Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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

Surrey Project No: TBD  
Address: 5866 142A Street, Surrey, BC  
Registered Arborist: Corey Plester #PN-8523A

<table>
<thead>
<tr>
<th><strong>On-Site Trees</strong></th>
<th><strong>Number of Trees</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>7</td>
</tr>
<tr>
<td>Protected Trees to be Removed</td>
<td>5</td>
</tr>
<tr>
<td>Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)</td>
<td>2</td>
</tr>
</tbody>
</table>

**Total Replacement Trees Required:**

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  0 x one (1) = 0  
  Total: 10
- All other Trees Requiring 2 to 1 Replacement Ratio  
  5 x two (2) = 10

**Replacement Trees Proposed**: 10  
**Replacement Trees in Deficit**: 0  
**Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]**: NA

<table>
<thead>
<tr>
<th><strong>Off-Site Trees</strong></th>
<th><strong>Number of Trees</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Off-Site Trees to be Removed</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Replacement Trees Required:**

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  0 x one (1) = 0  
  Total: 0
- All other Trees Requiring 2 to 1 Replacement Ratio  
  0 x two (2) = 0

**Replacement Trees Proposed**: NA  
**Replacement Trees in Deficit**: NA

**Summary report and plan prepared and submitted by**: Mike Fadum and Associates Ltd.  
**Signature of Arborist**:  
**Date**: November 14, 2023

Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302
GENERAL NOTES:
· REASSESS RETAINED TREES WITH FINAL DEVELOPMENT, CONSTRUCTION AND ROADWORKS PLANS.
· NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
· TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
· REASSESS TREES WITH LOT GRADING PLANS.
· REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.
Appendix V

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0235-00
Project Location: 5866 124A Street, Surrey, B.C.
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, AScT, CRD, at.aibc)

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

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The area surrounding the subject property consists of a mixture of styles of homes single family homes built anywhere from 5 years to 30 years. For the purpose of this report we will use more of the newer homes as context homes. The style of the homes in the area “traditional west coast” and “neo-traditional” which range from 3500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of “traditional west coast” style two-family homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents.

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

1) Context styles of homes for the proposed building scheme are “neo-traditional”.

2) All context homes are 2-3 storey homes.

3) Front entrances are 1 storey in height.

4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.

5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.

6) Roof pitch is a minimum 4:12 for the newer context homes.
Dwelling Types/Locations: 2 storey, two-family homes.

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

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

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

Restrictions on Dwellings: No basement entry homes


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

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

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

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

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: September 11, 2023

**Reviewed and Approved by:** Tejeshwar Singh, B.T.Arch, AScT, CRD, at aibc

Date: September 11, 2023
CITY OF SURREY

BYLAW NO. 21299

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
...........................................................................................................

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

   FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
   TO:     SINGLE FAMILY RESIDENTIAL ZONE (RF)

   PID: 000-513-610
   Lot 4 Section 7 Township 2 New Westminster District Plan 15760
   (5866 – 124A Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21299".

PASSED FIRST READING on the th day of , 20 .
PASSED SECOND READING on the th day of , 20 .
PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_________________________ MAYOR

_________________________ CLERK
PROPOSAL:
- OCP Amendment from Multiple Residential to Downtown and to Figure 16: Downtown Densities to permit a density of 5.5 FAR
- CCP Amendment from Low to Mid Rise Residential to High Rise Residential – Type I
- Rezoning from RM-45 to CD (based on RM-135)
- Development Permit
- Housing Agreement

to permit the development of two high-rise residential towers of 25 and 35 storeys respectively, with 6-storey podiums, comprising 561 dwelling units, including 57 affordable rental units, in City Centre.

LOCATION: 13265 – 104 Avenue
ZONING: RM-45
OCP DESIGNATION: Multiple Residential
CCP DESIGNATION: Low to Mid Rise Residential
RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.

- Approval to draft Development Permit for Form and Character.

- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Multiple Residential to Downtown and to add the site to Figure 16 Downtown Densities at a density of 5.5 FAR.

- Proposing an amendment to the City Centre Plan from Low to Mid Rise Residential to High Rise Residential – Type I.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban Centres (Surrey Metro Centre) Land Use designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposed density and building form are appropriate for this part of Surrey Downtown.

- The proposed development is within a Transit Oriented Area (TOA) and conforms to the goal of achieving higher density development near a transit corridor.

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- 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.

- The proposed development will provide an appropriate transition from the high-density core to the east and the future medium-density residential development to the west.

- The applicant has provided a Tenant Assistance and Relocation Program, as required under City Policy No. O-61, outlining the relocation strategy for the existing rental tenants on the subject site. The applicant’s assistance and proposed relocation efforts for the existing residents meets the requirements of Surrey’s City Policy No. O-61, as outlined in this report.
• The applicant is allocating 57 units within the podium of proposed Building B (southernmost building) as below-market units, and with a right of first refusal to residents of the existing apartment building, as defined under City Policy O-61.

• The applicant proposes to enter into a Housing Agreement to allocate the 57 dwelling units as below market rental for a period of 60 years.

• The proposed development includes high-quality building materials including brick, metal panels and spandrel glass, and the buildings incorporate strong design elements that will contribute positively to the City Centre skyline and add more visual interest to the public realm.
RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Amendment By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Multiple Residential to Downtown and to amend OCP Figure 16: Downtown Densities to include the subject site at a density 5.5 FAR, and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A By-law be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)"") and a date be set for Public Hearing.

4. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

5. Council authorize staff to draft Development Permit No. 7923-0232-00 generally in accordance with the attached drawings (Appendix I).

6. 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 enter into a Housing Agreement with the City to provide 57 rental units at 10% below market rates;

   (h) 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;
(i) demolition (or bond) of existing buildings and structures to the satisfaction of the Planning and Development Department;

(j) registration of a volumetric statutory right-of-way for public rights-of-passage over the publicly accessible plazas within the site;

(k) registration of an easement or statutory right-of-way to allow shared access to all indoor and outdoor amenity spaces between Buildings A and B;

(l) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

(m) 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;

(n) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement, for the portion of the site proposed as rental units; and

(o) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges.

7. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Low to Mid Rise Residential" to "High-Rise Residential – Type I" as shown in Appendix VI, when the project is considered for final adoption.

**SITE CONTEXT & BACKGROUND**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>CCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Existing 3-storey rental apartment building, Elizabeth Manor, previously granted Third Reading for two high-rise apartment buildings under Development Application No. 7918-0393-00</td>
<td>Low to Mid Rise Residential</td>
<td>RM-45</td>
</tr>
<tr>
<td>North (Across lane):</td>
<td>6-storey apartment approved under Development Application No. 7921-0290-00 under construction</td>
<td>Low to Mid Rise Residential</td>
<td>CD (Bylaw No. 20472)</td>
</tr>
<tr>
<td>Direction</td>
<td>Existing Use</td>
<td>CCP Designation</td>
<td>Existing Zone</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-----------------------------------------------------------------------------------------------</td>
<td>---------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>East:</td>
<td>Existing 4-storey rental apartment buildings, under Development Application No. 7920-0204-00, for 5 high-rise apartment buildings (Pre-Council).</td>
<td>Mid to High Rise Residential</td>
<td>RM-45</td>
</tr>
<tr>
<td>South (Across 104 Avenue):</td>
<td>36-storey apartment approved under Development Application No. 7920-0024-00 under construction.</td>
<td>High Rise Residential – Type II</td>
<td>CD (Bylaw No. 20706)</td>
</tr>
<tr>
<td>West:</td>
<td>Existing 4-storey apartment building to be temporarily retained, on a site approved under Development Application No. 7918-0443-00, for a 12-storey residential building on the north portion of the site (Phase 1) and future 16-storey building on the south portion.</td>
<td>Mid to High Rise Residential</td>
<td>CD (Bylaw No. 20161)</td>
</tr>
</tbody>
</table>

**Context & Background**

- The subject site is approximately 5,720 square metres in size and zoned "Multiple Residential 45 Zone (RM-45)".

- The site is designated "Multiple Residential" in the Official Community Plan (OCP) and " Low to Mid Rise Residential " in the City Centre Plan. A portion of new 20-metre north/south road (133 Street) is shown along the east property line, as per the City Centre Plan.

- Currently, a 3-storey rental apartment building with surface parking is situated on the subject site (Elizabeth Manor).

- The site was previously granted Third Reading by Council for two high-rise residential buildings (21 and 26 storeys) under Development Application No. 7918-0393-00. A new owner has subsequently submitted a new application proposing two modified residential towers with additional height and density. Previous Application No. 7918-0393-00 has been closed and filed.
DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following, in order permit the development a 25-storey market residential building (Building A on the northern portion of the site) and a 35-storey market residential building (Building B on the southern portion), with a 6-storey below-market rental podium component:
  - OCP Amendment to redesignate the subject site from "Multiple Residential" to "Downtown" and include the site within Figure 16: Downtown Densities with a permitted density of "5.5 FAR";
  - City Centre Plan Amendment to increase the allowable density from "Low to Mid Rise Residential " to "High-Rise Residential – Type I" and to shift a portion of the new north/south road along the east property line further east;
  - Rezoning from RM-45 to a CD Zone based on the RM-135 Zone for the entire site;
  - Development Permit (Form and Character DP); and
  - Subdivision to subdivide the property into two lots.

- The proposed gross density for the site is 7.03 FAR. The proposed development will consist of the following unit counts:
  - 207 market residential units in Building A (proposed Lot A);
  - 57 below-market rental units in Building B (proposed Lot B); and
  - 297 market residential units in Building B (proposed Lot B).

- In accordance with the rental replacement requirements of Surrey’s City Policy No. O-61, the applicant is proposing to replace all 57 existing rental units by providing 57 new below-market rental units in the podium of proposed Building B, with the same unit mix:
  - 5 studios,
  - 40, 1-bedroom units, and
  - 12, 2-bedroom units.

- All other (total 504) units proposed are market units.

- The applicant has agreed to offer the below-market rental units within the proposed new rental building (Building B) at below market rental rates as defined under City Policy O-61. This has been offered for all tenants, for the duration of the 60-year Housing Agreement.

- Current average rental rates for Surrey are provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.

- West Fraser Developments will manage these units directly through their rental management program. In West Fraser’s rental portfolio they currently own and operate over 400 rental units, with over 500 additional units to be provided in the future. These units consist of affordable and market units. In order to ensure these units are properly managed and rented to the correct individuals West Fraser will be using BC Housing’s Eligibility Criteria as follows:
  - Rent should not be more than 30% of the family gross income;
  - People who are looking for or are in need of below market rental;
  - Income criteria. $40,000 for single occupant, $65,000 for family; and
- The individual has less than $100,000 in assets.

- This fully complies with the City Policy O-61 as it relates to the City’s Affordable Housing Strategy. For low to moderate income households, the policy defines affordable rental units to be rented at a rate that is 10% below current Canadian Market and Housing Corporations (CMHC) average rents, in order to reflect local rental conditions.

- The applicant has agreed to offer the units within the proposed new rental building at these below-market rental rates to existing tenants if they opt for the right of first refusal, or to any new tenants, for the duration of the 60-year Housing Agreement.

- The 57 rental units located in the 6-storey podium portion of Building B will be secured through a Housing Agreement for 60 years.

- Details with respect to Tenant Relocation and Assistance are outlined later in this report.

- Development details are provided in the following table:

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
</tr>
<tr>
<td>Gross Site Area: 5,270 square metres</td>
</tr>
<tr>
<td>Road Dedication: 1,172 square metres</td>
</tr>
<tr>
<td>Net Site Area: 3,928 square metres</td>
</tr>
<tr>
<td><strong>Number of Lots:</strong> 2</td>
</tr>
<tr>
<td><strong>Building Height:</strong> 77 metres (Building A) / 106 metres (Building B)</td>
</tr>
<tr>
<td><strong>Unit Density:</strong> 1,205 units / hectare (Building A) 1,600 units / hectare (Building B)</td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR):</strong> 7.03 gross overall 8.45 net Building A (north) 10.5 net Building B (south)</td>
</tr>
<tr>
<td><strong>Floor Area</strong></td>
</tr>
<tr>
<td>Building A: 14,477.27 square metres</td>
</tr>
<tr>
<td>Building B: 25,729.89 square metres</td>
</tr>
<tr>
<td>Total: 40,207.16 square metres</td>
</tr>
<tr>
<td><strong>Residential Units:</strong></td>
</tr>
<tr>
<td>Studio:</td>
</tr>
<tr>
<td>1-Bedroom:</td>
</tr>
<tr>
<td>2-Bedroom:</td>
</tr>
<tr>
<td>Total:</td>
</tr>
<tr>
<td>TOTAL:</td>
</tr>
<tr>
<td>Studio:</td>
</tr>
<tr>
<td>1-Bedroom:</td>
</tr>
<tr>
<td>2-Bedroom:</td>
</tr>
<tr>
<td>Total:</td>
</tr>
<tr>
<td>TOTAL:</td>
</tr>
</tbody>
</table>
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 47 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

28 Elementary students at K. B. Woodward Elementary School
11 Secondary students at Kwantlen Park 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 are expected to be constructed and ready for occupancy by Fall 2028.

Parks, Recreation & Culture: West Village Park is the closest active park with amenities including a playground, and is 350 metres walking distance from the development. Royal Kwantlen Park is the closest park with natural area and is 450 metres walking distance from the development. Royal Kwantlen Park also has outdoor sport fields, outdoor sport courts, an outdoor pool, and playground amenities

Surrey Fire Department: No concerns.

Advisory Design Panel: The applicant’s previous proposal, Development Application No. 7918-0393-00, was supported by ADP on April 30, 2020. The subject proposal has different building heights, but the overall form and character is the same, and the City Architect has determined a new presentation to ADP was not required. The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law.

Transportation Considerations

Road Network & Infrastructure

- The applicant will provide the following road dedication, as part of the subject rezoning application:
Dedication and construction of the north side of 104 Avenue;
Dedication and construction of the south side of the Green Lane; and
Dedication and construction of a new road (133 Street) along the east property line, which tapers from 11.5 metres at the north end to provide for the half-road standard, and 17.5 metres at the south end to align with the existing 133 Street to the south. Ultimately, 133 Street is planned to be 20 metres, which will be fully achieved as part of future development.

Traffic Impacts

- The applicant has provided a preliminary Transportation Impact Assessment ("TIA") to assess the site-generated traffic impacts and proposed parking rates. Based on the findings of the TIA, the applicant will be required to construct a signalized intersection at 104 Avenue and 133 Street.
- According to industry standard rates, the proposal is anticipated to generate approximately 2 vehicle trips every minute in the peak hour.

Transit

- The subject site is within 800m of an existing Skytrain Station.
- The subject site is located adjacent to a bus stop on 104 Avenue.

Access

- Access to Building A is proposed via a Green Lane, which is along the north property line of the subject site.
- Access to Building B is proposed via 133 Street, which will be dedicated and constructed along the east property line of the subject site.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver’s Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated Multiple Residential in the OCP.
- The proposed development does not comply with the OCP. Therefore, the applicant has proposed an OCP Amendment to redesignate the subject site from "Multiple Residential" to "Downtown" and to amend Figure 16 – Downtown Densities to include the subject site at a density of 5.5 FAR.

Amendment Rationale

- The subject site is located just outside of the "Downtown" designation of Surrey’s City Centre, as shown in Figure 16 of the OCP. The minimum permitted density in the "Downtown" designation is 3.5 FAR, and ranges up to 7.5 FAR. The proposed 5.5 FAR designation aligns with the proposed gross density of 7.03 FAR on the subject site when density bonusing, and the provision of rental housing are considered.

- The site is also located near public transit options, including bus service along 104 Avenue, 132 Street and University Drive, as well as SkyTrain to the southeast. The Surrey Central SkyTrain Station is located within a 10 minute walk from the subject site.

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mix of market residential housing (proposed Building A) and both below-market rental and residential market housing (proposed Building B) aligns with the goals and objectives for the West Village District of the City Centre Plan. These housing options will also support and complement the Central Downtown District, which includes the growing Kwantlen Polytechnic University and Simon Fraser University campuses.

- Based on the above rationale, there is merit to consider a higher-density, multiple residential development on the subject site. The provision of 57 below-market rental residential units within the development is also supporting rationale for the increased density.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report. Affordable housing units secured through a Housing Agreement are not subject to Capital Project CACs.
Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  
  o Growth Management
    ▪ Accommodating Higher Density: Direct residential development into Surrey’s City Centre at densities sufficient to encourage commercial development and transit services expansion.
  
  o Centres, Corridors and Neighbourhoods:
    ▪ Dynamic City Centre: Concentrate the highest density of residential and mixed-use development within Surrey’s City Centre in areas near existing and planned rapid transit stations.
    ▪ Dynamic City Centre: Create an interconnected, short-block, finer-grained network of public streets and green lanes in Surrey’s City Centre to support direct, pleasing, and safe pedestrian and cycle movements and to distribute traffic efficiently.
    ▪ Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
    ▪ Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
    ▪ Housing types: Support a balanced demographic community in City Centre by maintaining a diversity of housing types and unit sizes.
  
  o Ecosystems
    ▪ Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject site is designated "Low to Mid Rise Residential" in the City Centre Plan. The applicant is proposing to redesignate the site to "High-Rise Residential – Type I" and to shift a portion of the new north/south road along the east property line further east.

Amendment Rationale

- Although the proposed density on the subject site is higher than that prescribed in the City Centre Plan, the proposed residential buildings will be a beneficial addition to the West Village area of City Centre, while supporting and complementing the Central Downtown District. The proposed development will provide an appropriate transition from the high-density core to the east and the future medium-density residential development to the west.

- The site is within walking distance of 650 metres from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving higher density development near public transit, particularly SkyTrain Stations.
As noted above, the applicant is proposing to provide 57 below-market rental units, secured through a Housing Agreement for 60 years.

**Themes/Objectives**

- The proposed development is consistent with the following guiding principles:
  - Build Density and Mixed-Use, by providing a mix of commercial, office and residential space;
  - Encourage Housing Diversity, with a variety of unit types and sizes; and
  - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.

**CD By-law**

- The applicant proposes to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the two proposed residential towers on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 135 Zone (RM-135)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD By-law is illustrated in the following table:
<table>
<thead>
<tr>
<th>Zoning</th>
<th>RM-135 Zone (Part 25)</th>
<th>Proposed CD Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio:</td>
<td>2.5 FAR</td>
<td>8.5 FAR Building A (Block A)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10.5 FAR Building B (Block B)</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>33%</td>
<td>51%</td>
</tr>
<tr>
<td>Yards and Setbacks</td>
<td>7.5 m or 50% of building height</td>
<td>Building A (Block A)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North and East: 4.3 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: 4.8 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: 5.3 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building B (Block B)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South and East: 4.3 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: 5.4 m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: 5.5 m</td>
</tr>
<tr>
<td>Principal Building Height:</td>
<td>n/a</td>
<td>Building A (Block A): 80 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building B (Block B): 110 metres</td>
</tr>
<tr>
<td>Permitted Uses:</td>
<td>Multiple unit residential buildings, ground-oriented multiple unit residential buildings, and child care centre.</td>
<td></td>
</tr>
<tr>
<td>Indoor Amenity:</td>
<td>As per Zoning By-law</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building A: 579 sq. m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building B: 816 sq. m.</td>
<td></td>
</tr>
<tr>
<td>Outdoor Amenity:</td>
<td>As per Zoning By-law</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building A: 621 sq. m.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building B: 1,092 sq. m.</td>
<td></td>
</tr>
<tr>
<td>Parking (Part 5)</td>
<td>Minimum residential parking no longer required as per Corporate Report R049 from May 27, 2024.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>498 parking stalls, including 46 visitor parking, and 11 accessible parking spaces</td>
<td></td>
</tr>
</tbody>
</table>

- The differences between RM-135 and the proposed CD Zone are as follows:
  - FAR: increased from 2.5 to 8.5 for Lot A and 11.7 for Lot B;
  - Lot coverage: increased from 33% to 51%;
  - Building Height: established at 80 metres for Building A and 110 metres for Building B; and
  - Setbacks: reduced from 7.5 metres to between 4.3 metres and 5.5 metres.

- Given the site's location in City Centre and proximity to public transit options, the proposed density is appropriate, and the proposed lot coverage is consistent with other similar high rise developments in City Centre.

- The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.

- 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 Building Permit Issuance.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designation.

- The applicant will be required to provide the per square-metre flat rate for residential floor area above the currently approved City Centre Plan in order to satisfy the proposed Secondary Plan/OCP Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

- The applicant is proposing affordable rental units, and those units are not subject to the Tier 2 CACs. A Restrictive Covenant will be registered making CACs payable if there is a future change in tenure after the expiry of the housing agreement.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute $1,113.92 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.

- The below-market rental portion of the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure, 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.
- The Public Art contribution will not be required for the below-market rental portion of the site and will be applicable to the residential portion only if there is a future change in tenure from the below-market rental residential units.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 11, 2024, and the Development Proposal Signs were installed on October 16, 2023. Staff received no responses from neighbours.

Tenant Assistance and Relocation Plan

- The applicant has provided a Tenant Assistance and Relocation Program (see Appendix V), as required under City Policy No. O-61, outlining the relocation strategy for the existing rental tenants on the subject site. The applicant’s assistance and proposed relocation efforts for the existing residents meets the requirements of Surrey’s City Policy No. O-61.

- There have been concerns raised by some of the existing tenants of the subject site regarding their relocation. In May 2024, the applicant inadvertently sent evictions notices to the residents, anticipating demolition prior to Final Approval, contrary to the requirements of the Residential Tenancy Act (RTA).

- It has since been clarified to the applicant that the City can accept a bond for the demolition, as the Province only allows for eviction notices after a permit has already been issued, with a minimum of four months notice. The eviction notice has since been retracted by the applicant, and the applicant has committed to complying with the requirements of the RTA.

- The current tenancy details of the existing 57 units are as follows:
  - 40 units are currently tenanted
  - The current tenants have elected to do the following:
    - 13 of these units have been tenanted since 2020, and tenants had been notified of the development application prior to signing a rental agreement
    - 2 units have moved prior to June 01, 2024, and have received 3 months compensation of rent and $500 relocation assistance each
    - 3 units are currently receiving relocation assistance
    - 2 units are on waitlists for government funded housing
    - All other units have opted to wait, and have declined relocation assistance at this time. They will still be eligible for the funding proposed in the Tenant Relocation Plan
  - 16 units were vacant when the developer purchased the site.

- The applicant continues to work with the remaining households on a relocation plan. Many residents have indicated they prefer to wait for the permit to be issued before making relocation plans. The applicant has identified a Property Support Manager, as per the requirements of Policy No. O-61, to act as a primary contact for all residents affected by the proposed redevelopment of the property

- City staff has worked with the applicant to ensure that the Property Support Manager is actively contacting the remaining tenants to offer the appropriate assistance.
The relocation plan proposes financial compensation, proportional to how long the tenant has been in the building, consistent with Policy No. O-61:

- 1-10 years: 3 month’s rent
- 10-15 years: 4 month’s rent
- 15-20 years: 5 month’s rent
- 20-25 years: 6 month’s rent

In addition, there is also compensation for moving expenses, for those who have lived in the building for a minimum of 3 years: $500 for one-bedroom units and $750 for two-bedroom units.

The Property Support Manager will offer relocation assistance in finding alternative accommodation upon request. Specifically, the Property Support Manager will offer the following:

- Assistance in finding a minimum of 3 options of comparable units in the City of Surrey, with at least one option in the same neighbourhood where possible, unless otherwise agreed to by the tenant; and
- The 3 options will be no more than 10% above the CMHC average rents. In cases where the current rent is above the 10% CMHC average rent, options should be provided at current rent maximum that each tenant is paying.

The applicant will also offer the right of first offer for the new units on the subject site, the adjacent proposed new rental building at 13245 – 104 Ave, and the temporarily retained rental building at 13245 – 104 Ave. This was not in the initial communication provided to the residents, but has since been rectified.

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 Surrey City Centre Plan.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.

- The proposed development includes two high-rise residential towers:
  - A 25-storey building to the north on proposed Lot A; and
  - a 35-storey building with a 6-storey rental podium to the south on proposed Lot B.

- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles, namely, the tower and podium placements and height, and street and lane interfaces have been well-developed.
Furthermore, staff have worked closely with the applicant to ensure the appropriate tower separation within site, and to the neighbouring sites in the area.

The proposal includes two-storey, street-oriented townhouse units along 104 Avenue. The townhouse units have individual entries and low-level planting, which actively engage with the street and provide a strong urban edge and active street wall.

The previous proposal, Development Application No. 7918-0393-00 received ‘support’ from the Advisory Design Panel (ADP) at the April 30, 2020 ADP meeting, and the applicant has done well in addressing the Advisory Design Panel (ADP) comments. As the form & character of the building has not significantly changed, the City Architect has determined that the new proposal will not need to go back to ADP.

The two high-rise towers are located on opposite corners, framing the site, and with coordination with the westerly development site (File No. 7918-0443-00), created a full block development with a large central open space and courtyard.

At the base of each building, indoor amenity spaces are oriented internal to the site and open to the outdoor amenity space (courtyard).

Brick, metal panels and spandrel glass (mainly yellow and red) are proposed as exterior materials for both proposed buildings to add more visual interest to the public realm.

The proposed development will incorporate publicly accessible corner plazas at the northeast and southeast corners of the site with landscaping and benches, providing a point of interest and respite for pedestrians.

**Landscaping**

The landscape design is centered around the interaction between public and private space embracing the idea that permeable landscape encourages activity and living in an informal and organic manner that is safe and well used.

Along the street interfaces and at the corner plaza, landscaping treatments consist of hardscaping with bench seating and planters.

The ground floor residential interface along 104 Avenue consists of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

The landscaping includes a variety of plants and shrubs, including Fraser Fir, Grand Fir, Vine Maple, Paperbark Maple, Red-Leaf Japanese Maple, Frans Fontaine Hornbeam, Betty Magnolia, Persian Ironwood, Bruns Serbian Spruce, Columnar European Aspen, Accolade Flowering Cherry, Tall Stewartia, Japanese Stewartia and Japanese Snowbell.

**Indoor Amenity**
The proposal meets the required indoor amenity space, and proposes the indoor amenity spaces to be shared between the two proposed buildings. The total required indoor amenity space is 1,395 square metres, and the proposal includes 1,896 square metres between the two buildings.

The indoor amenity spaces are provided on the ground floor and roof top, and offer a variety of spaces: social lounge, gym, social room with kitchen, roof top lounge, reading room, active lounge games, and meeting room.

Outdoor Amenity

The proposal exceeds the required outdoor amenity space. The total required outdoor amenity space is 1,713 square metres, and the proposal includes 2,056 square metres between the two buildings, plus the shared plaza with the western site.

The outdoor amenity spaces will be provided on the western portion of the site, and have been designed to be shared between the subject site and the two sites to the west, through a statutory right-of-way.

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.

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

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

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Trees (excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oak</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Coniferous Trees</td>
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<td>Austrian Pine</td>
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<td>20</td>
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<tr>
<td>Western Hemlock</td>
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<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Norway Spruce</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Total (excluding Alder and Cottonwood Trees)</td>
<td><strong>28</strong></td>
<td><strong>28</strong></td>
<td><strong>0</strong></td>
</tr>
<tr>
<td>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</td>
<td>56</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>----</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Retained and Replacement Trees Proposed</td>
<td>56</td>
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<td></td>
</tr>
<tr>
<td>Estimated Contribution to the Green City Program</td>
<td>n/a</td>
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</tbody>
</table>

- The Arborist Assessment states that there are a total of 28 mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to remove all 28 trees as part of this development proposal. The proposed tree removal and replacement was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 56 replacement trees on the site. The applicant is proposing 56 replacement trees, meeting City requirements.

- The new trees on the site will consist of a variety of trees including Fraser Fir, Grand Fir, Vine Maple, Paperbark Maple, Red-Leaf Japanese Maple, Frans Fontaine Hornbeam, Betty Magnolia, Persian Ironwood, Bruns Serbian Spruce, Columnar European Aspen, Accolade Flowering Cherry, Tall Stewartia, Japanese Stewartia and Japanese Snowbell, and a variety of shrubs and grasses.

- In summary, a total of 56 trees are proposed to be replaced on the site, with no contribution required to the Green City Program.

- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

**CITY ENERGY**

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix IX for location). The District Energy System consists of three primary components:
  
  - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
  
  - distribution piping that links the community energy centres with buildings connected to the system; and
  
  - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
• All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

• In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - To prevent conflicts with other utilities.

• Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Tenant Assistance and Relocation Program
- Appendix VI. CCP Plan
- Appendix VII. OCP Redesignation Maps: Figure 3 and Figure 16
- Appendix VIII. Proposed Housing Agreement By-law and Housing Agreement
- Appendix IX. District Energy Map

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development  

LFM/ar
### Project Info

**Address:** 1325 104 Avenue

**Legal Description:** STRAYA LOT PLAN NO.52 SECTIONS 23 BLOCK 2 SOUTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

**Current Zoning:** R2 - MULTIPLE RESIDENTIAL/RE ZONE

**Proposed Zoning:** CS-O, COMMERCIAL & EMPLOYMENT ZONE

**Siting Use:** 2 STORY RENTAL

**Proposed Use:** BUILDING A - 25 STORY RENTAL ON GOOD RESIDENTIAL BUILDING B - 36 STORY RENTAL RESIDENTIAL WITH AFFORDABLE RENTAL UNITS

### Site/Info Project Total

<table>
<thead>
<tr>
<th>Property Area (Gross Site Area)</th>
<th>5,752,100 ft²</th>
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</thead>
<tbody>
<tr>
<td>Net Site Area (Foot Road Designation)</td>
<td>1,777,750 ft²</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>2,353,850 ft²</td>
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### Elevations

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<tr>
<th>Elevations</th>
<th>Required</th>
<th>Proposed</th>
<th>Proposed</th>
<th>Site</th>
<th>Site</th>
<th>Allowable</th>
<th>Allowable</th>
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</thead>
<tbody>
<tr>
<td><strong>Residential North</strong></td>
<td>4.0 ft</td>
<td>4.27 ft</td>
<td>4.0 ft</td>
<td>5.04 ft</td>
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<td></td>
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<tr>
<td><strong>Residential East</strong></td>
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<td>4.27 ft</td>
<td>4.0 ft</td>
<td>4.56 ft</td>
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<tr>
<td><strong>Residential West</strong></td>
<td>4.0 ft</td>
<td>4.27 ft</td>
<td>4.0 ft</td>
<td>4.28 ft</td>
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<td></td>
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<tr>
<td><strong>Residential South</strong></td>
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<td>4.27 ft</td>
<td>4.0 ft</td>
<td>5.50 ft</td>
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**Building Heights**

**Building A**
- Average Grade + North: 83.38 ft
- Average Grade + East: 83.93 ft
- Average Grade + West: 83.93 ft
- Average Grade + South: 83.93 ft
- Average Height: 83.93 ft
- Proposed Height: 180.9 ft
- Allowable Height: 76.3 ft (25 stories @ 2.50 ft)

**Building B**
- Average Grade + North: 86.84 ft
- Average Grade + East: 86.22 ft
- Average Grade + West: 86.22 ft
- Average Grade + South: 85.93 ft
- Average Height: 85.93 ft
- Proposed Height: 180.9 ft
- Allowable Height: 76.3 ft (25 stories @ 3.05 ft)

**All Stories**
- Building A: 25 Stories
- Building B: 36 Stories

---

**Note:** Original site area used for NAV calculations.

### Area Summary: Project Total

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<thead>
<tr>
<th>Area</th>
<th>Total Project Area</th>
<th>Site Area</th>
<th>Site Area %</th>
<th>Total Allowable</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXPANSION</td>
<td>33,705,810 ft²</td>
<td>9,570,510 ft²</td>
<td>13.59 ft²</td>
<td>3,705,810 ft²</td>
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**Development Project Total**

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<th>Area</th>
<th>Cost Allowable</th>
<th>Allowable</th>
<th>Proposed</th>
<th>Required</th>
<th>Site</th>
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</thead>
<tbody>
<tr>
<td><strong>Building A (Base Floor Area)</strong></td>
<td>-</td>
<td>-</td>
<td>4.38 ft²</td>
<td>-</td>
<td>17.78 ft²</td>
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<tr>
<td><strong>Building B (Base Floor Area)</strong></td>
<td>-</td>
<td>-</td>
<td>32.04 ft²</td>
<td>-</td>
<td>8.82 ft²</td>
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<tr>
<td><strong>Total (Including Site Area)</strong></td>
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<td>-</td>
<td>39.42 ft²</td>
<td>-</td>
<td>26.60 ft²</td>
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**Bicycle Spaces Project Total**

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<th>UB</th>
<th>UB</th>
<th>UB</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Building A</strong></td>
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**Secure Bicycle Spaces**

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<td><strong>Total</strong></td>
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**Parking Minimum and Maximum**

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<td>11.11</td>
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<td>38.64</td>
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**Parking Minimum**

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<tbody>
<tr>
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<tr>
<td><strong>Building B</strong></td>
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<td><strong>Total</strong></td>
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**Parking Total**

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<tbody>
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<td><strong>Building B</strong></td>
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<td><strong>Total</strong></td>
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**Parking Minimum**

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<tr>
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<tbody>
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<td><strong>Building B</strong></td>
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<tr>
<td><strong>Total</strong></td>
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**Parking Total**

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<tr>
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<tbody>
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<td><strong>Building B</strong></td>
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<td><strong>Total</strong></td>
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**Parking Minimum**

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<tbody>
<tr>
<td><strong>Building A</strong></td>
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</tr>
<tr>
<td><strong>Building B</strong></td>
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<tr>
<td><strong>Total</strong></td>
<td>-</td>
<td>-</td>
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</tbody>
</table>
## Suite Summary - Building D - Market Condo

<table>
<thead>
<tr>
<th>Floor Level</th>
<th># of Stories</th>
<th># of Units</th>
<th>Bldg. Total</th>
<th>1 Bed Units</th>
<th>1 Bed + Den Units</th>
<th>2 Bed Junior Units</th>
<th>2 Bedroom Units</th>
<th>2 Bed + Den Units</th>
<th>3 Bedroom Units</th>
<th>3 Bed Townhouse</th>
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<tr>
<td>Level 6</td>
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</tr>
</tbody>
</table>

## Suite Summary - Building D - Affordable Rental

<table>
<thead>
<tr>
<th>Floor Level</th>
<th># of Stories</th>
<th># of Units</th>
<th>Bldg. Total</th>
<th>1 Bed Units</th>
<th>1 Bed + Den Units</th>
<th>2 Bed Junior Units</th>
<th>2 Bedroom Units</th>
<th>2 Bed + Den Units</th>
<th>3 Bedroom Units</th>
<th>3 Bed Townhouse</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1</td>
<td>4.25m</td>
<td>3</td>
<td>3</td>
<td></td>
<td></td>
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<tr>
<td>Level 2</td>
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<td>Level 5</td>
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</tbody>
</table>

## Suite Summary - Building D - Total

<table>
<thead>
<tr>
<th>Floor Level</th>
<th># of Stories</th>
<th># of Units</th>
<th>Bldg. Total</th>
<th>1 Bed Units</th>
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<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1</td>
<td>3m</td>
<td>2</td>
<td>2</td>
<td></td>
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<tr>
<td>Level 2</td>
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<td>2</td>
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</tbody>
</table>

## Parking Summary - Building D - Market Condo

<table>
<thead>
<tr>
<th>Parking Type</th>
<th># of Units</th>
<th>Percentage</th>
<th>Reserved</th>
<th>% of Total parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car</td>
<td>200</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>200</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
</tr>
</tbody>
</table>

## Parking Summary - Building D - Affordable Rental

<table>
<thead>
<tr>
<th>Parking Type</th>
<th># of Units</th>
<th>Reserved</th>
<th>% of Total parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car</td>
<td>200</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>200</td>
<td>0</td>
<td>0%</td>
</tr>
</tbody>
</table>

## Parking Summary - Building D - Total

<table>
<thead>
<tr>
<th>Parking Type</th>
<th># of Units</th>
<th>Reserved</th>
<th>% of Total parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car</td>
<td>200</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>200</td>
<td>0</td>
<td>0%</td>
</tr>
</tbody>
</table>
### AREA SUMMARY: BUILDING A = MARKET CONDO

<table>
<thead>
<tr>
<th>Floor Level</th>
<th># of Stories</th>
<th>Residential</th>
<th>Common</th>
<th>Service</th>
<th>Amenity E</th>
<th>Amenity O</th>
<th>Total</th>
<th>% of BF/L</th>
<th>% of Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>1</td>
<td>256.44 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>31.09 m²</td>
<td>.0 m²</td>
<td>318.63 m²</td>
<td>0.6 m²</td>
<td>198.0%</td>
</tr>
<tr>
<td>Level 2</td>
<td>1</td>
<td>788.37 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>30.82 m²</td>
<td>.0 m²</td>
<td>831.04 m²</td>
<td>0.6 m²</td>
<td>100.0%</td>
</tr>
<tr>
<td>Level 3</td>
<td>1</td>
<td>905.36 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>3.13 m²</td>
<td>.0 m²</td>
<td>908.49 m²</td>
<td>0.6 m²</td>
<td>99.2%</td>
</tr>
<tr>
<td>Level 4</td>
<td>1</td>
<td>930.43 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>3.13 m²</td>
<td>.0 m²</td>
<td>933.56 m²</td>
<td>0.6 m²</td>
<td>100.0%</td>
</tr>
<tr>
<td>Level 5</td>
<td>1</td>
<td>930.43 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>3.13 m²</td>
<td>.0 m²</td>
<td>933.56 m²</td>
<td>0.6 m²</td>
<td>100.0%</td>
</tr>
<tr>
<td>Level 6</td>
<td>1</td>
<td>930.43 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>3.13 m²</td>
<td>.0 m²</td>
<td>933.56 m²</td>
<td>0.6 m²</td>
<td>100.0%</td>
</tr>
<tr>
<td>Level 7</td>
<td>1</td>
<td>930.43 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>3.13 m²</td>
<td>.0 m²</td>
<td>933.56 m²</td>
<td>0.6 m²</td>
<td>100.0%</td>
</tr>
<tr>
<td>LEVEL TOTAL</td>
<td></td>
<td>3,916.42 m²</td>
<td>.0 m²</td>
<td>.0 m²</td>
<td>140.47 m²</td>
<td>.0 m²</td>
<td>4,056.89 m²</td>
<td>0.6 m²</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### AMENITY SUMMARY: BUILDING A = AFFORDABLE RENTAL

<table>
<thead>
<tr>
<th>Amenity Area</th>
<th># of Units</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
<th>% of Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor</td>
<td>4 x 6</td>
<td>25</td>
<td>19</td>
<td>80%</td>
</tr>
<tr>
<td>Outdoor</td>
<td>4 x 6</td>
<td>25</td>
<td>19</td>
<td>80%</td>
</tr>
</tbody>
</table>

### DENSITY = BUILDING B

<table>
<thead>
<tr>
<th>Building B</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>4.44</td>
<td>4.44</td>
</tr>
<tr>
<td>Increasing RENTAL AREA: BUILDING B</td>
<td>29,519.42 m²</td>
<td>29,519.42 m²</td>
</tr>
<tr>
<td>NET BUILDING ACREAGE</td>
<td>18,426.54 m²</td>
<td>18,426.54 m²</td>
</tr>
</tbody>
</table>
## DEVELOPMENT DATA SHEET

### Proposed/Existing Zoning

<table>
<thead>
<tr>
<th>Required Development Data</th>
<th>Minimum Required</th>
<th>Maximum Allowed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT AREA</strong> <em>(in square m)</em></td>
<td>875.0 m²</td>
<td>1792.0 m²</td>
<td>1792.0 m²</td>
</tr>
<tr>
<td>Chapel Total</td>
<td>396 m²</td>
<td>396 m²</td>
<td>396 m²</td>
</tr>
<tr>
<td>Small Wading Pool</td>
<td>115 m²</td>
<td>115 m²</td>
<td>115 m²</td>
</tr>
<tr>
<td>Underground Area</td>
<td>94 m²</td>
<td>94 m²</td>
<td>94 m²</td>
</tr>
<tr>
<td><strong>Net Total</strong> <em>(in square m)</em></td>
<td>925.44 m²</td>
<td>925.44 m²</td>
<td>925.44 m²</td>
</tr>
</tbody>
</table>

### LOT UTILIZATION *(% of net lot area)*

| Buildings & Structures | 49.99% |
| Residential Street Area | 14.33% |
| Total Site Coverage | 61.32% |

### OUTBACKS *(in meters)*

- Front: 0 m
- Rear: 0 m
- Side #1 (N.E. or W): 0 m
- Side #2 (N.E. or W): 0 m
- Side #3 (N.E. or W): 0 m

### SEE MULTIPLE BUILDING DATA SHEET

### FLOOR AREA

#### Residential

- Principal Accessory

#### Commercial

- SEE MULTIPLE BUILDING DATA SHEET

### TOTAL BUILDING FLOOR AREA

A: 15,912.28 m²
B: 26,082.05 m²

*If the development site consists of more than one lot, let dimensions pertain to the entire site.*

### MULTIPLE BUILDINGS DATA SHEET

#### Proposed/Existing Zoning

### Required Development Data

<table>
<thead>
<tr>
<th>Building 1</th>
<th>Building 2</th>
<th>Building 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SITE Width</strong> <em>(in meters)</em></td>
<td>254.4 m</td>
<td>264.4 m</td>
</tr>
<tr>
<td>Side #1 (O.K. or W)</td>
<td>20.4 m</td>
<td>20.4 m</td>
</tr>
<tr>
<td>Side #2 (O.K. or W)</td>
<td>20.4 m</td>
<td>20.4 m</td>
</tr>
<tr>
<td><strong>TOTAL SITE</strong> <em>(in square m)</em></td>
<td>5,100 m²</td>
<td>5,100 m²</td>
</tr>
</tbody>
</table>

### ANCESTRY PLAN *(50 ft x 300 ft)*

#### Residential

- A: 450 m²
- B: 1,900 m²
- A: 600 m²
- B: 400 m²

### PARKING Capacity (no. of spaces)

#### Commercial

- N/A

### **INDUSTRIAL**

- N/A

### Total Building Floor Area

- 1,980.49 m²
- 2,660.49 m²

**I hereby certify that all the above information is true and correct. I acknowledge that any errors or omissions are the sole responsibility of the applicant and not the Planning & Development Department.**

**Doug Nelson, Architect AIBC**

---

**I hereby certify that all the above information is true and correct. I acknowledge that any errors or omissions are the sole responsibility of the applicant and not the Planning & Development Department.**

**Doug Nelson, Architect AIBC**
EXISTING CONTEXT LOOKING NORTH
N.T.S.

EXISTING CONTEXT LOOKING EAST
N.T.S.
SECTION A4 (BUILDING A WEST AMENITY)

1. OUTDOOR AMENITY
2. LINE OF REQ. HEIGHT
3. EXISTING BUILDING
4. LINE OF REQ. HEIGHT
5. VISITOR PARKING
6. RESIDENTIAL
7. GYM
8. AIR INTAKE
9. +92.57m Level 3
10. +89.63m Level 2
11. +86.13m Level 1
12. +85.75m AVERAGE GRADE BLDG A

LEGEND
- Existing
- Proposed Grade
- Existing Grade

5m, 2m, 0

13265 104 AVENUE
CITY OF SUNNY, BRITISH COLUMBIA

A7.01
- Lettering colour/finish to match 7c metal panel accent
- Final building name to be determined and lettering height/width to adjust to suit
- Lettering mounted above entry canopy on aluminum structure behind
DETAIL BALCONY GUARD TYPE B1/B2
1:10
• TOWNHOUSE ADDRESS TO BE CUT FROM ALUMINUM AND LED BACKLIT
• ALUMINUM COLOUR TO MATCH METAL PANEL 10c

• FINAL BUILDING NAME TO BE DETERMINED AND LETTERING HEIGHT/WIDTH TO ADJUST TO SUIT
• LETTERING MOUNTED ON ALUMINUM STRUCTURE BEHIND

CHROME LETTERING COLOUR/FINISH

FDC #1
SIGNAGE

(BUILDING B - AFFORDABLE RENTAL)

- CHROME LETTERING COLOUR/FINISH
- FINAL BUILDING NAME TO BE DETERMINED AND LETTERING HEIGHT/WIDTH TO ADJUST TO SUIT
- LETTERING SUSPENDED FROM ALUMINUM STRUCTURE BEHIND
SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BYLAW AND REZONING BYLAW _____, OVER LOT 174, SECTION 22, BLOCK 5, RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN 39842

B.C.G.S. 92G.016

SCALE: 1:1000

NOTES:
- ALL DISTANCES ARE SHOWN IN METRES.
- INTEGRATED SURVEY ARE A No. 1, CITY OF SURREY, NAD83(CSRS), 4.0.0.BC.1.MYRQ.
- LOT CONFIGURATIONS AND LOT DIMENSIONS ARE SHOWN ACCORDING TO PLAN EPP18996 (UNREGISTERED)
- THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

---

LOT A
PLAN EPP120186

LANE
52.908

- 0.595

BLOCK A
AREA = 0.243 Hectare

LOT 174
PLAN EPP18997

REM. LOT 1
PLAN EPP18997

LOT 108
PLAN 34238

BLOCK B
AREA = 0.320 Hectare

LOT 108
PLAN 34238

---

104 AVENUE

CERTIFIED CORRECT ACCORDING TO LAND TITLES AND SURVEY AUTHORITY RECORDS.

THIS 26TH DAY OF APRIL, 2024.

Connor Embleton
IMKLFW

CONNOR R. EMBLETON (582) B.C.L.S.
TO: Director, Development Planning, Planning and Development Department  
FROM: Manager, Development Services, Engineering Department  
DATE: June 03, 2024  
PROJECT FILE: 7823-0232-00  

RE: Engineering Requirements  
Location: 13265 104 Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 2.808 m along 104 Avenue;
- Dedicate varying widths along 133 Street;
- Dedicate 3.0 m for Green Lane
- Dedicate 5.0 m x 5.0 m corner cut at 133 Street and 104 Avenue;
- Dedicate 3.0 m x 3.0 m corner cut at 133 Street and Green Lane; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services

- Construct the north side of 104 Avenue;
- Construct the west side of 133 Street;
- Construct traffic signal at 104 Avenue and 133 Street;
- Construct the south side of Green Lane;
- Provide downstream catchment analyses for drainage and sanitary to determine system capacities, and address any constraints as required;
- Construct adequately-sized service connections (drainage, sanitary and water), complete with inspection chambers/water meters; and
- Construct/upgrade frontage mains to service the site, including road drainage and any downstream constraints.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AND CCP AMENDMENTS/DEVELOPMENT PERMIT

There are no additional engineering requirements related to the OCP and CCP Amendments, along with the proposed Development Permit.

Jeff Pang, P.Eng.
Manager, Development Services

NOTE: Detailed Land Development Engineering Review available on file
Development Impact Analysis on Schools For:

Applican #: 23 0232 00

The proposed development of 561 High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

### School-aged children population projection

<table>
<thead>
<tr>
<th>School Type</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>47</td>
</tr>
</tbody>
</table>

### Projected Number of Students From This Development In:

<table>
<thead>
<tr>
<th>School Type</th>
<th>Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>28</td>
</tr>
<tr>
<td>Secondary</td>
<td>11</td>
</tr>
<tr>
<td>Total Students</td>
<td>39</td>
</tr>
</tbody>
</table>

### Current Enrolment and Capacities:

#### K B Woodward Elementary

- Enrolment: 749
- Operating Capacity: 682
- # of Portables: 6

#### Kwantlen Park Secondary

- Enrolment: 1594
- Operating Capacity: 1200
- # of Portables: 16

### Summary of Impact and Commentary

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

With the opening of the 200-capacity addition, K B Woodward Elementary is operating at 109% capacity. The 10-year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey.

There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District has received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027. However additional measures will also be required to address the future growth.

### K B Woodward Elementary

<table>
<thead>
<tr>
<th>Year</th>
<th>Enrolment</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>600</td>
<td>800</td>
</tr>
<tr>
<td>2022</td>
<td>700</td>
<td>900</td>
</tr>
<tr>
<td>2023</td>
<td>800</td>
<td>1000</td>
</tr>
</tbody>
</table>

### Kwantlen Park Secondary

<table>
<thead>
<tr>
<th>Year</th>
<th>Enrolment</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>1500</td>
<td>1800</td>
</tr>
<tr>
<td>2022</td>
<td>1700</td>
<td>2000</td>
</tr>
<tr>
<td>2023</td>
<td>1900</td>
<td>2200</td>
</tr>
</tbody>
</table>

Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.
# Tree Preservation Summary

**Surrey Project No:** 18-0393-00  
**Address:** 13265 – 104 Avenue, Surrey, BC  
**Registered Arborist:** Corey Plester

## On-Site Trees

<table>
<thead>
<tr>
<th>Protected Trees Identified</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>28</td>
</tr>
<tr>
<td><strong>Protected Trees to be Removed</strong></td>
<td>28</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained</strong> (excluding trees within proposed open space or riparian areas)</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Replacement Trees Required:**

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  0 X one (1) = 0  
  - All other Trees Requiring 2 to 1 Replacement Ratio  
  28 X two (2) = 56  

| Replacement Trees Proposed | 56 |
| Replacement Trees in Deficit | NA |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | NA |

## Off-Site Trees

<table>
<thead>
<tr>
<th>Protected Off-Site Trees to be Removed</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td>18</td>
</tr>
</tbody>
</table>
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  0X one (1) = 0  
  - All other Trees Requiring 2 to 1 Replacement Ratio  
  18 X two (2) = 36 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

**Summary report and plan prepared and submitted by:** Mike Fadum and Associates Ltd.  
**Date:** February 23, 2024

**Signature of Arborist:**
Summary

West Fraser Holdings Ltd. have applied for a multi-phase development that would require the relocation of Elizabeth Manor tenants of the existing Wood-Frame Strata building. West Fraser is aware that if this application, if approved, would cause inconvenience on the existing residents. Our goal is to provide support to the current tenants throughout this process.

All tenants residing in Elizabeth Manor apartments at the time of the development permit are eligible for relocation assistance under the Tenant Assistance Program. Currently there are 40 units of the 57 unit apartment building tenanted. (SCHEDULE A)

Property Address, and Description

Property Address: 13265 104 Ave, Surrey, BC V3R 2T9
Legal Address: LOT 174, BLOCK 5N, PLAN NWP39842, SECTION 22, RANGE 2W, NEW WESTMINSTER LAND DISTRICT

Neighboring Property and Development

In the replacement of this building West Fraser is proposing two buildings, including 57 below market rental units. All the units have been designed to maximize space, encourage natural ventilation, maximize exposure to natural light and include outdoor private patios or balconies. The building is well-versed with functional social lounges, outside amenities, and gym access to everyone in the building.

West Fraser is also building a new 115 unit rental building on 13245 104 ave, comprising of a mix of one two and three bedroom units as well as 20 student housing units. There is an existing older 41 unit rental building as well.

Tenant Assistance Program

Property Support Manager
Name: June Bossons
Company: West Fraser Holdings Ltd
Email: rent@wfdev.ca

Our Property Support Manager will be the primary contact for all residents affected due to the redevelopment of the property, and will constantly interact with all residents.

During the development, West Fraser will conform to all British Columbia’s Residential Tenancy Act requirements for ending tenancy due to the landlord’s use of the property for major redevelopment.

We commit to providing four-month notice period to all eligible tenants, following all approvals required by law.
Financial Compensation

Financial Compensation will be provided to all tenants who reside in the building at the time of application. West Fraser will also provide tenants with project updates to keep them informed.

The tenant compensation is structured as follows:

<table>
<thead>
<tr>
<th>Tenancy</th>
<th>Compensation (Month’s Rent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3*</td>
<td>3*</td>
</tr>
<tr>
<td>3-10 Years</td>
<td>3</td>
</tr>
<tr>
<td>10-15 Years</td>
<td>4</td>
</tr>
<tr>
<td>15-20 Years</td>
<td>5</td>
</tr>
<tr>
<td>20-25 Years</td>
<td>6</td>
</tr>
</tbody>
</table>

*As Per the 0-61 Policy if the tenant has moved into the building after DP Application is submitted, and the tenant has been advised that the building will be demolished with a fixed term contract, compensation is not required.

Moving Expenses

In addition to the compensation, West Fraser will provide moving expenses if they have lived in the building for more than three years:

- $500 for One-bedroom suites
- $750 for Two-bedroom suites

The Property Support Manager will also be able to assist tenants in finding alternative accommodations upon request. If requested effort will be made to final alternative rental options that meet their requirements throughout the City Centre area.

Relocation Assistance

The Property Support Manager will be available to assist tenants in finding alternative accommodation upon request. The resident support specialist will undertake a complete survey of both Surrey City Centre neighborhood and broader area to identify all available suites with units renting at no more than 10% above CMHC average. We ensure that tenants are aware of these opportunities that require relocation assistance.

Every effort will be made to provide tenants with accessibility/mobility issues alternative rental options that meet their requirements. Please see the attached appendix to see current occupancy summary.

For eligible tenants, the property support manager will work with non-profit housing providers, health and/or social service agencies to best meet the needs of vulnerable tenants requiring additional assistance and will assist tenants with applications.

- Assistance in finding a minimum of 3 options of comparable units in the City of Surrey, with at least one option in the same neighborhood where possible, unless otherwise agreed to by the tenant
- The 3 options will be no more than 10% above the CMHC average rents. In cases where the current rent is above the 10% CMHC average rent, options should be provided at current rent maximum
Right of First Offer

West Fraser will give right of first offer to the 57 unit below market units at 13265 104 Ave

Market Rental Housing Agreement

A 60-year Housing Agreement will be signed with the City of Surrey for the Below Market Rental Building.

This agreement will be made between West Fraser Holdings and the City of Surrey, with an covenant on the property.

Rental Requirements of City Policy O-61

- Redevelopment of purpose-built rental site requiews replacement of the existing rental units within the new development
  - We are replacing the 57-unit rental building with 57 below-market rent units
- Replacement of purpose-built rental units shall include, at a minimum, the same number of total bedrooms as the original development
  - The current development has 5 Studios, 40 1 Bedrooms, 12 2-Bedrooms. We are planning on replacing these at a 1:1 ratio
- Replacement units are required to be ‘affordable rental’ for low to moderate income households, rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size in the City of Surrey. Current average rental rates for Surrey are provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.
  - Yes these units will be 10% below current CMHC average rents
- The affordable rental replacement units must be managed by a non-profit organization or a nonprofit / social enterprise property management firm as approved by the City.
  - West Fraser Developments will manage these units directly through their rental management program. In West Frasers rental portfolio they currently have over 400 rental units, with over 500 in the pipeline. These units consist of affordable, market and ADA units. In order to ensure these units are properly managed and rented to the correct individuals West Fraser will be using BC Housing’s Eligibility Criteria
    - Rent should not be more than 30% of the family gross income
    - People who are looking for or are in need of below market rental
    - Income criteria. $40,000 for single occupant, $65,000 for family
    - The individual has less than $100,000 in assets
  - On a yearly basis a report will be shared with the city on these units to ensure they are meeting the criteria.
  - Covenant will be registered on the property
Eviction Notices will not be sent until after the Development Permit is issued

**Communication Plan**

West Fraser is committed to maintaining clear, open lines of communication with all tenants during the approval process. In addition to dedicated, full time access to the Property Support Manager, notification and updates will be provided at the following stages:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Notification</th>
<th>Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original DP application 7918-0360-00</td>
<td>Letter distributed throughout the tenants -letter posted in clearly visible area within building</td>
<td>December 2018</td>
<td>Completed</td>
</tr>
<tr>
<td>Approvals</td>
<td>Give tenants the opportunity for a 1 to 1 meeting to discuss personal situation, and tenant relocation strategy. Any additional information to post throughout building</td>
<td>Summer 2020</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Original DP application 7918-0360-00 First and Second Reading</td>
<td></td>
<td>July 27 2020</td>
<td>Projected</td>
</tr>
<tr>
<td>Public Hearing Date</td>
<td></td>
<td>Sept 14, 2020</td>
<td>Completed</td>
</tr>
<tr>
<td>New Application</td>
<td>Rezoning signage posted onsite</td>
<td>December 2023</td>
<td>Completed</td>
</tr>
<tr>
<td>Approvals</td>
<td>Tenant Zoom Open House during after ADP session</td>
<td>May 2020</td>
<td>Completed</td>
</tr>
<tr>
<td>Approvals</td>
<td>Compensation Letters detailing the total compensation payable</td>
<td>June 2022</td>
<td>Just purchased property April 2022</td>
</tr>
<tr>
<td>New Development application 7923-0232-00 Rezoning Enactment</td>
<td>Notification Letter with updated schedule information to be hand delivered to each residence, and posted within the building</td>
<td>Fall 2024</td>
<td>Projected</td>
</tr>
<tr>
<td>First and Second Reading</td>
<td></td>
<td>June 24 2024</td>
<td></td>
</tr>
<tr>
<td>Public Hearing Date</td>
<td></td>
<td>July 8 2024</td>
<td></td>
</tr>
<tr>
<td>Building Permit Issuance Phase 1</td>
<td>Continue to notify as we receive Phase 1 BP</td>
<td>Early 2025</td>
<td></td>
</tr>
<tr>
<td>Construction of Phase 1</td>
<td>Continued updates of Phase 2</td>
<td>2025 to 2028</td>
<td></td>
</tr>
<tr>
<td>Full DP Phase 2</td>
<td>Continued updates of when DP of Phase 2 is submitted</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Compensation and Relocation Assistance</td>
<td>Handed out information about relocation</td>
<td>April 30 2024</td>
<td>Completed</td>
</tr>
</tbody>
</table>

West Fraser will submit status updates regarding the development to all tenants and implement the Tenant Relocation and Communications Plan. We will insure:
• For each tenant, all information is provided regarding the tenant relocation strategy
• Total compensation is provided to each tenant living in the existing 3-storey building
• All other communications will be done on a timely matter with proper notices given
• West Fraser will submit regular updates to City Staff of the communication plan
NOTICE TO ALL TENANTS

ELIZABETH MANOR
13265 104th Avenue, Surrey BC V3T 1V2

Please contact your property support Manager

Property Support Manager
Name: June Bossons
Company: West Fraser Holdings Ltd
Email: rent@wfdev.ca

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upon request. If requested effort will be made to final alternative rental options that meet their
requirements throughout the City Centre area.
Dated as of _____ day of ______ 2024
West Fraser Holdings Ltd
OCP Amendments to Figure 16: Downtown Densities to permit a density of 5.5 FAR
CITY OF SURREY

HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the _____ day of ____________________, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “City”)

OF THE FIRST PART

AND:

ACCORDE WCPG LOTS 12 LTD., INC. NO. BC1137754,
a corporation having its offices at 11411 131 Street, Surrey, B.C. V3R 2T9

AS TO AN UNDIVIDED 56/100 INTEREST

(“Accorde 12”)

ACCORDE WCPG LOTS 12(B) LTD., INC. NO. BC1158398, a corporation having its offices at 11411 131 Street, Surrey, B.C. V3R 2T9

AS TO AN UNDIVIDED 44/100 INTEREST

(“Accorde 12B”)

(collectively the “Owner”)

OF THE SECOND PART

WHEREAS:

A. The Owner is the legal registered owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 001-095-269
LOT 174 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 39842

(the “Lands”);
B. Accorde 12 holds its legal title (as to an undivided 56/100 interest) in the Lands as nominee, agent and bare trustee in trust for the beneficial owner, WEST FRASER 133 DEVELOPMENTS LTD. (Inc. No. BC1349478) pursuant to a Declaration and Bare Trust and Agency Agreement dated April 4, 2022;

C. Accorde 12B holds its legal title (as to an undivided 44/100 interest) in the Lands as nominee, agent and bare trustee in trust for the beneficial owner, WEST FRASER HOLDINGS LTD. (Inc. No. BC1044383) pursuant to a Declaration and Bare Trust and Agency Agreement dated April 4, 2022;

D. The Owner proposes to use the Lands for the development of multi-family residential strata buildings with a total of 561 Dwelling Units, namely 207 Dwelling Units in Building A and 354 Dwelling Units in Building B (the “Development”);

E. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

(a) “Agreement” means this housing agreement and any amendments to or modifications of the same;

(b) “City” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;

(c) “City Personnel” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;

(d) “Claims and Expenses” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

(e) “Development” means as defined in Recital D;

(f) “Dwelling Unit” means each of the 561 dwelling units to be constructed within the Development;
(g) “Lands” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the Land Title Act and a subdivision pursuant to the Strata Property Act of British Columbia);

(h) “Owner” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the Strata Property Act of British Columbia, then “Owner” includes the strata corporation thereby created;

(i) “Rental Units” means 57 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the Residential Tenancy Act, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

(j) “Term” means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.

2.3 All of the Rental Units must be owned by the same Owner(s).

2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

2.5 During the Term, the Rental Units must specifically target low to moderate income households in line with BC Housing’s Housing Income Limits established annually and be rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size in the City of Surrey, as provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.

3. LIABILITY

3.1 Indemnity. The Owner shall indemnify and save harmless the City and City
Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. **NOTICE**

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

    City of Surrey  
    13450 – 104 Avenue  
    Surrey, BC  V3T 1V8  
    Attention: General Manager, Planning and Development Department

(b) As to the Owner:

    ACCORDE WCPG LOTS 12 LTD / ACCORDE WCPG LOTS 12(B) LTD  
    11411 131 Street,  
    Surrey, B.C.  V3R 2T9  
    Attention: Rajwantjit Singh Sandhu

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**
5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner’s obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City’s Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City’s rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court
of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.

5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.

5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:

(a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;

(b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and

(c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.

5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.

5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

5.16 **Counterparts.** This Agreement may be executed in any number of counterparts
and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

**CITY OF SURREY**

By: ____________________________
Authorized Signatory
Brenda Locke
Mayor
City of Surrey

By: ____________________________
Authorized Signatory
Jennifer Ficocelli,
City Clerk
City of Surrey

**ACCORDE WCPG LOTS 12 LTD**

By: ____________________________
Authorized Signatory
*Rajwantjit Sandhu*

*Name: Rajwantjit Singh Sandhu*
*Title: Director*

**ACCORDE WCPG LOTS 12(B) LTD**

By: ____________________________
Authorized Signatory
*Rajwantjit Sandhu*

*Name: Rajwantjit Singh Sandhu*
*Title: Director*
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.
CITY OF SURREY

BYLAW NO. 21300

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, as follows:
   a. "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labeled Schedule A, attached hereto as follows:
      FROM: MULTIPLE RESIDENTIAL (MR)
      TO: DOWNTOWN (DT)
      PID: 001-095-269
      Lot 174 Section 22 Block 5 North Range 2 West NWD Plan 39842
      (13265 – 104 Avenue)
   b. "Figure 16: Downtown Densities" of the Land Uses and Densities Section is amended by expanding the Downtown Densities boundary to add a 5.5 FAR density to the land shown shaded and outlined in a solid bold line on the plan labeled Schedule B, attached to this Bylaw.

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21300".

PASSED FIRST READING on the th day of , 20__.
PASSED SECOND READING on the th day of , 20__.
PUBLIC HEARING HELD thereon on the th day of , 20__.
PASSED THIRD READING on the th day of , 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_________________________________________ MAYOR

_________________________________________ CLERK
OCP Amendment 23-0232-00
OCP Amendments to Figure 16: Downtown Densities to permit a density of 5.5 FAR
CITY OF SURREY

BYLAW NO. 21301

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:

   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

   as follows:

   (a) by creating a new Comprehensive Development Zone 220 (CD 220), attached as Appendix "A" and forming part of this bylaw;

   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

      FROM: MULTIPLE RESIDENTIAL 45 ZONE (RM-45)
      TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 220" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 220&quot;</td>
<td>13265 – 104 Avenue</td>
<td>Lot 174, Plan 39842</td>
<td>21301</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 220 (CD 220), Bylaw, 2024, No. 21301".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PUBLIC HEARING HELD thereon on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

__________________________ MAYOR

__________________________ CLERK
In this Comprehensive Development Zone 220 (CD 220), Part 25, Multiple Residential 135 (RM-135) Zone, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands.

The lands are identified as Blocks A and B, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Connor R. Embleton, B.C.L.S. on the 26th day of April, 2024.

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>13265 – 104 Avenue (portion of)</td>
<td>That portion of Lot 174 Section 22 Block 5 North Range 2 West NWD Plan 39842 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Connor R. Embleton, B.C.L.S. on the 26th day of April 2024, containing a combined 0.243 ha.</td>
<td>001-095-269 (portion of)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>13265 – 104 Avenue (portion of)</td>
<td>That portion of Lot 174 Section 22 Block 5 North Range 2 West NWD Plan 39842 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Connor R. Embleton, B.C.L.S. on the 26th day of April, 2024, containing a combined 0.330 ha.</td>
<td>001-095-269 (portion of)</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

except as follows:

1. **Density**
   Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

   "D. Density"
   1. **Maximum Density:**
      Maximum density shall be as follows:
      (a) 1 dwelling unit; and
      (b) The lesser of floor area ratio of 0.1 or building area of 300 sq. m.
   2. **Permitted Density Increases:**
      If amenity contributions are provided in accordance with Schedule G, density may be increased as follows:
      (a) **Block A:** Maximum floor area ratio of 8.5, excluding:
          i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
          ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.5. of this Zone);
Block B: Maximum floor area ratio of 10.5, excluding:

i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and

ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.5. of this Zone).

3. Notwithstanding the definition of floor area ratio, for an air space subdivision, the air space parcels, and the remainder lot of the air space subdivision shall be considered as one lot for the purpose of application of Section D. of this Zone, and further provided that the floor area ratio calculated from the cumulative floor areas of the buildings within all of the air space parcels and the remainder lot of the air space.

2. Lot Coverage
Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"E. Lot Coverage
1. The maximum lot coverage for all buildings and structures shall be 51%.
2. Notwithstanding the definition of lot coverage, for an air space subdivision, the air space parcels and the remainder lot of the air space subdivision shall be considered as one lot for the purpose of application of Section E. of this Zone, and further provided that the lot coverage within all of the air space parcels and the remainder lot of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

3. Yards and Setbacks
Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. Yards and Setbacks
Block A:
Buildings and structures shall be sited in accordance with the following minimum setbacks:

| USES: Principal Building and Accessory Buildings and Structures | SETBACKS: |
|---|---|---|---|
| Front Yard (East) | Rear Yard (West) | Side Yard (North) | Street Side Yard (South) |
| 4.3 m | 5.3 m | 4.3 m | 4.8 m |

Block B:
Buildings and structures shall be sited in accordance with the following minimum setbacks:

| USES: Principal Building and Accessory Buildings and Structures | SETBACKS: |
|---|---|---|---|
| Front Yard (East) | Rear Yard (West) | Side Yard (North) | Street Side Yard (South) |
| 4.3 m | 5.5 m | 5.4 m | 4.3 m |

1 Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, parking underground may be located up to 0.0 metre from any lot line.
2 Notwithstanding the definition of setback in Part 1 Definitions of the Zoning By-law, decks, canopies and roof overhangs may encroach into the required setbacks.
3 Notwithstanding Sub-section B.26(b) of Part 4 General Provisions of the Zoning By-law, stairs with more than three risers may encroach into the required setbacks.
4 Notwithstanding Section F. of this Zone, the minimum setbacks of principal buildings and structures for interior lot lines for lots created by an air space subdivision may be 0.0 m."
4. **Height of Buildings**
Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"**G. Height of Buildings**

1. **Principal Buildings:**
   (a) **Block A:**
       *Principal building height* shall not exceed 80 m.
   (b) **Block B:**
       *Principal building height* shall not exceed 110 m.

2. **Accessory Buildings and Structures:**
   *Accessory building height* and *structure height* shall not exceed 4.5 m."

5. **Subdivision**
Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

"**K. Subdivision**

1. **Minimum Lot Sizes:**
   *Lots* created through subdivision, except strata *lots*, shall conform to the following minimum standards:
   (a) **Lot Area:** Minimum 2,400 sq. m;
   (b) **Lot Width:** Minimum 40 m; and
   (c) **Lot Depth:** Minimum 50 m.

2. *Air space parcels and the remainder lot* created through an air space subdivision in this Zone are not subject to Section K.1."
SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BYLAW AND REZONING BYLAW 21301, OVER LOT 174, SECTION 22, BLOCK 5, RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN 39842

B.C.G.S. 92G.016
SCALE: 1:1000

NOTES:
- ALL DISTANCES ARE SHOWN IN METRES.
- INTEGRATED SURVEY AREA No. 1, CITY OF SURREY. NAD83(CSRS) 4.0.0.0.BC.1.MVRO.
- LOT CONFIGURATIONS AND LOT DIMENSIONS ARE SHOWN ACCORDING TO PLAN EPP118666 (UNREGISTERED).
- THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY.

104 AVENUE

WATSON & BARNARD
B.C. LAND SURVEYORS
1524 56TH STREET
DELTA, B.C., V4L 2A8
P: 604 943 9433

FILE: 25291-2SK1
PLOT: 2024/04/26
MAP: SURREY
CITY OF SURREY

BYLAW NO. 21302

A bylaw to authorize the City of Surrey to enter into a Housing Agreement

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "Local Government Act"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw (the "Housing Agreement") with the following party:

   Accorde WCPG Lots 12 Ltd.
   11411 - 131 Street
   Surrey, B.C. V3R 2T9

   and

   Accorde WCPG Lots 12(B) Ltd.
   11411 – 131 Street
   Surrey, B.C. V3R 2T9

   and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

   Parcel Identifier: 001-095-269
   Lot 174 Section 22 Block 5 North Range 2 West NWD Plan 39842
   (13265 – 104 Avenue)

   (the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.
3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.

4. This Bylaw shall be cited for all purposes as "The Accorde WCPG Lots 12 Ltd. and Accorde WCPG Lots 12(B) Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21302".

PASSED FIRST READING on the __ th day of __, 202.

PASSED SECOND READING on the __ th day of __, 202.

PASSED THIRD READING on the __ th day of __, 202.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____________, _____.

______________________________________  MAYOR

______________________________________  CLERK
CITY OF SURREY

HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the ____ day of __________________, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “City”)

OF THE FIRST PART

AND:

ACCORDE WCPG LOTS 12 LTD., INC. NO. BC1137754, a corporation having its offices at 11411 131 Street, Surrey, B.C. V3R 2T9

AS TO AN UNDIVIDED 56/100 INTEREST

(“Accorde 12”)

ACCORDE WCPG LOTS 12(B) LTD., INC. NO. BC1158398, a corporation having its offices at 11411 131 Street, Surrey, B.C. V3R 2T9

AS TO AN UNDIVIDED 44/100 INTEREST

(“Accorde 12B”)

(collectively the “Owner”)

OF THE SECOND PART

WHEREAS:

A. The Owner is the legal registered owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 001-095-269
LOT 174 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 39842

(the “Lands”);
B. Accorde 12 holds its legal title (as to an undivided 56/100 interest) in the Lands as nominee, agent and bare trustee in trust for the beneficial owner, WEST FRASER 133 DEVELOPMENTS LTD. (Inc. No. BC1349478) pursuant to a Declaration and Bare Trust and Agency Agreement dated April 4, 2022;

C. Accorde 12B holds its legal title (as to an undivided 44/100 interest) in the Lands as nominee, agent and bare trustee in trust for the beneficial owner, WEST FRASER HOLDINGS LTD. (Inc. No. BC1044383) pursuant to a Declaration and Bare Trust and Agency Agreement dated April 4, 2022;

D. The Owner proposes to use the Lands for the development of multi-family residential strata buildings with a total of 561 Dwelling Units, namely 207 Dwelling Units in Building A and 354 Dwelling Units in Building B (the "Development");

E. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

(a) “Agreement” means this housing agreement and any amendments to or modifications of the same;

(b) “City” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;

(c) “City Personnel” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;

(d) “Claims and Expenses” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

(e) “Development” means as defined in Recital D;

(f) “Dwelling Unit” means each of the 561 dwelling units to be constructed within the Development;
(g) “Lands” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the Land Title Act and a subdivision pursuant to the Strata Property Act of British Columbia);

(h) “Owner” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the Strata Property Act of British Columbia, then “Owner” includes the strata corporation thereby created;

(i) “Rental Units” means 57 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the Residential Tenancy Act, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

(j) “Term” means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. **RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.

2.3 All of the Rental Units must be owned by the same Owner(s).

2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

2.5 During the Term, the Rental Units must specifically target low to moderate income households in line with BC Housing’s Housing Income Limits established annually and be rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size in the City of Surrey, as provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.

3. **LIABILITY**

3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City
Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. **NOTICE**

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey  
13450 – 104 Avenue  
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

ACCORDE WCPG LOTS 12 LTD / ACCORDE WCPG LOTS 12(B) LTD  
11411 131 Street,  
Surrey, B.C. V3R 2T9

Attention: Rajwantjit Singh Sandhu

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**
5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner’s obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City’s Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City’s rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court
of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.

5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.

5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:

(a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;

(b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and

(c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.

5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.

5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

5.16 **Counterparts.** This Agreement may be executed in any number of counterparts.
and delivered via facsimile or e-mail, each of which will be deemed to be an
original and all of which taken together will be deemed to constitute one and the
same instrument, provided that any party delivering this Agreement via facsimile
or e-mail will deliver to the other party any originally executed copy of this
Agreement forthwith upon request by the other party.

5.17 **Entire Agreement.** This Agreement represents the entire agreement between
the City and the Owner regarding the matters set out in this Agreement and
supersedes all prior agreements, letters of intent or understandings about these
matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this
Agreement under seal of their duly authorized officers as of the references of this
Agreement.

**CITY OF SURREY**

By: ______________________________
   Authorized Signatory
   Brenda Locke
   Mayor
   City of Surrey

By: ______________________________
   Authorized Signatory
   Jennifer Ficocelli,
   City Clerk
   City of Surrey

**ACCORDE WCPG LOTS 12 LTD**

By: [Signature]
   Authorized Signatory
   Name: Rajwantjit Singh Sandhu
   Title: Director

**ACCORDE WCPG LOTS 12(B) LTD**

By: [Signature]
   Authorized Signatory
   Name: Rajwantjit Singh Sandhu
   Title: Director
City of Surrey
ADDITIONAL PLANNING COMMENTS
Application No.: 7922-0375-01
Planning Report Date: June 24, 2024

PROPOSAL:
- Development Variance Permit
To permit construction of a single-family dwelling.

LOCATION: 19355 2 Avenue

ZONING: A-1
OCP DESIGNATION: Agricultural
RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)”.

RATIONALE OF RECOMMENDATION

- Council initially considered the subject Development Application at the Regular Council – Land Use meeting on December 4, 2023.

- After Council received the result of Public Notifications at the Regular Council - Public Hearing meeting on January 8, 2023, Council supported a Development Permit for Hazard Lands and Sensitive Ecosystems and Development Variance Permit (DVP) to reduce the minimum single family dwelling (SFD) side yard setback (south), increase the maximum farm residential footprint (home plate) depth, and to allow no-net-loss flexing of a streamside setback on a lot of record.

- The applicant has requested to revise their layout such that the detached garage will be enclosed within the principal dwelling. This is intended to make the development more efficient and open some space within the residential homeplate.

- Because the proposed single family dwelling was previously shown to conform to the maximum 50 metre setback under the A-1 Zone, a new variance is required. The maximum home plate depth (66 metres) will remain the same as supported under Development Variance Permit 7922-0375-00.

- The dimensions of the residential home plate are proposed to remain the same, with no additional encroachment into areas identified for farm use or streamside protection. The revised layout indicates that the house will not extend further west than an accessory building previously shown on the plans.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0375-01 (Appendix I) varying the following, to proceed to Public Notification:
   
   (a) to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)” from 50 metres to 57 metres.

2. Council instruct staff to resolve the following issues prior to final approval:
   
   (a) Completion of all conditions of approval identified in the original Planning Report for Development Application No. 7922-0375-00 dated December 4, 2023 (Appendix II).

DEVELOPMENT PROPOSAL

Planning Considerations

- On December 4, 2023, Council supported a Development Permit for Hazard Lands and Sensitive Ecosystems and a Development Variance Permit (DVP) to reduce the minimum single family dwelling (SFD) side yard setback (south), to increase the maximum farm residential footprint (homeplate) depth, and to permit use of the Zoning Bylaw’s streamside setback flexing provisions for a lot created before 2016.

- An additional variance has been identified to allow for an increase in the maximum setback of a single-family dwelling under the “General Agriculture Zone (A-1)” lot.

- The purpose of the application is to permit construction of a single-family dwelling and accessory buildings and establishment of a farm residential home plate. Through the original variances, the proposed building envelope and home plate would be deeper and narrower on the subject site. This layout is intended to accommodate significant encumbrances on the north half of the site, due to the presence of streamside setbacks and steep slopes associated with a ravine.

- The applicant has revised their layout to try and open more space on their home plate. The applicant’s revised plan shows that the detached garage has been consolidated into a single-family dwelling and that recreational buildings have been shifted towards the northwest corner of the home plate.

- The additional variance and revised single-family home layout will not extend residential development any further into the site than previously shown. The proposed residential home plate will remain the same depth and area and is shown to remain outside a five (5) metre buffer from the environmental/geotechnical no-build area.

- The applicant is requesting Council consider an additional DVP to increase the maximum setback of a single-family dwelling from 50 metres to 57 metres.
Referrals

Engineering: The Engineering Department has no comments on the additional variance.

Zoning By-law

Setback Variances

• The applicant is requesting the following variances:
  
  o to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)” from 50 metres to 57 metres.

• The additional variance is a minor change to the layout that does not result in a deeper or larger home plate or any encroachment on the buffer and streamside setback previously supported by Council.

• The proposed side yard setbacks, home plate depth, and streamside setback area are the same as that previously considered and supported by Council.

• Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit 7922-0375-01
Appendix II. Initial Planning Report No. 7922-0375-00, December 4, 2023

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0375-01

Issued To:

(the Owner)

Address of Owner:

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

   Parcel Identifier: 025-006-525
   LOT 2 SECTION 3 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP49662
   19355 2 Avenue

   (the "Land")

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

   o to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)” from 50 metres to 57 metres.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to
additions to, or replacement of, any of the existing buildings shown on attached Schedule a, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

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

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


ISSUED THIS DAY OF , 20 .

______________________________
Mayor – Brenda Locke

______________________________
City Clerk and  
Director Legislative Services  
Jennifer Ficocelli
to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)” from 50 metres to 57 metres.
PROPOSAL:
- Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure)
- Development Variance Permit to permit the development of a single family residence and accessory structures.

LOCATION: 19355 2 Avenue

ZONING: A-1

OCP DESIGNATION: Agricultural
RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Hazard Lands and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIAETION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the side yard setback and maximum farm residential footprint (homeplate) depth requirements of the General Agricultural Zone (A-1).
- Proposing to vary Part 7A of the Zoning By-law to allow a lot created prior to 2016 to utilize the flex provisions.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the Official Community Plan (OCP) for Sensitive Ecosystems (Streamside Areas / Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The subject property is impacted by the presence of multiple water courses and a ravine containing Jenkin’s Creek. A majority of the north half of the property is undevelopable and encumbered with environmental and geotechnical setbacks.
- The proposed variances to reduce the residential side yard setback (south) and to increase the maximum farm residential homeplate depth are moderate and will permit shifting the development footprint away from sensitive environmental and geotechnical areas on the north half of the lot.
- The proposed variance will allow the applicant to utilize the flex provisions identified in Part 7A of the Zoning By-law on a lot that was created prior to 2016. This will not result in a net loss of streamside area associated with Jenkin’s Creek and will result in a setback far exceeding the watercourse's riparian setback.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0375-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) generally in accordance with the attached appendices and the finalized Ecosystem Development Plan and Geotechnical Report.

2. Council approve Development Variance Permit No. 7922-0375-00 (Appendix V) varying the following, to proceed to Public Notification:
   (a) to reduce the minimum single family dwelling side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 7.5 metres to the principal building face;
   (b) to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 8.8 metres to the accessory structure;
   (c) to increase the maximum farm residential footprint (homeplate) depth of “General Agriculture Zone (A-1)” from 60 metres to 66 metres as measured from the front lot line; and
   (d) to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.1 for a large ravine streamside setback on an agricultural lot created before 2016.

3. Council instruct staff to resolve the following issues prior to final approval of the Development Permit:
   (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
   (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
   (c) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
   (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
   (e) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer; and
   (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access.
SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Undeveloped greenfield site</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>North (Abutting):</td>
<td>Single family dwelling and farm operation</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>East (Abutting):</td>
<td>Single family dwelling and farm operation</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>South (Abutting):</td>
<td>Single family dwelling</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
<tr>
<td>West (Abutting):</td>
<td>Single family dwelling and farm operation</td>
<td>Agricultural</td>
<td>A-1</td>
</tr>
</tbody>
</table>

Context & Background

- The vacant subject property is located at 19355 2 Avenue and is approximately 1.1 hectares in area. The lot is zoned “General Agriculture Zone (A-1) and designated Agricultural in the Official Community Plan.

- The property falls outside of the Agricultural Land Reserve.

- The subject property was originally subdivided in 2001 from 200 192 Street which abuts the property on the west lot line. The subject property was intended for development with a new farm residence, but this proposal did not proceed, and the lot was never developed.

- The subject property falls under the Development Permit Areas for Hazardous Lands (Steep Slopes) as a ravine containing Jenkin’s Creek cuts through the north and north-east portions of the property. As Jenkin’s Creek is a Class A natural stream, a setback of 15 metres is associated with the ravine top of bank, significantly encumbering the lot.

- The subject property falls under the Development Permit Areas for Sensitive Ecosystems (Streamside / Green Infrastructure Network). The subject site is impacted by seven on-site and off-site watercourses. The City’s Green Infrastructure Network is aligned with the ravine and Jenkin’s creek and covers the north-eastern quadrant of the lot.

- The City’s mapping system indicates that a Class B tributary of Jenkin’s Creek bisects the property north-south. This watercourse appears to correspond with a historic ravine, which was partially infilled in the early 2000s with approvals from the City, the Department of Fisheries, and Ministry of Environment. The building permit proposal these works were
associated with never began and the watercourse alterations were not formally recorded by the City of Surrey at the time.

- Under a new development proposal, the owner would need to retain a qualified environmental professional (QEP) to determine all current and present water features for administration under modern regulations.

- The property owner’s QEP identified seven (7) watercourses within and adjacent to the subject property, four (4) of which meet the definition of a stream under the City of Surrey Zoning Bylaw and the Riparian Areas Protection Regulation (RAPR). These are labelled as WC 2, WC 2-1, WC 3, and WC 4 on the QEP’s EDP plan (Appendix III).

- The fish habitat watercourse (WC 3) is Jenkin’s creek, located within a large ravine that meanders through the site from the north east. Under the City’s Zoning Bylaw Part 7A Streamside Setbacks, 15 metre streamside protection setback, as measured from the ravine’s top of bank, is associated with a Class A (red-coded) natural stream or ravine. The ravine is also associated with a steep slope development permit area and buffer.

- The other three (3) streams are located beyond the streamside setback associated with Jenkin’s Creek ravine and flow south to north.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to develop the site with a new residence, which will include a dwelling, detached garage, detached pool house, in-ground pool, and septic field.

- Under the “General Agriculture Zone (A-1)”, the coverage of residential development is regulated by the maximum farm residential footprint (homeplate) area of 2,000 square metres. All residential uses and structures on the site must fall within this maximum area. The maximum depth of a single family dwelling is 50 metres from the front lot line and the farm residential footprint (homeplate) can only extend 60 metres into the lot. This is intended to reserve space for farm operations on lots designated for agriculture.

- The applicant proposes variances to reduce the side yard setback and increase the maximum farm residential homeplate depth requirements of the A-1 Zone. The variances are intended to maintain the homeplate area permitted under A-1 while shifting building envelopes outside of the environmentally and geotechnically sensitive areas on the north half of the site.

- The plans also show a barn of 229.5 square metres in the rear (west) of the property. Under this proposal, the property is intended for use as a hobby farm with a roaming area for livestock. The applicant has been maintaining the site in advance of development and at-present, the property does have farm status from BC Assessment.

- The application is subject to Development Permits for sensitive ecosystems and hazard lands. Information on the submissions under those requirements is available under the Development Permits section of this report.
Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback and Farm Residential Footprint Depth Variances

- The applicant is requesting the following variances:
  - to reduce the minimum single family dwelling side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 7.5 metres to the principal building face;
  - to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 8.8 metres to the accessory structure; and
  - to increase the maximum farm residential footprint (homeplate) depth of “General Agriculture Zone (A-1)” from 60 metres to 66 metres as measured from the front lot line.

- Almost half of the property (>5,400 square metres) is undevelopable due to steep slopes and the presence of streamside setbacks originating from seven streams impacting the site (predominantly the Jenkin’s Creek ravine). These encumbrances result in a narrower development area on the southern half of the site.

- The proposed setback variances are moderate and reflect the constricted developable area. The proposed siting of buildings provides suitable development and use distances from the environmentally and geotechnically sensitive areas of the property.

- Shifting the residential homeplate of the development southwards will support retention of mature trees located in the City’s streamside setback area.

- Under the “General Agriculture Zone (A-1)”, a property of this size may have a residential homeplate of 2,000 square metres. The proposal demonstrates that the subject variances permit the construction of a residence meeting this limit while maintaining some open pasture and developable area for a barn.

- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:
to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.\(^1\) for a large ravine streamside setback on an agricultural lot created before 2016.

- Under Part 7A, lots created after 2016 are subject to streamside setbacks (Part 7A B.1) that are different from residential lots created before 2016 (Part 7A B.2). Applicants may use a ‘flexing’ provision for streamside setbacks Part 7A B.1 to adjust the minimum distance from top of bank by reducing the distance from top of bank to a maximum of 5 metres and increasing it to a maximum of 10 metres (assuming there is no net loss in this individual streamside setback area).

- The subject lot is encumbered by a significant streamside setback originating from the ravine containing Jenkin’s Creek. Streamside setbacks for Class A (red-coded) features are more extensive for new lots, except for “Large Ravines” (which are subject to a 15 metre minimum distance, corresponding to 15 metre setbacks for “All Stream Types” on lots created before 2016). Consequently, the subject property is subject to the same streamside setback for the ravine as if it were a new lot while being unable to utilize the ‘flexing’ provision.

- The subject lot was created before 2016, but never developed. Aside from fill and groundwork, the subject site is greenfield and does not have characteristics of a lot of record.

- The applicant’s QEP proposes utilization of the ‘flexing’ provision to reduce the Jenkin’s Creek streamside setback by 5 metres directly adjacent to the residential homeplate and to increase the setback by 10 metres on the north-west portion of the site.

- The variance is needed to provide a side yard buffer between the principal dwelling and the streamside setback, so that there is an area for residential yard use and traversal. There are no permanent structures proposed 15 metres from the ravine top of bank.

- The ‘flexing’ plans indicate no net loss in the streamside setback area. The final streamside setback area will require permanent safeguarding as a no-disturbance area under a combined Statutory Right-of-Way / Section 219 Restrictive Covenant.

- Utilization of Part 7A B.1.\(^1\) on the Jenkin’s Creek streamside setback would mitigate the need for a further reduction of the side yard (south) setback.

- The QEP has provided an impact mitigation plan to demonstrate that the proposed setback flexing will not result in impacts to the streamside area.

- Staff support the requested variances to proceed for consideration.

**DEVELOPMENT PERMITS**

**Sensitive Ecosystems (Streamside Areas / Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of existing Class A (red-coded) and B (yellow-coded) watercourses within and adjacent to the site. The Sensitive Ecosystems
(Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- The applicant’s qualified environmental professional (QEP) identified four (4) streams within and adjacent to the property. These are labelled as WC 2, WC 2-1, WC 3, and WC 4 on an aquatic and physical features plan (Appendix III).

- Jenkin’s Creek (WC 3) is the only fish bearing stream impacting this site. The creek is located within a ravine that meanders through a portion of the site from the north east. In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 15 metres for a lot of record, as measured from the top of bank.

- WC 2, WC 2-1, and WC 4 identified as streams having a significant source of food and nutrient value to downstream fish. The streams are located on the northern half of the site and flow north into Jenkin’s Creek. The Class B (yellow-coded) watercourses require a minimum streamside setback of 15 metres for a lot of record, as measured from the top of bank. Due to the size of the Jenkin’s Creek ravine, the setbacks associated with the Class B watercourses fall behind the WC3 setback, except for a small setback associated with WC 2-1 on the northwest portion of the site.

- The applicant proposes a variance to utilize the ‘flexing’ provisions under Part 7A B.1.’ adjust the Jenkin’s Creek (WC 3) streamside setback. The QEP proposes reducing the streamside setback closest to the residential homeplate by 5 metres and increasing the setback on the north-western portion of the site by 10 metres.

- This variance is intended to meet the SEDP Design Guidelines condition for buffering the streamside protection area from side yard residential uses.

- The streamside protection and riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

- An Ecosystem Development Plan, prepared by Arinze Uche, Carolyn Prentice, R.P. Bio, and James Neville, R.P. Bio. and dated June 21, 2023, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

- The subject property also falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the north-east quadrant of the site.

- This GIN is associated with the ravine containing Jenkin’s Creek. The on-site GIN is located entirely within an area adjacent to the ravine top of slope and within the riparian and streamside setback area encumbering the property. Because this area is naturalized and coincident with the riparian area, the GIN area will be safeguarded as part of the streamside area and does not require additional conditions for conservation or enhancement.
Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient and the development area is within 30 metres from the top of a slope. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.

- The steep slopes and steep slope buffer on-site are associated with the ravine containing Jenkin’s Creek. The downslope bend towards and into the ravine on the northeast corner represents a descent of 16-19 metres below the central portion of the property.

- A geotechnical report, prepared by Joseph (Inseok) Oh, P. Eng. And Gunther Yip, P. Eng. of Braun Geotechnical Ltd. and dated June 8, 2023, has been reviewed by staff. A peer review is required to confirm the report findings.

- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.

- The consultant has determined that the development is feasible based on the distance between the ravine top of bank and development site, provided that the recommendations in their report are incorporated into the overall design of the site. These recommendations include maintenance of stiff silt or compacted structural fill for the foundation subgrade and geotechnical field reviews through the excavation, foundation, and site drainage phases of work.

- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- John Monk, ISA Certified Arborist of Outlook Arborist Services prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paper Birch</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Big Leaf Maple</td>
<td>11</td>
<td>8</td>
<td>3</td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>20</td>
<td>13</td>
<td>7</td>
</tr>
</tbody>
</table>
The surveyed trees within and adjacent to the site exclude the heavily treed and geotechnically sensitive area that begins 7.5 metres from the on-site ravine. The quantity of trees in this riparian area is estimated in the table above as no compensation is required.

The Arborist Assessment states that there are a total of 33 mature trees on the site. Of the 33 trees, none are Alder or Cottonwood trees. One dead Birch tree has been identified for removal and is not represented in the table above.

The applicant proposes to retain 11 trees on the site as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The trees proposed for removal conflict with the limited developable portions of the site.

Table 1 includes an additional 100+ protected trees that are located within the riparian area. All trees within the riparian area will be retained.

For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a proposed total of 44 replacement trees on the site. Since the proposed 44 replacement trees are proposed to be accommodated on the site, no cash-in-lieu payment is required.

Because of constraints on the site, Planning & Development can accept the siting of replacement trees in the property’s streamside area. The new trees on the site will consist of a variety of species including dogwoods, maples, ironwoods, cedars, and willows. The QEP have endorsed the species proposed for planting in the streamside setback as appropriate for the riparian ecosystem.

In summary, a total of 55 trees are proposed to be retained or replaced on the site. Outside the development site, none of the 100+ trees in the riparian area are proposed for removal. No contribution to the Green City Program is required.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan
Appendix II. Engineering Summary
Appendix III. Ecosystem Development Plan Aquatic and Physical Features Plan
Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V. Development Variance Permit 7922-0375-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) and Hazard Lands associated with the proposed construction of a new single family dwelling on the A-1 property:

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for Jenkins Creek located within the property. The SRW/RC is to be registered over the Part 7A setback from the top of bank.
- No combined SRW/RC is required for other watercourses within the property, but an Environmental RC should be required to ensure Part 7A Setbacks are followed.

A Servicing Agreement is not required. An Administrative Processing Fee is required to administer the required legal documents.

Any other aspects pertaining to site servicing are to be administered through the Building Permit process.

Jeff Pang, P.Eng.
Development Services Manager
# Tree Preservation Summary

**Surrey Project No:**
**Address:** 19355-2nd Avenue, South Surrey
**Registered Arborist:** John Monk

<table>
<thead>
<tr>
<th>On-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees Identified</strong></td>
<td></td>
</tr>
<tr>
<td>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>inventoried 33 trees over 100 in riparian area</td>
</tr>
<tr>
<td><strong>Protected Trees to be Removed</strong></td>
<td>22</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained</strong> (excluding trees within proposed open space or riparian areas)</td>
<td>inventoried 11 trees</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td>44</td>
</tr>
<tr>
<td>[ \frac{22}{1} \times 1 ]</td>
<td>0</td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
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</tr>
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<td>[ \frac{22}{2} \times 2 ]</td>
<td>0</td>
</tr>
<tr>
<td><strong>Replacement Trees Proposed</strong></td>
<td>44</td>
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<tr>
<td><strong>Replacement Trees in Deficit</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</strong></td>
<td>Over 100 trees</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Off-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Off-Site Trees to be Removed</strong></td>
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<tr>
<td><strong>Total Replacement Trees Required:</strong></td>
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</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td>0</td>
</tr>
<tr>
<td>[ \frac{22}{1} \times 1 ]</td>
<td>0</td>
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<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
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<tr>
<td>[ \frac{22}{2} \times 2 ]</td>
<td>0</td>
</tr>
<tr>
<td><strong>Replacement Trees Proposed</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Replacement Trees in Deficit</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

Summary report and plan prepared and submitted by:

---

(Signature of Arborist) | November 30th, 2023
---

Date
Heavy Orange Line is Tree Barrier Fencing to Critical Root zones (see spreadsheet for distance from trunks)
PROJECT SYNOPSIS

CIVIC ADDRESS: 19355 2nd AVE, SURREY, B.C.
LEGAL DESCRIPTION: LOT 2 SECTION 3 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP49662
ZONING: A-1
SITE AREA: ALR: NO
LOT COVERAGE: N/A
FLOOR AREA SUMMARY: TBD
RESIDENTIAL HOME PLATE:
PERMITTED: 2000m²
PROPOSED: 1999.89m²
FLOOR SPACE RATIO (FSR): N/A
BUILDING SETBACKS:
PERMITTED PRINCIPAL USE BUILDINGS:
FRONT 7.5m
REAR 12.0m
L. SIDE PERMITTED: 9.5m
PROPOSED: 7.5m
VARIANCE REQ'D
R. SIDE: 9.5m
FARM USE BUILDINGS:
FRONT 30.0m
REAR 15.0m
L. SIDE: 15.0m
R. SIDE: 15.0m
MINIMUM SETBACK 31' - 2" (9.500 m)
15m SETBACK FROM WATERCOURSE
PART 7A B.1 FLEXED SETBACK (5M REDUCTION/10M ADDITION)
5M REDUCTION AREA - 4533.2 SQ. FT.
10M INCREASED AREA - 4555.7 SQ. FT.
SETBACK FROM WC-1 49' - 2 1/2" (15.000 m)
MAXIMUM HEIGHT:
SINGLE FAMILY DWELLING: 9.0m = 29' - 6"
ACCESSORY USES: 9.0m = 29' - 6"
PROPOSED HEIGHT: TBD
CLIMATIC FACTORS:
PROPOSED SANITARY SERVICING
SEPTIC FIELD PROPOSED STORM SERVICING
CITY CONNECTION
PROPOSED WATER SERVICING
WELL WATER
WATERCOURSE 2-1
49' - 2 1/2" (15.000 m)
SETBACK FROM WC-1
49' - 2 1/2" (15.000 m)
WATERCOURSE 4
LINE OF ORIGINAL 15M SETBACK
LINE OF SETBACK & PROPOSED PROTECTION FENCING (ORANGE LINE)
TOP OF BANK
INCREASED AREA
LINE OF 10M FLEXED SETBACK
32' - 9 3/4"
LINE OF 15M T.O.B. SETBACK 49' - 2 1/2" (15.000 m)
SETBACK FROM T.O.B.
49' - 2 1/2" (15.000 m)
WATERCOURSE 1
TOP OF BANK
24' - 7 1/4" (7.500 m)
GEO. TECH. SETBACK
STRUCTURE
EXISTING
LINE OF SETBACK & PROTECTION FENCING
RESIDENCE SETBACK FROM COVENANT 24' - 7 1/4" (7.500 m)
K 7.5m GEOTECHNICAL SETBACK
LINE OF 5M FLEXED SETBACK
LINE OF 5M FLEXED SETBACK
REDUCED AREA 24' - 7 1/4" (7.500 m)
EG 86.95 m
RESIDENCE SETBACK FROM COVENANT 24' - 7 1/4" (7.500 m)
K 7.5m GEOTECHNICAL SETBACK
LINE OF 15M T.O.B.
16' - 8 1/4" (5.832 m)
19' - 1 5/8"
16' - 4 7/8" (5.000 m)
16' - 1 1/4" (4.800 m)
16' - 1 1/4" (4.800 m)
16' - 1 1/4" (4.800 m)
EG 86.62 m
MINIMUM SETBACK
LINE OF 15M T.O.B. SETBACK 49' - 2 1/2" (15.000 m)
SETBACK FROM T.O.B. 49' - 2 1/2" (15.000 m)
PROPOSE TO MOVE COVENANT (SEPTIC LOCATION)
LINE OF 5M FLEXED SETBACK
LINE OF 15M T.O.B.
24' - 7 1/4" (7.500 m)
EG 86.95 m
RESIDENCE SETBACK FROM COVENANT 24' - 7 1/4" (7.500 m)
K 7.5m GEOTECHNICAL SETBACK
LINE OF 15M T.O.B.
16' - 8 1/4" (5.832 m)
19' - 1 5/8"
16' - 4 7/8" (5.000 m)
16' - 1 1/4" (4.800 m)
16' - 1 1/4" (4.800 m)
16' - 1 1/4" (4.800 m)
EG 86.62 m
MINIMUM SETBACK
LINE OF 15M T.O.B. SETBACK 49' - 2 1/2" (15.000 m)
SETBACK FROM T.O.B. 49' - 2 1/2" (15.000 m)
NOTE: CONFIRM SEPTIC FIELD LOCATION
BASED ON COVENANT LOCATION AS PER VARIANCE.
AGRICULTURAL BUILDING SETBACK 49' - 2 1/2" (15.000 m)
AGRICULTURAL BUILDING SETBACK 49' - 2 1/2" (15.000 m)
ATTACHED GARAGE PROPOSED SETBACK (VARIANCE REQ'D) 24' - 7 1/4" (7.500 m)
ATTACHED GARAGE PROPOSED SETBACK (VARIANCE REQ'D) 28' - 11 1/2" (8.827 m)
PROPOSED SEPTIC AREA
EG 88.58 m
RESIDENCE TO BE NO FURTHER THAN 50m FROM FRONT LOT LINE
SITE PLAN
PRELIM
SITE PLAN
Replacement Tree Plan Trees
(Approximate Locations; some adjustment in placement may be required)
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: 025-006-525
   LOT 2 SECTION 3 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP49662
   19355 2 Avenue

   (the "Land")

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

   (a) to reduce the minimum single family dwelling side yard setback (south) of the A-1 Zone from 9.5 metres to 7.5 metres to the principal building face;

   (b) to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the A-1 Zone from 9.5 metres to 8.8 metres to the accessory structure face;
(c) to increase the maximum farm residential footprint depth of A-1 Zone from 60 metres to 66 metres as measured from the front lot line; and

(d) to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.1 for a large ravine streamside setback on an agricultural lot created before 2016.

4. This development variance permit applies to only the portion of the Land shown on Schedule A.1 through Schedule A.2 (the " which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on Schedule A.1 through A.2, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

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

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


ISSUED THIS DAY OF , 20 .

____________________________________
Mayor – Brenda Locke

____________________________________
City Clerk – Jennifer Ficocelli
DVP 7922-0375-00

(a) to reduce the minimum single family dwelling side yard setback (south) of the A-1 Zone from 9.5 metres to 7.5 metres to the principal building face;

(b) to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the A-1 Zone from 9.5 metres to 8.8 metres to the accessory structure;

(c) to increase the maximum farm residential footprint depth of A-1 Zone from 60 metres to 66 metres as measured from the front lot line;
DVP 7922-0375-00

(d) to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.1 for a large ravine streamside setback on an agricultural lot created before 2016.
PROPOSAL:
- Rezoning from RF to CD
- Development Permit
to permit the development of a 6-storey residential apartment building.

LOCATION: 14488 105A Avenue
           14498 105A Avenue
           14500 105A Avenue
           14510 105A Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential
TCP DESIGNATION: Low to Mid Rise Residential
RECOMMENDATION SUMMARY

• Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

• Approval to draft Development Permit for Form and Character.

DEVIAION FROM PLANS, POLICIES OR REGULATIONS

• None.

RATIONALE OF RECOMMENDATION

• The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

• The proposal generally complies with the “Low to Mid Rise Residential” designation in the Guildford Plan.

• In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

• The proposed density and building form are appropriate for this part of Guildford and complies with the Development Permit (Form and Character) requirements in the OCP.

• The proposed buildings will achieve an attractive architectural built form utilizing high quality materials and contemporary lines. The street interface has been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.

• The proposed development is located within an Urban Centre and conforms with the goal of achieving higher density development near a transit corridor.

• 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.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft Development Permit No. 7923-0109-00 generally in accordance with the attached drawings (Appendix I).

3. 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-70 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 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

   (k) registration of a right-of-way for public rights-of-passage over the proposed plaza located at the northeast corner of the site.
SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>TCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Single family lots</td>
<td>Low to Mid Rise Residential</td>
<td>RF</td>
</tr>
<tr>
<td>North (Across 105A Avenue):</td>
<td>Single family lots</td>
<td>Low Rise Transition Residential</td>
<td>RF</td>
</tr>
<tr>
<td>East (Across future 145 Street):</td>
<td>Single family lot</td>
<td>School</td>
<td>RF</td>
</tr>
<tr>
<td>South:</td>
<td>Single family lots</td>
<td>Low to Mid Rise Residential</td>
<td>RF</td>
</tr>
<tr>
<td>West:</td>
<td>Single family lots under Development Application No. 7923-0284-00 for a 6-storey apartment (pre-Council)</td>
<td>Low to Mid Rise Residential</td>
<td>RF</td>
</tr>
</tbody>
</table>

Context & Background

- The subject site is a 4,545 square metre site, consisting of 4 properties, located on the south side of 105A Avenue, east of 144 Street and located within the Guildford Plan area.

- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the Guildford Plan area and is zoned “Single Family Residential Zone (RF)”.

- The existing dwellings currently have access from 105A Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 141 units, the applicant is proposing the following:
  - Rezoning the site from RF to CD (based on RM-70 Zone);
  - Consolidation of the existing 4 lots into 1 residential lot; and
  - Detailed Development Permit for Form and Character.

- The proposed development will consist of 141 residential dwelling units above two levels of underground parking.

- The following table provides specific details on the proposal:
Proposed

Lot Area

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area:</td>
<td>4,545 square metres</td>
</tr>
<tr>
<td>Road Dedication:</td>
<td>726 square metres</td>
</tr>
<tr>
<td>Net Site Area:</td>
<td>3,819 square metres</td>
</tr>
<tr>
<td>Number of Lots:</td>
<td>1</td>
</tr>
<tr>
<td>Building Height:</td>
<td>21 metres</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR):</td>
<td>2.45 (gross) and 2.9 (net)</td>
</tr>
</tbody>
</table>

Floor Area

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td>11,140 square metres</td>
</tr>
<tr>
<td>Commercial:</td>
<td></td>
</tr>
<tr>
<td>Total:</td>
<td>11,140 square metres</td>
</tr>
</tbody>
</table>

Residential Units:

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio:</td>
<td>50</td>
</tr>
<tr>
<td>1-Bedroom:</td>
<td>52</td>
</tr>
<tr>
<td>2-Bedroom:</td>
<td>25</td>
</tr>
<tr>
<td>3-Bedroom:</td>
<td>14</td>
</tr>
<tr>
<td>Total:</td>
<td>141</td>
</tr>
</tbody>
</table>

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 23 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

13 Elementary students at Hjorth Road Elementary School
6 Secondary students at Guildford Park Elementary 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 are expected to be constructed and ready for occupancy by mid-2027.
Parks, Recreation & Culture: Hawthorne Rotary Park is the closest active park with amenities including playgrounds, spray park, open space, trails and off-leash dog park, and is 200 metres walking distance from the development. The park also includes natural areas.

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:
  - construction of the south side of 105A Avenue to the local road standard; and
  - dedication and construction of the future 145 Street along the east property line to the half local road standard.

Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the Plan.

- According to industry standard rates, the proposal is anticipated to generate approximately one vehicle trip per minute in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City’s minimum threshold and complies with the Guildford Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall Plan area.
Transit

- The subject site is located within 450 metres of an existing Rapid Bus stop on 104 Avenue at 140 Street.

- The proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

Access and Parking

- Access to the subject site is proposed via 105A Avenue along the north property line.

- The applicant is proposing to provide a total of 169 stalls on-site, in accordance with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver’s Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP), which permits up to 2.5 FAR gross within Urban Centres.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  
  ▪ Growth Management
    ▪ Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.

- Centres, Corridors and Neighbourhoods:
  - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
  - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

- Ecosystems
  - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The property is designated “Low to Mid Rise Residential” in the Guildford Plan.

- The “Low to Mid Rise Residential” designation permits up to 2.25 FAR (gross). The designation supports up to 6 storeys.

- The applicant is proposing a gross density of 2.45 FAR, which exceeds the maximum permitted under the designation.

- The additional floor area has merit considering the proposed building is consistent with the intent of the “Low to Mid Rise Residential” designation and the 6-storey form envisioned within the designation.

- A re-designation will not be required, however, 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.

Themes/Objectives

- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the “core”) and existing single-family areas that will be retained at the periphery of the plan area.

- The development encourages a greater diversity of housing options for different family sizes, types and compositions.

- The Guildford Plan Housing Policy requires that a minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater. The intent is to provide a broader range of housing choice for a variety of family sizes, types as well as compositions.
• Staff note that the proposal generally addresses these family-oriented housing policies in the Guildford Plan by providing approximately 28% of the total dwelling units as two or more bedrooms and 10% of the dwelling units as three or more bedrooms.

**CD By-law**

• The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential apartment building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".

• A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>RM-70 Zone (Part 24)</th>
<th>Proposed CD Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Density:</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor Area Ratio:</td>
<td>1.50</td>
<td>2.9</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>33%</td>
<td>37%</td>
</tr>
<tr>
<td>Yards and Setbacks</td>
<td>7.5 metres</td>
<td>East: 5.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>West: 3.0 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>South: 3.6 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>North: 5.5 metres</td>
</tr>
<tr>
<td>Principal Building Height:</td>
<td>50 metres</td>
<td>21 metres</td>
</tr>
<tr>
<td>Permitted Uses:</td>
<td>• Multiple unit residential buildings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Ground-oriented Multiple Unit residential buildings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Child Care Centres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Multiple unit residential buildings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Ground-oriented Multiple Unit residential buildings</td>
<td></td>
</tr>
<tr>
<td>Amenity Space:</td>
<td></td>
<td>The proposed 217 square metres + CIL meets the Zoning Bylaw requirement.</td>
</tr>
<tr>
<td>Indoor Amenity:</td>
<td>423 square metres</td>
<td>The proposed 534 square metres exceeds the Zoning Bylaw requirement.</td>
</tr>
<tr>
<td>Outdoor Amenity:</td>
<td>423 square metres</td>
<td></td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Parking (Part 5)</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Stalls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential:</td>
<td>183</td>
<td>155</td>
</tr>
<tr>
<td>Residential Visitor:</td>
<td>28</td>
<td>14</td>
</tr>
<tr>
<td>Total:</td>
<td>212</td>
<td>169</td>
</tr>
<tr>
<td>Accessible:</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Bicycle Spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Secure Parking:</td>
<td>169</td>
<td>169</td>
</tr>
<tr>
<td>Residential Visitor:</td>
<td>6</td>
<td>12</td>
</tr>
</tbody>
</table>
• The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, minimum building setbacks and off-street parking requirements.

• The permitted land use is intended to accommodate the proposed 6-storey apartment building.

• If calculated on the net site area, the FAR is 2.9. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.9 (net) in the CD Bylaw.

• The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 37% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.

• The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

On-site Parking and Bicycle Storage

• The proposed development includes a total of 169 parking spaces consisting of 155 resident parking spaces and 14 parking spaces for visitors. In addition, the applicant will provide 4 accessible parking spaces.

• All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from 105A Avenue.

• The applicant is proposing to provide a minimum rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).

• Of the 169 parking stalls provided, 34 small car stalls, or 20% of the total number of parking spaces, are proposed. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.

• The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of all lot lines.

• The development will provide a total of 169 secure bicycle parking spaces in the underground parkade. This will exceed the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, which complies with the Zoning Bylaw requirement.
Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs for the residential units that comprise the floor area that is within the density permitted under the Guildford Plan designation (2.25 FAR gross). The current rate for Guildford is $2,227.85 per dwelling unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs as the development proposes an increase in density (2.45 FAR gross) above that permitted within the Guildford Plan designation (2.25 FAR gross). The current rate for Guildford is $239.82 per sq. m. of apartment residential floor area above that permitted under the Guildford Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,113.92 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. The contribution will be payable at Building Permit.

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

- Pre-notification letters were sent on May 3, 2024, and the Development Proposal Signs were installed on May 27, 2024. Staff received one response from a neighbouring resident (staff comments in italics):

  - One respondent expressed concern that the number of proposed parking stalls is inadequate and would lead to parking issues in the neighbourhood.
The proposed development includes a total of 169 parking spaces consisting of 155 resident parking spaces and 14 parking spaces for visitors.

The applicant is proposing to provide a minimum rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).

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 Guildford Plan.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Guildford Plan.

- The applicant has worked with staff to:
  - provide appropriate ground floor setbacks to accommodate robust planting and to ensure a consistent streetscape;
  - to appropriately screen the vehicle ramp with landscaping;
  - provide relief to the overall massing of the building;
  - provide appropriate step backs for level 6 on the north and east elevations to maintain a 5-storey visual expression along 105A Avenue and the future 145 Street; and
  - to refine the curvilinear language of the arches and building corners.

- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.

- The design responds to the 105A Avenue development scale pattern by stepping back the uppermost storey for relief. The recessed lobby breaks up the façade, creating visual interest and dynamism to the 105A Avenue frontage.

- The ground-floor units are oriented toward the street with usable semi-private outdoor space to help define the streetscape.

- The main building material is white brick and composite panel cladding, which provides a modern and unique building design.

- The building orientation provides appropriate urban edges on 105A Avenue and 145 Street while ensuring that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways as a means of CPTED.
• The applicant is proposing a unit mix of 50 studio units, 52 one-bedroom, 25 two-bedroom units and 14 three-bedroom units.

**Landscaping**

• The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

**Indoor Amenity**

• The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit and 4 square metres per micro unit. The applicant is not proposing micro-units.

• The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.

• Based upon the City’s Zoning Bylaw requirement, the proposed development must provide 423 square metres of indoor amenity space to serve the residents of the proposed 141-unit apartment building. Of this 423-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.

• The applicant proposes 217 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 423 square metre total indoor amenity space requirement for the project.

• The applicant has agreed to provide a monetary contribution of $207,000 (based on $3,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.

• The applicant is proposing indoor amenity on the ground floor, including a gym and function area.

**Outdoor Amenity**

• Based upon the City’s Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 423 square metres of outdoor amenity space to serve the residents of the proposed 141 units. The applicant is not proposing micro-units.

• The applicant is proposing 534 square metres of outdoor amenity, exceeding the minimum requirement.

• The applicant is proposing an outdoor amenity area at grade within the rear yard area.
- The amenities include a children’s play area, dog run, community garden boxes, an outdoor dining area and a lawn area.

- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

**Outstanding Items**

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214:2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, the ADP can be waived.

- There are a limited number of Urban Design items that remain outstanding and do not affect the project's overall character or quality. These generally include:

  - Coordinate all design drawings for accuracy and completeness;
  - Coordinate the ground floor unit doors and walkway access and locations;
  - Provide a comprehensive context plan showing future development.

- 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**

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

---

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

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
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<tbody>
<tr>
<td><em>Alder and Cottonwood Trees</em></td>
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<tr>
<td>Cottonwood</td>
<td>4</td>
<td>4</td>
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<tr>
<td><em>Deciduous Trees</em> (excl. Alder and Cottonwood Trees)</td>
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<td>Big Leaf Maple</td>
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<td>Bitter cherry</td>
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<td>Common Hazelnut</td>
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<td>Fig</td>
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<td>Horsechestnut</td>
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<td>Japanese Maple</td>
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<tr>
<td>Mountain Ash</td>
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The Arborist Assessment states that there are a total of 19 mature trees on the site, excluding Alder and Cottonwood trees. Four existing trees, approximately 17% of the total trees on the site, are Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal. The proposed tree removal and replacement was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 40 replacement trees on the site. Since the proposed 32 replacement trees can be accommodated on the site, the proposed deficit of 8 replacement trees will require an estimated cash-in-lieu payment of $4,400 representing $550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.

In addition to the replacement trees, boulevard street trees will be planted on 105A Avenue and 145 Street. This will be determined by the Engineering Department during the servicing design review process.

In summary, a total of 32 trees are proposed to be replaced on the site with an estimated contribution of $4,400 to the Green City Program.

The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar
DESIGN RATIONALE

Through initial meetings and discussions with Planning Staff, we have arrived at a concept design that follows the intent of the OCP Guidelines, while proposing some minor additions to the building form and details.

The building design is simple in form, maintaining an open and energy-efficient design for the residents. The proposed design features large windows, providing natural light and ventilation. The building is oriented to take advantage of the existing landscape.

The residential development provides high-quality accommodation and a ready mix of housing sizes. A variety of unit sizes are provided, including some affordable studio units.

A large receiving room opens onto the rear garden. The large rear garden provides additional outdoor living areas with high-quality vegetable gardens, play areas, and playgrounds creating a unique and inviting family-oriented community. All parking is hidden below grade with a landscaped deck above the site.

The use of the site is not a competitive one. The building is unique, but functional. The need for access to the balcony increases, the double-height entrance provides easy access. The interior spaces are well-lit and accessed through a series of stairs and landings. Materials and finishes are carefully selected to ensure durability and longevity.

The following visual cues for birds have been considered in the design:

- Increased greenery: incorporating effective use of green roofs to increase visibility.
- Increased roof edge: incorporating effective use of the roof edge to increase ventilation.
- Increased roof height: incorporating effective use of the roof height to increase ventilation.
- Increased roof overhang: incorporating effective use of the roof overhang to increase ventilation.
- Increased roof pitch: incorporating effective use of the roof pitch to increase ventilation.

PROJECT DATA

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EXTERIOR FINISH SAMPLE BOARD

DARK BROWN

WATERTIGHT

CONCRETE

OFF-WHITE CEMENTITIOUS BOARD
* DRAWING BASED ON CALCULATED LEGAL SUBDIVISION PLAN (MCLEAN LTD. MARCH 02, 2023)
NOTE: 100% of residential parking spaces and 5% of visitor parking spaces shall be equipped with an accessible outlet per the Zoning Bylaw.

All parking spaces comply with the minimum dimensions and dimensions per the Zoning Bylaw.
Gatehouse 105A Avenue Condos

Issued for Development Permit

Contact Information

VDZ+A

Other Key Contacts:

Gatehouse

Nick Bay Architecture

Legal Address and Description:

105A Avenue

Sheet List Table

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105A AVENUE

SITE PLAN OVERVIEW

LOCATION MAP

VDZ+A

COVER PAGE

DP2023-22
TO: Director, Development Planning, Planning and Development Department  
FROM: Development Process Manager, Engineering Department  
DATE: June 17, 2024  
PROJECT FILE: 7823-0109-00  

RE: Engineering Requirements  
Location: 14488 / 14498 / 14500 / 14510 - 105A Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements
- Dedicate 11.5 m towards 145 Street;
- Dedicate 3.0 m x 3.0 m corner at 105A Avenue and 145 Street; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services
- Construct the south side of 105A Avenue;
- Construct the west side of 145 Street;
- Construct/upgrade frontage mains to service the development site;
- Construct adequately-sized storm, sanitary and water service connections, complete with inspection chambers/water meters;
- Provide sanitary and storm catchment plans and resolve downstream constraints.
- Implement on-lot stormwater mitigation features; and
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Daniel Sohn, P.Eng.  
Development Process Manager

M51

NOTE: Detailed Land Development Engineering Review available on file
The proposed development of 141 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions. The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

School-aged children population projection

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School =</td>
<td>13</td>
</tr>
<tr>
<td>Secondary School  =</td>
<td>6</td>
</tr>
<tr>
<td>Total Students    =</td>
<td>19</td>
</tr>
</tbody>
</table>

Summary of Impact and Commentary

The NCP for the area calls for significant redevelopment located along 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 143% capacity. In the District's 2024/2025 Five Year Capital Plan, a new request for a 17-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education and Child Care has not approved funding for this request.

Guildford Park Secondary is currently operating at 132% and is projected to grow consistently. The development within the now approved NCP will likely change projections in the future. In May 2023, the District received capital funding approval from the Ministry of Education and Child Care to build a 450-capacity addition, targeted to open in the spring of 2028.

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

Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.
## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

<table>
<thead>
<tr>
<th>Surrey Project Number</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>14488, 14498, 14500 and 14510 105A Ave</td>
</tr>
<tr>
<td>Registered Arborist</td>
<td>Joey Banh</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Trees Identified</td>
<td>22</td>
</tr>
<tr>
<td>(On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td></td>
</tr>
<tr>
<td>Protected Trees to be Removed</td>
<td>22</td>
</tr>
<tr>
<td>Protected Trees to be Retained</td>
<td>0</td>
</tr>
<tr>
<td>(excluding trees within proposed open space or riparian areas)</td>
<td></td>
</tr>
<tr>
<td>Total Replacement Trees Required:</td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>4 one (1) = 4</td>
<td></td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>18 two (2) = 36</td>
<td></td>
</tr>
<tr>
<td>Replacement Trees Proposed</td>
<td>32</td>
</tr>
<tr>
<td>Replacement Trees in Deficit</td>
<td>8</td>
</tr>
<tr>
<td>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Off-Site Trees</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Off-Site Trees to be Removed</td>
<td>3</td>
</tr>
<tr>
<td>Total Replacement Trees Required:</td>
<td></td>
</tr>
<tr>
<td>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>0 one (1) = 0</td>
<td></td>
</tr>
<tr>
<td>- All other Trees Requiring 2 to 1 Replacement Ratio</td>
<td></td>
</tr>
<tr>
<td>3 two (2) = 6</td>
<td></td>
</tr>
<tr>
<td>Replacement Trees Proposed</td>
<td>0</td>
</tr>
<tr>
<td>Replacement Trees in Deficit</td>
<td>6</td>
</tr>
</tbody>
</table>

Summary, report and plan prepared and submitted by

Signature of Arborist

March 19, 2024
Arborist Notes for OS01:
- any works within 2m of the TPZ must be conducted under arborist supervision.

NOTES
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. The tree diameter is added to the graphic tree protection circle to accommodate the survey point being in the center of the tree.
4. No work is permitted within the Tree Protection Zone with the exception of invs. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m zone No Build Zone does not allow for any building or excavation. Excavation is permitted within the tree area under the direct supervision of an arborist.
6. Drainage works such as curb, gutter, and associated plumbing or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners’ Registered Professional Land Surveyor (B.C.) and layout drawings provided by the owner’s Engineer (F. Eng).
8. This plan is provided for content only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.
CITY OF SURREY

BYLAW NO. 21303

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:

   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

   as follows:

   (a) by creating a new Comprehensive Development Zone 227 (CD 227), attached as Appendix "A" and forming part of this bylaw;
   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
        FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
        TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 227" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No</th>
<th>Replaces Bylaw No</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 227&quot;</td>
<td>(a) 14488 - 105A Avenue</td>
<td>(a) Lot 70, Plan 31594</td>
<td>21303</td>
<td>N/A''</td>
</tr>
<tr>
<td></td>
<td>(b) 14498 - 105A Avenue</td>
<td>(b) Lot 71, Plan 31594</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) 14500 - 105A Avenue</td>
<td>(c) Lot 72, Plan 31594</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) 14510 - 105A Avenue</td>
<td>(d) Lot 73, Plan 31594</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 227 (CD 227), Bylaw, 2024, No. 21303".

PASSED FIRST READING on the th day of , 20 .
PASSED SECOND READING on the th day of , 20 .
PASSED THIRD READING on the th day of , 20 .
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

__________________________ MAYOR

__________________________ CLERK
In this Comprehensive Development Zone 227 (CD 227), **Part 24, Multiple Residential 70 Zone (RM-70)**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the “Zoning By-law”) apply to the following lands:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>14488 - 105A Avenue</td>
<td>Lot 70 Section 19 Block 5 North Range 1 West</td>
<td>006-617-719</td>
</tr>
<tr>
<td></td>
<td>NWD Plan 31594</td>
<td></td>
</tr>
<tr>
<td>14498 - 105A Avenue</td>
<td>Lot 71 Section 19 Block 5 North Range 1 West</td>
<td>006-617-751</td>
</tr>
<tr>
<td></td>
<td>NWD Plan 31594</td>
<td></td>
</tr>
<tr>
<td>14500 - 105A Avenue</td>
<td>Lot 72 Section 19 Block 5 North Range 1 West</td>
<td>004-843-185</td>
</tr>
<tr>
<td></td>
<td>NWD Plan 31594</td>
<td></td>
</tr>
<tr>
<td>14510 - 105A Avenue</td>
<td>Lot 73 Section 19 Block 5 North Range 1 West</td>
<td>006-617-794</td>
</tr>
<tr>
<td></td>
<td>NWD Plan 31594</td>
<td></td>
</tr>
</tbody>
</table>

(collectively the "Lands")

**except as follows:**

1. **Intent**
   Delete Section "A. Intent" and replace it with a new Section "A. Intent." as follows:
   "**A. Intent**
   This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, medium rise, multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design."

2. **Density**
   Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:
   "**D. Density**
   1. **Maximum Density:**
      Maximum density shall be as follows:
      (a) 1 dwelling unit; and
      (b) The lesser of floor area ratio of 0.1 or building area of 300 sq. m.
   2. **Permitted Density Increases:**
      If amenity contributions are provided in accordance with Schedule G, density may be increased as follows:
      (a) Maximum floor area ratio of 2.9 excluding:
      i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
      ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.4. of this Zone)."

3. **Lot Coverage**
   Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:
   "**E. Lot Coverage**
   The maximum lot coverage for all buildings and structures shall be 37."
4. **Yards and Setbacks**
Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. Yards and Setbacks
Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>USES: Principal and Accessory Buildings and Structures</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Yard</td>
<td>5.5 m</td>
</tr>
<tr>
<td>West Yard</td>
<td>3.0 m</td>
</tr>
<tr>
<td>South Yard</td>
<td>3.6 m</td>
</tr>
<tr>
<td>North Yard</td>
<td>5.5 m</td>
</tr>
</tbody>
</table>

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, parking-underground may be located up to 0.5 m of any lot line.

2 Notwithstanding the definition of setback in Part 1, Definitions, roof overhangs, vertical fins, balconies and canopies may encroach up to 2.0 m into the required setbacks.

3 Notwithstanding Section B.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the setbacks."

5. **Height of Buildings**
Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"G. Height of Buildings
1. **Principal Buildings:**
   Principal building height shall not exceed 21 m.
2. **Accessory Buildings:**
   Accessory building height shall not exceed 4.5 m.
3. **Structures:**
   Structure height shall not exceed 4.5 m."

6. **Off-Street Parking and Loading/Unloading**
Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"H. Off-Street Parking and Loading/Unloading
1. **Parking Calculations:**
   Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
   (a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident parking spaces shall be provided at a rate of 1.1 parking spaces per dwelling unit and visitor parking spaces shall be provided at a rate of 0.1 parking space per dwelling unit.

2. **Tandem Parking:**
   Tandem parking is not permitted.
3. **Underground Parking:**
   All required resident parking spaces shall be provided as parking - underground.
4. **Bicycle Parking:**
   A secure bicycle parking area shall be provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building."
PROPOSAL:
- NCP Amendment from High Density Cluster to Medium High Density
- Rezoning from A-1 to RM-30
- Development Permit
- Development Variance Permit

to permit the development of 29 townhouse units.

LOCATION: 17660 - 92 Avenue

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: High Density Cluster 10-15
RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

- Approval to draft Development Permit for Form and Character.

- Approval for Development Variance Permit to proceed to Public Notification.

- Approval to reduce outdoor amenity space.

- Approval to eliminate indoor amenity space.

DEVIAION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the Anniedale Tynehead NCP to redesignate the subject site from High Density Cluster to Medium High Density.

- The applicant is requesting variances to the east (front) and west (rear) yard setbacks and to increase the percentage of back-to-back townhouse units.

- The applicant is proposing to vary Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development from 74 square metres to 0 square metres.

RATIONALE OF RECOMMENDATION

- The subject site is approximately 1-acre in size and is being developed in conjunction with neighbouring application No. 7920-0278-00 to the south and east, which is dedicating considerable open space consistent with the cluster designation in the Anniedale-Tynehead NCP. The proposed townhouse form of development is also consistent with the cluster designation in the NCP.

- 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.

- The proposed townhouses achieves an attractive form, which utilizes high quality materials.

- In October 2023, Council approved housekeeping amendments to the Zoning by-law No. 12000, which introduced new requirements for townhouse units in a back-to-back configuration. Back-to-back townhouses were limited to a maximum of 20% of all dwelling units on a lot, and the indoor amenity space requirement was increased from 3 sq.m per dwelling unit to 6 sq.m per dwelling unit for townhouse units in a back-to-back configuration (Corporate Report 2023 – No. R161). The subject application was in process with considerable site planning work already underway prior to these new requirements being introduced.
• The applicant is proposing 3-square metres of outdoor amenity space per townhouse unit, consistent with the outdoor amenity requirements for other, non back-to-back, townhouse unit types in the Zoning By-law and will provide a cash-in-lieu contribution in accordance with City Policy for the remaining deficiency.

• The subject site has challenging grading conditions. The elimination of an indoor amenity building on the site reduces the overall building footprint allowing the site plan to respond more sensitively to the grading conditions. The applicant will provide a cash-in-lieu contribution, in lieu of on-site indoor amenity space, in accordance with the City policy.

• The Zoning By-law required on-site indoor amenity space for 29 townhouse units is 87 square metres (940 sq.ft), which would be a relatively small space to program effectively. This site is also located approximately 600 metres from a future community centre in the Anniedale-Tynehead plan.

• This application is proceeding concurrently with Development Application No. 7920-0278-00, which proceeded to Council on May 27, 2024. Both applications will require final approval concurrently to address servicing requirements.
RECOMMENDATION

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)".

2. Council authorize staff to draft Development Permit No. 7922-0126-00 generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.

3. Council approve Development Variance Permit No. 7922-0126-00(Appendix VI) varying the following, to proceed to Public Notification:

   (a) to reduce the minimum rear (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;

   (b) to reduce the minimum front (east) yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face for Buildings 2 and 4;

   (c) to increase the maximum percentage of back-to-back units from 20% to 21% in the “Multiple Residential Zone (30) Zone (RM-30)”

   (d) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development under Section B.6(b) of Part 4, “General Provisions” of the Surrey Zoning By-law from 74 square metres to 0 square metres.

4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 105 square metres to 89 square metres.

5. 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) approval from the Ministry of Transportation & Infrastructure;

   (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department including retaining walls, and site grading;

   (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
(h) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant with Geotechnical Report attached;

(i) 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;

(j) provision of a cash-in-lieu contribution to satisfy the elimination of indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption

(k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(l) completion of the acquisition and subdivision (consolidation) of the remnant Lot 4 (17696 – 92 Avenue) to the immediate east;

(m) the applicant adequately address the impact of reduced outdoor amenity space;

(n) 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;

(o) 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

(p) concurrent final approval of neighbouring Development Application No. 7920-0278-00.

6. Council pass a resolution to amend the Anniedale Tynehead Neighbourhood Concept Plan (NCP) to redesignate the subject site from High Density Cluster 10-15 to Medium High Density 15 - 30 when the project is considered for final adoption (Appendix V).
SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>NCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Single family dwelling.</td>
<td>High Density Cluster</td>
<td>A-1</td>
</tr>
<tr>
<td>North (Across 92 Avenue):</td>
<td>Single family dwelling on acreage.</td>
<td>Medium High Density</td>
<td>RA</td>
</tr>
<tr>
<td>East and South</td>
<td>Vacant lots under Development Application No. 7920-0278-00 (Third Reading).</td>
<td>High Density Cluster High Density Cluster (Green Space Transfer), Trail, Pond and Pond Buffer</td>
<td>A-1</td>
</tr>
<tr>
<td>West:</td>
<td>Vacant (MOTI owned).</td>
<td>High Density Cluster and High Density Cluster (Green Space Transfer)</td>
<td>A-1</td>
</tr>
</tbody>
</table>

Context & Background

- The subject site is a single property and is approximately 4,045 square metres in size. The site is designated Urban in the OCP and zoned “General Agriculture Zone (A-1)” in the Zoning Bylaw. The site is designated “High Density Cluster 10 – 15” in the Anniedale-Tynehead NCP.

- The subject property is developing alongside Development Application No. 7920-0278-00 to the immediate east and south. Development Application No. 7920-0278-00 will create a 592 square metre remnant lot (Lot 4) which is proposed to be rezoned as RM-30. The subject site will need to acquire and consolidate the remnant Lot 4 to the immediate east to create a 4,452 square metre site. Due to site grading and access issues, the access to the subject site will be from the new Azalea Road through this remnant lot.

- To the west of the subject site is a vacant lot (17616 – 92 Avenue) owned by the Ministry of Transportation and Infrastructure (MOTI). MOTI is in the process of determining if this lot is surplus to their requirements and can be offered for sale to the applicant to include into the subject application at a future time.

- If the adjacent MOTI parcel is consolidated into the subject property, the applicant will be required to amend their application and accordingly.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
  - Rezoning from “General Agriculture Zone (A-1)” to ”Multiple Residential 30 Zone (RM-30)”;
  - Proposed NCP amendment from “High Density Cluster” to “Medium High Density”;
  - Development permit to allow for the construction of 29 townhouse units; and
o DVP to reduce rear (west) and front (east) yard setbacks, to increase the percentage of back-to-back units, and to eliminate on site indoor amenity space requirements.

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Proposed Consolidated site with Remnant Lot to the West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Site Area:</td>
<td>4,591 square metres</td>
</tr>
<tr>
<td>Road Dedication:</td>
<td>127 square metres</td>
</tr>
<tr>
<td>Undevelopable Area:</td>
<td>nil</td>
</tr>
<tr>
<td>Net Site Area:</td>
<td>4,424 square metres</td>
</tr>
<tr>
<td>Number of Lots:</td>
<td>1</td>
</tr>
<tr>
<td>Building Height:</td>
<td>12 metres</td>
</tr>
<tr>
<td>Unit Density:</td>
<td>65 u.p.ha.</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR):</td>
<td>1.00</td>
</tr>
<tr>
<td>Floor Area</td>
<td></td>
</tr>
<tr>
<td>Residential:</td>
<td>4,424 square metres</td>
</tr>
<tr>
<td>Commercial:</td>
<td>0</td>
</tr>
<tr>
<td>Total:</td>
<td>4,424 square metres</td>
</tr>
<tr>
<td>Residential Units:</td>
<td></td>
</tr>
<tr>
<td>Studio:</td>
<td>0</td>
</tr>
<tr>
<td>1-Bedroom:</td>
<td>0</td>
</tr>
<tr>
<td>2-Bedroom:</td>
<td>0</td>
</tr>
<tr>
<td>3-Bedroom:</td>
<td>29 (Unit 29 includes an additional flex room)</td>
</tr>
<tr>
<td>Total:</td>
<td>29</td>
</tr>
</tbody>
</table>

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 26 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

14 Elementary students at Serpentine Heights Elementary School
8 Secondary students at North Surrey 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 are expected to be constructed and ready for occupancy by summer of 2026.
Parks, Recreation & Culture:  Parks has no concerns about the project.  The closest future active park is proposed to be 600 metres away, and the closest natural area is proposed to be 250 metres away.

Ministry of Transportation & Infrastructure (MOTI):  A Traffic Impact Assessment is required for this development alongside the development to the east (7920-0278-00).

Transportation Considerations

- The applicant will be required to provide the following road improvements to service the subject proposal:
  o Dedication and construction of the south side of 92 Avenue to the collector road standard; and
  o Dedication and construction of the west side of a new road, Azalea Drive, to the local road standard.

- The subject proposal is anticipated to generate approximately one vehicle every three to four minutes in the peak hour, based on industry standard rates. A site-specific transportation impact analysis (“TIA”) was not required by the Engineering Department as the proposal is below the City’s requirement threshold. However, the applicant will be required to provide a TIA to MOTI to satisfy Ministry requirements.

- A total of 64 parking spaces are required to be provided on site, per the Zoning Bylaw. The applicant is proposing to provide a total of 64 parking spaces, meeting the Zoning Bylaw requirements.

- Access to the site is proposed via Azalea Drive.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated "General Urban" in the Regional Growth Strategy (RGS).

- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP).

- In accordance with the OCP, the Urban designation will support a maximum unit density of 72 units per hectare (30 units per acre) in approved Secondary Plan areas. As a result, the existing Urban designation can accommodate the proposed townhouse development.
Secondary Plans

Land Use Designation

- The subject property is designated “High Density Cluster” in the Anniedale-Tynehead NCP. The applicant proposed to amend the site to “Medium High Density”.

Amendment Rationale

- The proposed development was part of a consolidation area in the Anniedale Tynehead NCP, however, the owner of the subject site and consolidated development to the south and east (7922-0126-00) have decided to each develop independently. As a result, there is no opportunity to cluster the proposed development on the site to achieve the allowable density of the High Density Cluster designation.

- The proposed amendment will allow the subject development to achieve a similar density and townhouse form to the phased townhouse development to the south and east.

- Due to grading and a required access point to the east, the proposed layout and density is the most efficient layout while providing for a reduced but reasonably sized outdoor amenity area.

- 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.

Themes/Objectives

- The proposal is consistent with the following OCP objective:
  
  o Provide a variety of housing types, densities, and forms to accommodate a range of lifestyle and housing choices for people across the spectrum of family type, age, and income levels.

  *(The applicant is proposing 29 townhouse units, that will support housing choice for families who will be relocating to the Anniedale-Tynehead area).*

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)".

- 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)" and parking requirements.
### RM-30 Zone (Part 22)

<table>
<thead>
<tr>
<th></th>
<th>Permitted and/or Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Density:</strong></td>
<td>75 u.p.ha.</td>
<td>65 u.p.ha.</td>
</tr>
<tr>
<td><strong>Floor Area Ratio:</strong></td>
<td>1.0 (Net)</td>
<td>1.00</td>
</tr>
<tr>
<td><strong>Lot Coverage:</strong></td>
<td>45%</td>
<td>36%</td>
</tr>
</tbody>
</table>

### Yards and Setbacks

<table>
<thead>
<tr>
<th></th>
<th>North (flanking side yard)</th>
<th>East (front)</th>
<th>South</th>
<th>West (rear)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4.5 m.</td>
<td>4.5 m.</td>
<td>6.0 m.</td>
<td>6.0 m.</td>
</tr>
<tr>
<td></td>
<td>6.5 m.</td>
<td>3.0 m. *</td>
<td>6.0 m.</td>
<td>3.0 m. *</td>
</tr>
</tbody>
</table>

### Height of Buildings

<table>
<thead>
<tr>
<th></th>
<th>Principal buildings:</th>
<th>Accessory buildings:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>13 m.</td>
<td>12 m.</td>
</tr>
<tr>
<td></td>
<td>11 m.</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Amenity Space

<table>
<thead>
<tr>
<th></th>
<th>Indoor Amenity:</th>
<th>Outdoor Amenity:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>29 units x 3 square metres = 87 square metres</td>
<td>23 units x 3 square metres + 6 back to back units x 6 square metres = 105 square metres</td>
</tr>
<tr>
<td></td>
<td>0 square metres plus CIL*</td>
<td>The proposed 89 m² does not meet the Zoning By-law requirement. CIL proposed.</td>
</tr>
</tbody>
</table>

### Parking (Part 5)

<table>
<thead>
<tr>
<th></th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of Stalls</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential:</td>
<td>58</td>
<td>58</td>
</tr>
<tr>
<td>Residential Visitor:</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Total:</td>
<td>64</td>
<td>64</td>
</tr>
<tr>
<td>Tandem (%):</td>
<td></td>
<td>24%</td>
</tr>
</tbody>
</table>

*proposed variance.

### Proposed Variances

- The applicant is requesting the following variances:
  - to reduce the minimum west (rear) yard setback of the RM-30 Zone from 6.0 metres to 3.0;
  - to reduce the minimum east (front) yard setback of the RM-30 Zone from 4.5 metres to 3.0;
  - to increase the maximum percentage of back-to-back units from 20% to 21% in the “Multiple Residential Zone (30) Zone (RM-30)”; and
  - to eliminate the indoor amenity space required for a 29-unit townhouse development by reducing the minimum on site indoor amenity space before cash-in-lieu may be applied under Section B.6(b) of Part 4, “General Provisions” of the Surrey Zoning By-law from 74 square metres to 0 square metres.
• The proposed rear yard setback variance is for a side of unit condition (not impacting functional back yard space) and allows for a more efficient layout, while still providing for sufficient private outdoor space.

• The proposed front (east) yard setback variance is for a side of unit condition and allow for a more efficient layout. The reduced setback will still include landscaping along the street (Azalea Drive) including 3 trees to provide screening.

• In October 2023, Council approved housekeeping amendments to the Zoning by-law No. 12000, which introduced new requirements for townhouse units in a back-to-back configuration. Back-to-back townhouses were limited to a maximum of 20% of all dwelling units on a lot, and the indoor amenity space requirement was increased from 3 sq.m per dwelling unit to 6 sq.m per dwelling unit for townhouse units in a back-to-back configuration (Corporate Report 2023 – No. R161). The subject application was in process with considerable site planning work already underway prior to these new requirements being introduced.

• The proposed increase in percentage of back-to-back units is minor (1% above allowed amount). As back-to-back units need to be paired there is no way to eliminate a single back-to-back unit.

• The applicant is proposing 3-square metres of outdoor amenity space per townhouse unit, consistent with the outdoor amenity requirements for other, non-back-to-back, townhouse unit types in the Zoning By-law and will provide a cash-in-lieu contribution in accordance with City Policy for the remaining deficiency.

• The subject site has challenging grading conditions. The elimination of an indoor amenity building on the site reduces the overall building footprint allowing the site plan to respond more sensitively to the grading conditions. The applicant will provide a cash-in-lieu contribution, in lieu of on-site indoor amenity space, in accordance with the City policy.

• The Zoning By-law required on-site indoor amenity space for 29 townhouse units is 87 square metres (940 sq.ft), which would be a relatively small space to program effectively. This site is also located approximately 600 metres from a future community centre in the Anniedale-Tynehead NCP.

• The units in the proposed development are large with the smallest unit being 132 square metres and the largest units being 220 square metres.

• 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. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- 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 Building Permit Issuance. The current rate is $2,227.85 per new unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

- 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 for Guildford is $16,708.86 per townhouse unit.

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 $1,113.92 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.

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

- Pre-notification letters were sent on April 5, 2024, and the Development Proposal Signs were installed in September 2022. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- Although the project is along a slope, the grade of the slope does not trigger a Hazard Lands (Steep Slope) Development Permit as it does not exceed 20% gradient across the site. Staff will however require that a geotechnical report is submitted and reviewed.

- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.
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 Anniedale-Tynehead Neighbourhood Concept Plan (NCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).

- The applicant has worked with staff to incorporate the remnant lot to the east (portion of 17696 - 92 Avenue, under Application No. 7920-0278-00) to provide access to the site.

- The project includes retaining walls along many of the property lines and the applicant will be required to continue to refine the site grading prior to Final Adoption.

- The applicant proposes to construct a 29-unit, townhouse development consisting of six (6) building containing between three (3) to seven (7) units each. One (1) drive aisle connection is proposed from the east along Azalea Drive.

- Materials and colours for the townhouses are primarily various shades of grey hardiboard with white and brown accents. The lower levels of the units are clad with brick.

- Due to grading, Buildings 5 and 6 are four-storey buildings. The applicant will need to retain a code consultant to ensure these buildings are designed to meet both Fire and BC Building Code requirements for 4-storey buildings. All other buildings are 3-storey buildings.

Back-to-Back Units

- Proposed Building 3 includes six (6) back-to-back units which comprise approximately 20.7% of the total units and will require a variance to increase from the maximum 20% allowed (see variance section).

- The proposed back-to-back units will each include a large, 44 to 51 square metre, private rooftop patio area.

Landscaping and Retaining Walls

- The applicant proposes to plant 27 trees and no trees are to be retained. The proposed replacement trees include maples and dogwood. A row of nine trees is proposed along the south property line to provide some screening of the proposed units.

- Substantial shrub planting is proposed to complement the tree planting around the site.

- Retaining walls are proposed along the east, south and west property lines. The applicant has been able to reduce the wall heights, so most walls are under 1-metre in height.

Amenity Spaces
• The RM-30 Zone requires 3 sq.m of indoor amenity space per dwelling unit for a total requirement of 87 square metres (for 29 proposed townhouse units). In addition, as per Part 4 (General Provisions) of the Zoning Bylaw, a minimum of 74 square metres of indoor amenity space must be provided on site before cash-in-lieu of amenity space can be considered. The applicant is proposing to provide no indoor amenity space and will address the shortfall in indoor amenity space with a cash-in-lieu contribution of $87,000 (based on $3,000 per unit) in accordance with City policy.

• As per the Zoning Bylaw, a total of 105 square metres of outdoor amenity space is required for the 23 standard townhouse units and 6 townhouse units in a back-to-back configuration. The applicant proposes 89 square metres of outdoor amenity space which results in a shortfall of 16 square metres. The applicant will address the deficiency through a cash-in-lieu contribution in accordance with City Policy.

• The proposed 89-square metre outdoor amenity area is located within the centre of the site to the east of Building 4. The amenity area includes benches and a children’s play structure.

Outstanding Items

• The applicant will continue to work with staff to ensure appropriate on-site grading/retaining wall treatments to ensure an appropriate interface with the proposed townhouse development to the south.

TREES

• Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associated Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alder and Cottonwood Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alder</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cottonwood</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Deciduous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deodar Cedar</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Douglas Fir</td>
<td>7</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Western Hemlock</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Shore Pine</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Total (excluding Alder and Cottonwood Trees)</td>
<td>14</td>
<td>14</td>
<td>0</td>
</tr>
</tbody>
</table>

Total Replacement Trees Proposed
(excluding Boulevard Street Trees) 27
Total Retained and Replacement Trees Proposed | 27
---|---
Estimated Contribution to the Green City Program | $550

- The Arborist Assessment states that there are a total of 14 mature trees on the site, with no Alder and Cottonwood trees. The applicant proposes to not retain any trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 28 replacement trees on the site. Since the proposed 27 replacement trees can be accommodated on the site, the proposed deficit of 1 replacement trees will require an estimated cash-in-lieu payment of $550, representing $550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 92 Avenue. 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 maples and dogwood.

- In summary, a total of 27 trees are proposed to be replaced on the site with an estimated contribution of $550 to the Green City Program.

- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V. NCP Plan
Appendix VI. Development Variance Permit No. 7922-0126-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development
TO: Director, Area Planning & Development  
- North Surrey Division  
Planning and Development Department

FROM: Manager, Development Services, Engineering Department

DATE: April 29, 2024  
PROJECT FILE: 7822-0126-00

RE: Engineering Requirements  
Location: 17660 92 Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements
- Dedicate 1.942 m along 92 Avenue.  
- Secure Azalea Drive from neighbouring property.  
- Secure 3.0 x 3.0 m corner cut at the intersection of 92 Avenue and Azalea Drive.  
- Register 0.50 m SRW along both road frontages.  
- Secure off-site SRWs as required to service the site.

Works and Services
- Construct south side of 92 Avenue.  
- Construct west side of Azalea Drive.  
- Construct 300 mm water main along 92 Avenue.  
- Construct 200 mm water main along Azalea Drive.  
- Construct sanitary mains along both frontages.  
- Secure downstream infrastructure for sanitary and drainage as per the NCP.  
- Provide storm, sanitary, and water services.  
- Register RC for the on-site storm water mitigation features as required.  
- Register RC for the on-site water quality treatment as required.

A Servicing Agreement is required prior to Rezone/Subdivision. Downstream sanitary and drainage infrastructure must be secured prior to Final Adoption.

DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.  
Manager, Development Services

NOTE: Detailed Land Development Engineering Review available on file
The proposed development of 29 Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

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

#### School-aged children population projection

| Population | 26 |

#### Projected Number of Students From This Development In:

<table>
<thead>
<tr>
<th>School Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>14</td>
</tr>
<tr>
<td>Secondary School</td>
<td>8</td>
</tr>
<tr>
<td>Total Students</td>
<td>22</td>
</tr>
</tbody>
</table>

#### Current Enrolment and Capacities:

##### Serpentine Heights Elementary

<table>
<thead>
<tr>
<th>Enrolment</th>
<th>Operating Capacity</th>
<th># of Portables</th>
</tr>
</thead>
<tbody>
<tr>
<td>399</td>
<td>434</td>
<td>0</td>
</tr>
</tbody>
</table>

##### North Surrey Secondary

<table>
<thead>
<tr>
<th>Enrolment</th>
<th>Operating Capacity</th>
<th># of Portables</th>
</tr>
</thead>
<tbody>
<tr>
<td>1428</td>
<td>1175</td>
<td>9</td>
</tr>
</tbody>
</table>

Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

This school will serve the future Anniedale/Tynehead community. The District recognizes that enrolment will go up once the Anniedale/Tynehead NCP gets underway and the has submitted as part of the 2024/2025 Five Year Capital Plan submission to the Ministry of Education and Child Care, to build a new 612 capacity elementary school in the area. This project has not been approved by the Ministry as of yet.

North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is conservative. As part of the 2024/2025 Five year Capital Plan submission to the Ministry of Education and Child Care, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

### Enrolment Projections

#### Serpentine Heights Elementary

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

Note: This report is provided in the months of October, November and December; the 10-year projections are out of date and will be updated in January of next year.

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

Note: This report is provided in the months of October, November and December; the 10-year projections are out of date and will be updated in January of next year.
Table 1: Summary of Tree Preservation by Tree Species:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alder and Cottonwood Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alder/ Cottonwood</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Deciduous Trees (excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cedar, Deodar</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Douglas-fir</td>
<td>7</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Hemlock, Western</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Pine, Shore</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Redcedar, Western</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>14</strong></td>
<td><strong>14</strong></td>
<td><strong>0</strong></td>
</tr>
<tr>
<td>Additional Trees in the proposed Open Space / Riparian Area</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Total Replacement Trees Proposed</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Boulevard Street Trees)</td>
<td></td>
<td></td>
<td>27</td>
</tr>
<tr>
<td><strong>Total Retained and Replacement Trees</strong></td>
<td></td>
<td></td>
<td>27</td>
</tr>
</tbody>
</table>
## Tree Preservation Summary

Surrey Project No: 22-0126-00  
Address: 17660 – 92 Avenue  
Registered Arborist: Elvis Truong PN-9567A

### On-Site Trees

<table>
<thead>
<tr>
<th>Protected Trees Identified</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>14</td>
</tr>
</tbody>
</table>

### Protected Trees to be Removed

<table>
<thead>
<tr>
<th>Total Replacement Trees Required:</th>
</tr>
</thead>
</table>
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  0 X one (1) = 0 |
| - All other Trees Requiring 2 to 1 Replacement Ratio  
  14 X two (2) = 28 |

### Replacement Trees Proposed

<table>
<thead>
<tr>
<th>Replacement Trees in Deficit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

### Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]

<table>
<thead>
<tr>
<th>NA</th>
</tr>
</thead>
</table>

### Off-Site Trees

<table>
<thead>
<tr>
<th>Protected Off-Site Trees to be Removed</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
</tr>
</tbody>
</table>

### Total Replacement Trees Required:

<table>
<thead>
<tr>
<th>Replacement Trees Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Replacement Trees in Deficit</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
</tr>
</tbody>
</table>

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.  
Signature of Arborist: Date: June 18, 2024
NCP Amendment for from High Density Cluster 10-15 to Medium High Density 15 – 30
CITY OF SURREY
(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0126-00

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: 011-389-036
   Lot 2 Section 32 Township 8 New Westminster District Plan 9215
   17660 92 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:

   (a) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east (front) yard setback is varied from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;
(b) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west (rear) yard setback is varied from 6.0 metres to 3.0 metres to the principal building face;

(c) In Section J.4 Special Regulations of Part 22 "Multiple Residential 30 Zone (RM-30)" to increase the maximum percentage of back-to-back units from 20% to 21%); and

(d) In Section B.6(b) of Part 4 “General Provisions” the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development is reduced from 74 square metres to 0 square metres.

5. The siting of buildings and structures shall be in accordance with the drawings numbered Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.


ISSUED THIS DAY OF , 20 .

____________________________________
Mayor – Brenda Locke

____________________________________
City Clerk and Director Legislative Services
Jennifer Ficocelli
In Section B.6(b) of Part 4 “General Provisions” the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development is reduced from 74 square metres to 0 square metres.

In Section F. Yards and Setbacks of Part 22 “Multiple Residential 30 Zone (RM-30)”, the minimum east (front) yard setback is varied from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;

In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west (rear) yard setback is varied from 6.0 metres to 3.0 metres to the principal building face.

In Section J.4 Special Regulations of Part 22 "Multiple Residential 30 Zone (RM-30)", to increase the maximum percentage of back-to-back units from 20% to 21%";
CITY OF SURREY

BYLAW NO. 21304

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)
TO: MULTIPLE RESIDENTIAL 30 ZONE (RM-30)

PID: 011-389-036
Lot 2 Section 32 Township 8 New Westminster District Plan 9215
(17660 – 92 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21304".

PASSED FIRST READING on the th day of , 20 .
PASSED SECOND READING on the th day of , 20 .
PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____________________________ MAYOR

_____________________________ CLERK
PROPOSAL:

- Development Permit for Sensitive Ecosystems (Streamside and Green Infrastructure)
- Development Variance Permit

To permit construction of a significant temple addition and extension of the parking lot.

LOCATION: 8321 140 Street
(8323 140 Street)
(8325 140 Street)

ZONING: PA-2

OCP DESIGNATION: Suburban
RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the maximum height requirements of the “Assembly Hall 2 Zone (PA-2)”.

RATIONALE OF RECOMMENDATION

- The applicant proposes a major addition to the existing Sri Lakshmi Narayan Mandir temple building on 140 Street. The applicant proposes demolition of buildings on the northwest corner of the site and extension of the parking lot to address increased parking requirements.

- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside and Green Infrastructure).

- The applicant proposes a variance to reduce the streamside setback for a red-coded watercourse on the south-abutting property (8233 140 Street) to the property line. The Sensitive Ecosystem Development Permit (SEDP) does not propose protection measures for this feature, as the proposed development is outside of the streamside protection area and given that the watercourse is located on an adjacent site and buffered from the subject property by an existing driveway.

- The on-site streamside setback area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity.

- The City’s Green Infrastructure Network (GIN) overlaps with the BC Hydro transmission Right-of-way on the property and active potions of the parking lot. The project Qualified Environmental Professional (QEP) proposes landscaping across the parking lot to mitigate the existing uses and add some ecosystem value.

- The proposed addition includes new and relocated rooftop domes, which require a variance for height. The domes are characteristic of mandir buildings and permit more spacious and ornate assembly areas.

- The dome structures are a significant religious and heritage motif, and the proposed height would be similar to the height of the existing building on the property.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0236-00 (Appendix II) varying the following, to proceed to Public Notification:
   
   (a) to increase the maximum building height of the PA-2 Zone allowed from 9 metres to 21.5 metres as measured to the peak of a rooftop dome; and
   
   (b) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 10 metres as measured from top-of-bank.

2. Council authorize staff to draft Development Permit No. 7923-0236-00 for Sensitive Ecosystems (Streamside and Green Infrastructure) generally in-accordance with Appendix I.

3. Council instruct staff to resolve the following issues prior to final approval:
   
   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
   
   (b) submission of a finalized landscaping plan and landscaping cost estimate, satisfying the deficiency in tree replacement on the site, to the specifications and satisfaction of the Planning and Development Department;
   
   (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
   
   (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
   
   (e) restoration of the Bear Creek park land encroachment identified on the south-west corner of the site to the satisfaction of the Parks, Recreation, and Culture section; and
   
   (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access.
SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Sri Lakshmi Narayan Mandir</td>
<td>Suburban</td>
<td>PA-2</td>
</tr>
<tr>
<td>North (Abutting):</td>
<td>Bear Creek Park</td>
<td>Conservation and Recreation</td>
<td>A-1</td>
</tr>
<tr>
<td>East (Across 140 St):</td>
<td>BC Hydro Utility Right-of-Way; City Parkland</td>
<td>Suburban</td>
<td>RH-G</td>
</tr>
<tr>
<td>South (Abutting):</td>
<td>Bear Creek Park; Bear Creek Villa (Retirement Housing)</td>
<td>Conservation and Recreation; Multiple Residential</td>
<td>RA; CD By-law 13815</td>
</tr>
<tr>
<td>West (Abutting):</td>
<td>Bear Creek Park</td>
<td>Conservation and Recreation</td>
<td>A-1</td>
</tr>
</tbody>
</table>

Context & Background

- The subject site is a parcel of 12,145 square metres in area located at municipal addresses 8321, 8323, and 8325 140 Street. The subject site is developed with a Hindu temple and institutional building (the Sri Lakshmi Narayan Mandir). The subject property falls under the “Suburban” designation in the “Official Community Plan (OCP)”.

- The subject site is adjacent Bear Creek Park, which abuts the property on the north and west lot lines.

- A northwest-southeast Right-of-way for BC Hydro transmission lines covers approximately 5,030 square metres of the subject site. In accordance with the ROW, no buildings are allowed within this boundary. The area is used for access onto the property and as part of the parking lot.

- Multiple institutional religious uses are located on the west side of 140 Street between 84 Avenue and 80B Avenue: including the subject Hindu mandir, the Gurdwara Sahib Brookside (8365 140 Street), and the Nova Church (8383 140 Street).

- The northwest portion of the site contains multiple accessory structures, which are used for storage and some assembly uses.

- The subject site falls within the City’s Development Permit Area for Sensitive Ecosystems (Streamside and Green Infrastructure). The lot falls within multiple Riparian Assessment
Areas based on channels of Bear Creek directly adjacent to the northwest corner of the site on Bear Creek Park and across a driveway on the abutting property to the south (8233 140 Street).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a significant addition to extend from the east side of the mandir (between the temple and 140 Street). The new addition is proposed to be 1,877 square metres in area, 1,032 square metres proposed for the first floor (“lower floor”) and 855 square metres proposed for the second floor (“main floor”).

- The applicant proposes extending the parking lot to provide a total of 172 spaces. This would be an increase of 81 new spaces above the 91 spaces currently provided on the site. Six (6) new bike parking spaces are proposed, for a total of eight (8) spaces.

- The applicant proposes demolishing all accessory structures on the northwest portion of the site.

- As religious assembly hall buildings are considered institutional uses, this application is not subject to a Development Permit for Form and Character.

- The subject site falls within the City’s Development Permit Area for Hazardous Lands (Steep Slopes). The applicant provided a survey and information from a geotechnical Qualified Professional (QP) that the property is more level than indicated on the City’s mapping system. As no works on the site will fall within a steep slope (defined as a slope with a gradient above 20%) or a steep slope buffer, the Hazardous Lands Development Permit is not required for the subject application.
**Referrals**

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

**Parks, Recreation & Culture:** Parks notes the presence of historic encroachments onto Bear Creek Park from the southwest corner of the subject site. The applicant is required to restore the encroachment area to the satisfaction of the Parks Division prior to issuance of the Development Variance Permit and Development Permit. The works include but are not limited to removal of gravel and replacement with topsoil, removal of posts, irrigation, metal frames, lumber, trailers, and installation of a new fence on the private side of the property line.

Bear Creek Park is the closest active park with amenities including, playgrounds, sports fields, track and field amenities, trails and is adjacent to the development. The park also includes natural areas.

**POLICY & BY-LAW CONSIDERATIONS**

**Zoning By-law**

**Height Variance**

- The applicant is requesting the following variances:
  - to increase the maximum building height of the PA-2 Zone allowed from 9 metres to 21.5 metres as measured to the peak of a rooftop dome.

- There is a precedent for taller structures on the subject site and adjacent lots for religious uses on this block.

- The domes comprise significant architectural, heritage, and spiritual components of the proposed building.

- Staff support the requested variances to proceed for consideration.

**Streamside Variance**

- The applicant is requesting the following streamside variance:
  - to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 10 metres as measured from top-of-bank.

- The watercourse is located on an abutting property and separated from the subject site by an active driveway. The project QEP has indicated that there is no risk of connectivity between the subject site and the watercourse riparian area.
The proposed reduction conforms with a Riparian Area Regulations Protection (RAPR) setback of 10 metres as measured from high-water mark.

Staff support the requested variances to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas / Green Infrastructure Areas) Development Permit Requirement

The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) channel of Bear Creek (watercourse 1) which flows southwards on the south-abutting property (8233 140 Street) and a Class B (yellow-coded) tributary which flows into Bear Creek adjacent to the northwest corner of the lot on Bear Creek Park (watercourse 2). The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, the Class A (red-coded) watercourse (watercourse 1) requires a minimum streamside setback of 30 metres, as measured from the top of bank. The applicant proposes a variance to reduce this setback to 10 metres as measured from top of bank, which aligns with the southern property line. This exceeds the Provincial Riparian Areas Regulation Protection (RAPR) setback of 10 metres, as the RAPR setback is measured from the watercourse’s high-water-mark.

Watercourse 1 is separated from the subject site by a private driveway, a City Right-of-way, and a vegetated riparian area. The project Qualified Environmental Professional (QEP) reports that this removes connectivity potential between the watercourse and the subject site.

In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, the Class B (yellow-coded) watercourse (watercourse 2) requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.

The on-site riparian area is proposed to be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

The subject property also falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, as the development site falls into buffer areas associated with Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridors 84 and 86. Based on the QEP’s assessment, GIN 84 is a BC Hydro Right-of-way that runs northwest to southeast on the lot. GIN 86 is a riparian area for Bear Creek. There has been historic development of a parking lot and driveway access in the GIN 84 buffer, but no additions are proposed within either of the GIN buffers on this site.
• The development proposal includes landscape enhancement planting across the developed portions of the GIN 86 buffer and proposes planting over 300 trees, over 500 shrubs, and over 60 perennials. The intention is to meet the intent of the Biodiversity Conservation Strategy by enhancing habitat connectivity over a use that has been historically grandfathered.

• An Ecosystem Development Plan (EDP), prepared by Arin Yeomans Routledge, B.Sc., QEP, R.P. Bio., of Weaver Technical Corp. and dated July 28, 2023, was reviewed by staff. This report needs to be updated based on confirmation of the Class B status of watercourse 2. The applicant has revised their site plans to reflect no encroachment into the watercourse 2 streamside setback.

• Some updates to the EDP will be required should Council support the subject application. Protection measures previously proposed – such as the establishment of fencing and remediation planting in the streamside setback and across the GIN – will be revised to include the on-site streamside setback.

TREES

• Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alder and Cottonwood Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cottonwood</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Deciduous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Alder and Cottonwood Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ash</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Black Pine</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Cherry</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Hawthorn</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Silver Maple</td>
<td>8</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Sweetgum</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Coniferous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douglas Fir</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Excelsa Cedar</td>
<td>6</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Western Red Cedar</td>
<td>11</td>
<td>11</td>
<td>0</td>
</tr>
<tr>
<td>Total (excluding Alder and Cottonwood Trees)</td>
<td>36</td>
<td>17</td>
<td>19</td>
</tr>
<tr>
<td>Total Replacement Trees Proposed</td>
<td>0 (TBD)*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(excluding Boulevard Street Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Retained and Replacement Trees Proposed</td>
<td>19 (TBD)*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estimated Contribution to the Green City Program</td>
<td>TBD*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
* The Arborist Assessment and Tree Preservation Summary does not propose replacement trees as significant planting enhancements are proposed through the qualified environmental professional (QEP) landscape plan, which includes approximately 300 tree saplings. The revised landscape plan will be reviewed to assess whether the trees satisfy the conditions for replacement under Surrey Tree Protection Bylaw, 2006 No. 16100.

- The Arborist Assessment states that there are a total of 36 mature trees on the site, excluding Alder and Cottonwood trees. Of the 37 existing trees, one (1) is a Cottonwood tree (approximately 2% of the total trees on the site). The applicant proposes to retain 19 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of the building footprints. All trees proposed for removal conflict with the proposed envelope addition on the southeast corner of the lot. No off-site, City, or streamside protection area tree removal is proposed.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 35 replacement trees on the site. A deficit of 35 replacement trees would require an estimated cash-in-lieu payment of $19,250.00, representing $550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.

- The project QEP has prepared a landscape plan and cost estimate, proposing enhancement of the GIN buffer coincident with the BC Hydro Right-of-way and existing parking lot on the site. This plan proposes over 300 tree saplings, including Red Alder, Big Leaf Maple, Bitter Cherry, Douglas Fir, Western Hemlock, and Western Red Cedar. Confirmation of this planting proposal and satisfaction of the tree deficit on the site is pending review of an updated plan with the revised building layout.

In summary, under the arborist assessment, a total of 35 trees are proposed to be retained or replaced on the site with an estimated contribution of $19,250.00 to the Green City Program. These figures may change upon submission of a finalized landscaping plan and landscaping cost estimate. The applicant will be required to ensure the tree replacement deficiency is satisfied to the specifications and satisfaction of the Planning and Development Department.
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan
Appendix II. Development Variance Permit 7923-0236-00
Appendix III. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV. Engineering Summary

approved by Shawn Low

Don Luymes
General Manager
Planning and Development
SURREY TEMPLE ADDITION

ADDRESS: 8321 140 ST. SURREY BC

Re-Issued for DVP /DP - Nov 17, 2023
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0236-00

Issued To: Vedic Hindu Cultural Society Inc

(the Owner)

Address of Owner: 8321 140 ST
SURRY BC V3W 5K9

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: 024-619-680
LOT B SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN LMP43799
8321 140 Street

(the "Land")

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

   o to increase the maximum building height of the PA-2 Zone allowed from 9 metres to 21.5 metres as measured to the peak of a rooftop dome; and

   o to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 10 metres as measured from top-of-bank.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

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

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


ISSUED THIS DAY OF , 20 .

____________________________________
Mayor – Brenda Locke

____________________________________
City Clerk and Director Legislative Services
Jennifer Ficocelli
to increase the maximum building height of the PA-2 Zone allowed from 9 metres to 21.5 metres as measured to the peak of a rooftop dome.
Figure 1. Proposed development at 8321 140th St, Surrey.

To reduce the minimum setback distance of a Class A (red-coded) stream from 30 metres to 10 metres as measured from top-of-bank.
# Tree Preservation Summary

**Surrey Project No:**  
**Address:** 18321 140th Street Surrey  
**Registered Arborist:** Glenn Murray

## On-Site Trees

<table>
<thead>
<tr>
<th>Description</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Protected Trees Identified</strong>&lt;br&gt;(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>37</td>
</tr>
<tr>
<td><strong>Protected Trees to be Removed</strong></td>
<td>18</td>
</tr>
<tr>
<td><strong>Protected Trees to be Retained</strong>&lt;br&gt;(excluding trees within proposed open space or riparian areas)</td>
<td>19</td>
</tr>
</tbody>
</table>

**Total Replacement Trees Required:**

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  \[
  \frac{1}{1} \times \text{one (1)} = 35
  \]
- All other Trees Requiring 2 to 1 Replacement Ratio  
  \[
  \frac{17}{2} \times \text{two (2)} = 34
  \]

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement Trees Proposed</td>
<td>0</td>
</tr>
<tr>
<td>Replacement Trees in Deficit</td>
<td>35</td>
</tr>
<tr>
<td>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</td>
<td>12</td>
</tr>
</tbody>
</table>

## Off-Site Trees

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protected Off-Site Trees to be Removed</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Replacement Trees Required:**

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  
  \[
  \frac{0}{1} \times \text{one (1)} = 0
  \]
- All other Trees Requiring 2 to 1 Replacement Ratio  
  \[
  \frac{0}{2} \times \text{two (2)} = 0
  \]

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement Trees Proposed</td>
<td>0</td>
</tr>
<tr>
<td>Replacement Trees in Deficit</td>
<td>0</td>
</tr>
</tbody>
</table>

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Summary, report and plan prepared and submitted by:  
[Signature of Arborist]  
19-Jun-24  
(Date)
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) associated with the proposed construction of a new temple:

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the class “B” watercourse located along the northwest side of the subject property. The SRW/RC is to be registered over the setback from the top of bank.

An Administrative Processing Fee is required to administer the required legal documents.

Other aspects pertaining to site servicing are to be administered through the Building Permit process. A Servicing Agreement may be required as a condition of issuance of the Building Permit.

Daniel Sohn, P.Eng.
Development Process Manager

DS
TO: City Clerk, Legislative Services Division
FROM: Chief Development Approvals Officer
Planning & Development Department
DATE: June 24, 2024
FILE: 7918-0141-00

RE: Item C.1 Regular Council – Land Use
Bylaw Nos. 20347 & 20348
Development Application No. 7918-0141-00
Address: 10342 – 136A Street

Project No. 7918-0141-00 is item C.1 on the Regular Council – Land Use Agenda for consideration of Final Adoption of Bylaw Nos. 20347 & 20348 to rezone a portion of the subject site from C-35 to CD (Block A) and a portion from C-35 to CHI (Block B) and for issuance of Development Permit No. 7918-0141-00.

The applicant has not fulfilled all of the requirements related to this application, and the Bylaws are not in order for final adoption and the Development Permit is not in order for issuance. The project will be rescheduled at a future Council meeting for consideration once all outstanding requirements are fulfilled.

Ron Gill, Chief Development Approvals Officer
DN3
TO: City Clerk, Legislative Services Division  
FROM: Manager, Area Planning & Development - North Division  
Planning & Development Department  
DATE: June 18, 2024  
FILE: 7918-0141-00

RE: Rezoning Bylaw Nos. 20347 and 20348  
Development Application No. 7918-0141-00

ADDRESS: 10342 – 136A Street

OWNER: Janda Group Holdings Inc.  
Director Information: S. Janda

AGENT: Colin Hogan  
Focus Architecture Inc.  
1848 McCallum Road, Unit 310  
Abbotsford, BC V2S 0H9

PROPOSAL: Rezoning a portion of the subject site from C-35 to CD (Block A) and a portion from C-35 to CHI (Block B).  
City Centre Plan Amendment to redesignate the southern portion of the subject site from Mid to High Rise Residential 3.5 FAR to Mixed-Use 3.5 FAR.  
Development Permit No. 7918-0141-00.  
Development Variance Permit No. 7918-0141-00.  
To permit the development of a 36-storey mixed-use building in City Centre.

Rezoning Bylaw Nos. 20347 and 20348 received Third Reading on May 31, 2021.

All conditions of approval with respect to these By-laws have been met. It is in order for Council to grant Final Adoption to these By-laws.

It is now in order for Council to pass a resolution amending the City Centre Plan Amendment to redesignate the southern portion of the subject site from Mid to High Rise Residential 3.5 FAR to Mixed-Use 3.5 FAR.

Staff was authorized to draft Development Permit No. 7918-0141-00 on May 10, 2021.
Development Permit No. 7918-0141-00 is running in conjunction with Development Variance Permit No. 7918-0141-00. After Public Notification, Development Variance Permit received support from Council on May 31, 2021. If Council issues Development Variance Permit No. 7918-0141-00, it is in order for Council to issue Development Permit No. 7918-0141-00 and to authorize the Mayor and Clerk to execute the Development Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

Ron Gill
Chief Development Approvals Officer
DN3
CITY OF SURREY

BYLAW NO. 20347

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: DOWNTOWN COMMERCIAL ZONE (C-35)
TO: __________ HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

Portion of PID: 016-703-341
Lot A (AD248694) Section 26 Block 5 North Range 2 West New Westminster District Plan 61693
(Portion of 10342 – 136A Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347".

PASSED FIRST READING on the 10th day of May, 2021.
PASSED SECOND READING on the 10th day of May, 2021.
PUBLIC HEARING HELD thereon on the 31st day of May, 2021.
PASSED THIRD READING on the 31st day of May, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_________________________ MAYOR

_________________________ CLERK
CITY OF SURREY

BYLAW NO. 20348

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.

2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

   FROM: DOWNTOWN COMMERCIAL ZONE (C-35)

   TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

   Portion of PID: 016-703-341
   Lot A (AD248694) Section 26 Block 5 North Range 2 West New Westminster District Plan 61693
   (Portion of 10342 – 136A Street)

   As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 4th day of March, 2021, containing a total of 0.644 hectares called Block A.

   (hereinafter referred to as the "Lands")

3. The following regulations shall apply to the Lands:

   A. Intent

   This Comprehensive Development Zone is intended to accommodate and regulate the development of high density, high-rise multiple unit residential buildings and related amenity spaces, and commercial uses, which are to be developed in accordance with a comprehensive design.
B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings.*

2. The following uses, provided that any one of these uses, or a combination thereof do not constitute a singular use on the *lot*:
   
   (a) *Retail stores* excluding *adult entertainment stores*, *auction houses*, and *second-hand stores* and *pawnshop*;

   (b) *Personal service uses* excluding *body rub parlours*;

   (c) *General service uses* excluding funeral parlours and *drive-through banks*;

   (d) *Eating establishments* excluding *drive-through restaurants*;

   (e) *Neighbourhood pubs*;

   (f) *Office uses* excluding *social escort services* and *methadone clinics*;

   (g) *Indoor recreational facilities*;

   (h) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;

   (i) *Community services*;

   (j) *Child care centres*; and

   (k) *Cultural uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres (3,230 square feet), whichever is smaller, to a maximum of one *dwelling unit* on the *Lands*.
2. The maximum density may be increased to a floor area ratio of 5.4 if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of the Zoning Bylaw.

3. In addition to Sections D.1 and D.2 above, the Lands fall within the Community Specific Capital Project Contribution area, as identified in Schedule G, Section C of the Zoning Bylaw, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of the Zoning Bylaw will apply.

4. Notwithstanding the definition of floor area ratio, for an air space subdivision, the air space parcels and the remainder lot of the air space subdivision shall be considered as one lot for the purpose of application of Section D of this Zone, and further provided that the floor area ratio calculated from the cumulative floor areas of the buildings within all of the air space parcels and the remainder lot of the air space subdivision shall not exceed the maximums specified in Sub-section D.3 of this Zone.

5. The indoor amenity space required in Sub-section J.1(b) is excluded from the calculation of floor area ratio.

E. Lot Coverage

1. The lot coverage shall not exceed 75%.

2. Notwithstanding the definition of lot coverage, for an air space subdivision, the air space parcels, and the remainder lot of the air space subdivision shall be considered as one lot for the purpose of application of Section E of this Zone, and further provided that the lot coverage within all of the air space parcels and the remainder lot of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

1. Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>Use</th>
<th>North Yard</th>
<th>West Yard</th>
<th>South Yard</th>
<th>East Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>2.6 m</td>
<td>4.5 m</td>
<td>6.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>and Structures</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. Notwithstanding Section F.1 of this Zone, the minimum setbacks of principal buildings and accessory buildings and structures for interior lot lines for lots created by an air space subdivision may be 0.0 metre [0 ft.].

3. Notwithstanding the definition of setback in Part 1 Definitions of the Zoning Bylaw, decks, roof overhangs, columns, canopies and architectural features that do not enclose habitable space, may encroach into the required setbacks.

4. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, an underground parking may be located up to 0 metre [0 ft.] of any lot line.

G. Height of Buildings

*Principal buildings:* The building height shall not exceed 123 metres [404 ft.].

H. Off-Street Parking

1. Parking spaces shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

2. All required parking spaces shall be provided as underground parking or parking within building envelope.

3. Tandem parking is not permitted.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.

2. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

3. Garbage containers and passive recycling containers shall be located within the underground parking or within a building.

J. Special Regulations

1. *Amenity space,* subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the lot as follows:

   (a) Outdoor amenity space, in the amount of:
   i) 3.0 sq. m. per dwelling unit;
   ii) 1.0 sq. m. per lock-off suite;
   iii) 4.0 sq. m. per micro unit;
(b) Indoor amenity space, in the amount of:
   i) 3.0 sq. m. per dwelling unit up to 557 sq. m. of amenity space (equivalent to 186 dwelling units);
   ii) 1.0 sq. m. per dwelling unit for that portion greater than 557 sq. m. of amenity space;
   iii) 1.0 sq. m. per lock-off suite;
   iv) 4.0 sq. m. per micro unit; and

(c) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m. per dwelling unit.

2. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq. ft.] per dwelling unit, whichever is greater.

K. Subdivision

1. Lots created through subdivision in this Zone shall conform to the following minimum standards:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Lot Width</th>
<th>Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,800 sq. m.</td>
<td>60 metres</td>
<td>65 metres</td>
</tr>
<tr>
<td>[1.2 acres]</td>
<td>[197 ft.]</td>
<td>[213 ft.]</td>
</tr>
</tbody>
</table>

2. Air space parcels and the remainder lot created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.

2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions of the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of the Zoning Bylaw.

7. Building permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. Building permits shall be subject to Surrey Development Cost Charge Bylaw, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-8 Zone for the commercial portion.


10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.


12. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348".

PASSED FIRST READING on the 10th day of May, 2021.

PASSED SECOND READING on the 10th day of May, 2021.

PUBLIC HEARING HELD thereon on the 31st day of May, 2021.

PASSED THIRD READING on the 31st day of May, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

______________________________________  MAYOR

______________________________________  CLERK
B. DELEGATIONS - PUBLIC HEARING

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348"
Application: 7918-0141-00

CIVIC ADDRESS: 10342 – 136A Street

APPLICANT: Owner: Janda Group Holdings Inc.
Agent: Focus Architecture Inc. (Colin Hogan)

PURPOSE: The applicant is requesting to rezone a portion of the site from Downtown Commercial Zone to Comprehensive Development Zone and a portion of the site from Downtown Commercial Zone to Highway Commercial Industrial Zone to permit the development of a 36-storey mixed-use building in City Centre.

In addition, the proposal includes a Development Variance Permit:

(a) to reduce the minimum lot size of the CHI Zone from 1,000 square metres to 685 square metres for Proposed Lot 2; and

(b) to reduce the minimum lot width of the CHI Zone from 25 metres to 19 metres for Proposed Lot 2.

The Notice of the Public Hearing was read by the City Clerk.

R. Landale, Fleetwood: The delegation expressed concerns regarding traffic, parking, zero emission targets, lack of a traffic impact assessment and student projections.

D. Jack, Surrey Environmental Partners: The delegation spoke to the outdoor amenity space, podium trees, trees on the flat roof, tree replanting schedule and proximity to parks and green spaces.

Written submissions were received as follows:

• Email dated May 26, 2021, R. Landale expressing opposition to the proposal citing lack of traffic impact survey, congestion, zero emission targets and schools.
CITY OF SURREY  
(the "City")  

DEVELOPMENT VARIANCE PERMIT  

NO.: 7918-0141-00  

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: 

   (a) Parcel Identifier: 016-703-341  
       Lot A (AD248694) Section 26 Block 5 North Range 2 West  
       New Westminster District Plan 61693  
       10342 – 136A Street  

       (the "Land")  

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

   Parcel Identifier:  

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

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

(a) In Section K. Subdivision of Part 39 Highway Commercial Industrial Zone (CHI) the minimum lot size is reduced from 1,000 square metres to 685 square metres for Proposed Lot 2; and

(b) In Section K. Subdivision of Part 39 Highway Commercial Industrial Zone (CHI) the minimum lot width is reduced from 25 metres to 19 metres for Proposed Lot 2.

5. This development variance permit applies to only the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse 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 , 2024.

ISSUED THIS DAY OF , 2024.

______________________________
Mayor – Brenda Locke

______________________________
City Clerk – Jennifer Ficocelli
DVP to reduce minimum lot size from 1,000 square metres to 685 square metres for Proposed Lot 2, and reduce minimum lot width from 25 metres to 19 metres for Proposed Lot 2.
CITY OF SURREY
(the "City")

DEVELOPMENT PERMIT

Issued To:
("the Owner")

Address of Owner:

A. General Provisions

1. This development 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 permit.

2. This development 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: 016-703-341
   Lot A (AD248694) Section 26 Block 5 North Range 2 West
   New Westminster District Plan 61693
   10342 - 136A Street
   (the "Land")

3. As the legal description of the Land will 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:__________________________LEGAL

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

   ____________________________CIVIC
5. This development permit applies to only the buildings and structures on the Land shown on Schedule B, which is attached to and forms part of this development permit.

6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, signs on the Land shall be in accordance with the drawings referenced DP No. 7918-0141-00(1) through to and including DP No. 7918-0141-00(65) (the "Drawings").

2. Signage shall be installed in conformance with the drawing on page DP No. 7918-0141-00(33)

3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by PMG Landscape Architects, and referenced attached as DP No. 7918-0141-00(45) through to DP No. 7918-0141-00(65) (the "Landscaping").

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.

3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

3. For development permits that include shared vehicles in exchange for reduced minimum parking requirements, shared vehicle security must be submitted prior to the issuance of a Building Permit.
4. The security for landscaping is to be submitted as follows:

   i. An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of
      $544,193.84 (the “Security”)

5. Security release will only be considered once installation of the Landscaping has been
   completed, after final approval of the installation has been given by the City, and after the
   completion by the Owner of any required maintenance periods identified in this
   development permit, to the satisfaction of the City.

6. For Form and Character development permits, when the Landscaping has been
determined to be substantially complete, as determined by the City, and without the City
having to use the Security, 90%, less deficiencies, of the original Security will be returned.
When the Landscaping requirements and permit requirements receive final approval by
the City, 10% of the original Security will be returned.

7. If final approval of the Landscaping installation and maintenance is not given by the City,
the City has the option of using the Security to complete the Landscaping (or to hire a
contractor to complete the work on the City’s behalf) with any remaining money returned
to the Owner. The Owner authorizes the City or its agent to enter upon the Land to
complete the Landscaping.

8. If the City elects not to enter upon the Land to complete the Landscaping and the Owner
does not complete the Landscaping, the Security is forfeited to the City five (5) years after
the date of the provisional or final inspection of the buildings and structures referred to in
the Drawings.

E. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with
all City bylaws, unless specific variances have been authorized by the development permit. No
implied variances from bylaw provisions shall be granted by virtue of drawing notations or within
reports which are inconsistent with City bylaw provisions and which have not been identified as
variances below:

1. Surrey Zoning By-law, 1993 No. 12000, as amended, is varied as follows:
   
   (a) In Section K. Subdivision of Part 39 Highway Commercial Industrial Zone (CHI)
       the minimum lot size is reduced from 1,000 square metres to 685 square metres for
       Proposed Lot 2; and

   (b) In Section K. Subdivision of Part 39 Highway Commercial Industrial Zone (CHI)
       the minimum lot width is reduced from 25 metres to 19 metres for Proposed Lot 2.
F. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 2024.

Issued This DAY OF , 2024.

________________________
Mayor

________________________
City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

Janda Group Holdings Inc.

Name: (Please Print)

DP Permit No. 7918-0241-00

Page 4 of 4 (excluding schedules)
## Sign Bylaw Variances

<table>
<thead>
<tr>
<th>#</th>
<th>Proposed Variances</th>
<th>Sign Bylaw Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>To allow the clearance between the ground and the underside of an under-canopy (blade) signs to be reduced from 2.4 metres to 2.3 metres.</td>
<td>The clearance of the sign shall not be less than 2.4 metres (Part 5, Section 27(4)(a)(i.b.))</td>
</tr>
<tr>
<td>2</td>
<td>To allow a canopy sign to be installed along the east building elevation that extends beyond the perimeter of the canopy.</td>
<td>A canopy sign shall not extend beyond the out perimeter of the canopy to which it is affixed (Part 5, Section 27(3)(d))</td>
</tr>
<tr>
<td>3</td>
<td>To allow an additional fascia sign ('Residential &amp; Commercial Parking') to be installed along the north building elevation.</td>
<td>A maximum of two fascia signs for each premises (Part 5, Section 27(2)(a)).</td>
</tr>
</tbody>
</table>
ELEVATION MATERIAL LEGEND
- CLAD SYSTEM
- PANEL ALUMINUM
- GLASS PANEL SYSTEM
- COPPER SYSTEM
- STAINLESS STEEL SYSTEM
- ALUMINUM SYSTEM
- MIRRORS
- COMPOSITES
- BEIGE LAMINATE PANEL
- GLASS PANELS
- STEEL BEAMS, PIPED
- GLASS SKIN WITH EXTERIOR
- DOORS TYPES, Dimensions
- EXTERIOR TYPES, Dimensions
- PROVIDER EDGE PRISM SCREEN
- PROVIDER EDGE PAINT

EAST ELEVATION (WHALLEY BOULEVARD)
SCALE: 1" = 1'-0"

SIGNAGE

DP No. 7918-0141-00(26)

FOCUS
ARCHITECTS
DP-2.02

SEP 16 2022
### Metal Panel Siding and Soffit:
- **A** Westfom Metals 'Cambridge White'
- **B** Westfom Metals 'Iron Ore'
- **C** Not Used
- **D** Westfom Metals 'Regent Grey'

### Brick Veneer:
- **E** Hebron Brick 'Onyx'
- **F** Not Used

### Window Wall:
- **G** Starline 'Charcoal'

### Composite Metal Panel Siding:
- **H** Alucobond 'Bone White'

### Painted Concrete, Metal Panel Siding and Soffit:
- **J** Custom Red to match Janda logo

### Balcony Railings:
- **K** Aluminum - Clear Anodized

### Aluminum Curtainwall, Storefront, Window Wall:
- **L** Clear Anodized

### Painted Concrete & Steel:
- **M** Benjamin Moore OC-117 'Simply White'
- **N** Benjamin Moore 1603 'Graphite'
- **O** Starline 'Charcoal'

### Spandrel Glass:
- **P** ICC High Performance Coatings 0-1080 'Primary White'

---

**Note:**

All glazing to be Solarban 60.
DP No. 7918-0141-00(47)
LANDSCAPE ELEMENTS:

* NORTH GARDEN

ALL AGES PLAY POSSIBILITIES
OPEN LAWN FOR CREATIVE PLAY
RAISED LAWN AS STAGE
FIBRE + GRAVEL SURFACES
TREE LINE BACKDROP BACKDROP
RAISED CIRCLE SEATING NOOK
CURVED PATH RISING THROUGH ASPEN FOREST
FOREST PLAY TRAIL
ASPEN FOREST CONTAINED
GRAVEL AND GROUNDCOVERS
STONE AND WOOD AND STEEL
REST - BENCH SEATING
MOVEMENT - WINDING FINE GRAVEL PATH
PRIVACY - LEAFY CANOPY OVERHEAD
ROCK 'ISLAND' OUTCROPS

* CENTRAL PATIO

FOR PUBLIC GATHERING
SEATING CHOICES
CURVED SEATING WALL
PAVING TO CREATE MOVEMENT
NATURAL STONE FLOOR INSET
WOOD BENCHES + METAL CAFE SETS
CHARGING STATIONS
FLOWERING SHRUB IN LARGE COLOURFUL PLANTERS

* SOUTH GARDEN

STAGE OR EXERCISE DECK
STEEL ARMOUR AND VINES
MAIN DOMED LAWN FOR SUNNING
OUTDOOR KITCHEN
SHARED EATING TABLES
EDIBLE PLANTING
ASPEN FOREST CONTAINED
GRAVEL AND GROUNDCOVERS
STONE AND WOOD AND STEEL
REST - BENCH SEATING
MOVEMENT - WINDING FINE GRAVEL PATH
PRIVACY - LEAFY CANOPY OVERHEAD
ROCK 'ISLAND' OUTCROPS
PLAN SCHEDULE - UPPER AMENITY

<table>
<thead>
<tr>
<th>No.</th>
<th>Plant Name</th>
<th>Location</th>
<th>Plant Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Yakima Lilly</td>
<td>APT 7</td>
<td>AT POT</td>
</tr>
<tr>
<td>2</td>
<td>Echinacea Purpurea</td>
<td>APT 2</td>
<td>PT POT</td>
</tr>
<tr>
<td>3</td>
<td>Forsythia X intermedia</td>
<td>APT 5</td>
<td>PT POT</td>
</tr>
<tr>
<td>4</td>
<td>Forsythia X intermedia</td>
<td>APT 1</td>
<td>PT POT</td>
</tr>
<tr>
<td>5</td>
<td>Forsythia X intermedia</td>
<td>APT 3</td>
<td>PT POT</td>
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<td>6</td>
<td>Forsythia X intermedia</td>
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<td>7</td>
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<td>8</td>
<td>Forsythia X intermedia</td>
<td>APT 8</td>
<td>PT POT</td>
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<td>9</td>
<td>Forsythia X intermedia</td>
<td>APT 7</td>
<td>PT POT</td>
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<tr>
<td>10</td>
<td>Forsythia X intermedia</td>
<td>APT 9</td>
<td>PT POT</td>
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<td>11</td>
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<td>APT 10</td>
<td>PT POT</td>
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<td>PT POT</td>
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<tr>
<td>18</td>
<td>Forsythia X intermedia</td>
<td>APT 17</td>
<td>PT POT</td>
</tr>
<tr>
<td>19</td>
<td>Forsythia X intermedia</td>
<td>APT 18</td>
<td>PT POT</td>
</tr>
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<tr>
<td>30</td>
<td>Forsythia X intermedia</td>
<td>APT 29</td>
<td>PT POT</td>
</tr>
<tr>
<td>31</td>
<td>Forsythia X intermedia</td>
<td>APT 30</td>
<td>PT POT</td>
</tr>
</tbody>
</table>

Note: "APT" stands for "Apartment" in the layout. This schedule represents the plants to be installed in the Upper Amenity area of the building. Each plant is specified by its name, location within the building, and the type of pot it will be placed in. The plan includes various locations such as APT 1 to APT 30, each with corresponding plant names and sizes.
DP No. 7918-0141-00(61)
METAL ARBOUR

DP No. 7918-0141-00(63)

ARBOUR - CONCEPT ONLY
(TO BE DESIGNED BY STRUCTURAL ENGINEER)

FOOTING TO BE DESIGNED BY STRUCTURAL ENGINEER
- ARBOUR TO BE COLOURED WITH TIGER ORYLAN 49/42280 BLUE
- SUBMIT DESIGN BUILT ENGINEERED SHOP DRAWINGS

DRAIN STRIP TO LANDSCAPE AREA TYP.

CONCRETE CURB

JANDA GROUP HOLDINGS INC.
RESIDENTIAL/COMMERCIAL BUILDING
10542 - 134A STREET
SURVEY
LANDSCAPE
DETAILS

SCALE: 1/4" = 1'-0"

PMG LANDSCAPE ARCHITECTS
10510 - 134A STREET
EDMONTON, AB T5L 4C5
TEL: 780-434-5999
FAX: 780-434-6332

JANNA GROUP HOLDINGS INC.
### PART ONE: LANDSCAPE REQUIREMENTS

1. All existing hardscape and softscape elements are to be maintained in good condition and repaired as needed.
2. All new hardscape and softscape elements are to be installed in accordance with the approved site plan and construction drawings.
3. All plant materials are to be installed as specified in the plant list, with appropriate care and consideration given to their specific needs and requirements.
4. All irrigation systems are to be installed and tested, ensuring proper functionality and water conservation.
5. All outdoor lighting fixtures are to be installed and tested, ensuring adequate illumination for safety and aesthetic purposes.

### PART TWO: LANDSCAPE DEVELOPMENT

- **Timeframe:**
  - Project duration: 12 weeks
  - Milestone dates: see project schedule

- **Budget:**
  - Estimated cost: $50,000
  - Actual cost: see change order

- **Materials:**
  - See materials list

### PART THREE: LANDSCAPE DEVELOPMENT - CONSTRUCTION

- **Supervision:**
  - A qualified landscape contractor is to be hired for construction supervision.
  - Site visits are to be conducted weekly to monitor progress and address any issues.

- **Quality Control:**
  - Regular inspections are to be conducted to ensure adherence to specifications and standards.
  - All work must be up to the highest quality standards, with no shortcuts taken.

- **Safety:**
  - All safety protocols are to be strictly followed on site.
  - All workers are to be provided with necessary personal protective equipment.

### PART FOUR: LANDSCAPE DEVELOPMENT - FINISH WORK

- **Finishes:**
  - All finishes must be applied with care, ensuring a seamless transition between elements.
  - All borders and curbs are to be finished to a professional standard.

- **Landscaping:**
  - All areas are to be landscaped with appropriate plant materials, ensuring aesthetic appeal and functionality.

- **Irrigation:**
  - All irrigation systems are to be tested and adjusted as necessary, ensuring proper water distribution.

- **Lighting:**
  - All lighting fixtures are to be tested and adjusted to ensure proper illumination.

### PART FIVE: LANDSCAPE DEVELOPMENT - POST-CONSTRUCTION

- **Maintenance:**
  - A comprehensive maintenance plan is to be put in place to ensure the longevity of the landscape.
  - Regular maintenance visits are to be scheduled to address any issues promptly.

- **Evaluation:**
  - A post-construction evaluation is to be conducted to assess the performance of the landscape.
  - Feedback from users is to be solicited and incorporated into future projects.

### PART SIX: LANDSCAPE DEVELOPMENT - INTEGRATION

- **Integration with Surrounding Areas:**
  - The new landscape is to be seamlessly integrated with existing structures and features.
  - All new elements are to be designed to complement and enhance the overall aesthetic of the property.

- **Sustainability:**
  - All materials and design choices are to be made with sustainability in mind.
  - Water conservation and soil management systems are to be implemented where possible.

- **Access:**
  - All areas are to be accessible to the public, with appropriate signage and safety measures in place.

- **Security:**
  - Security measures are to be considered, with appropriate fencing and lighting in place.

### PART SEVEN: LANDSCAPE DEVELOPMENT - COMPLIANCE

- **Permits:**
  - All necessary permits are to be obtained and maintained during the project.

- **Zoning:**
  - The project must comply with all local zoning regulations.

- **Building Codes:**
  - All construction must comply with local building codes.

- **Environmental Regulations:**
  - All environmental regulations and guidelines must be followed during the project.

### PART EIGHT: LANDSCAPE DEVELOPMENT - PROJECT MANAGEMENT

- **Coordination:**
  - Coordination with all stakeholders, including clients, contractors, and suppliers, is to be maintained throughout the project.

- **Communication:**
  - Regular communication with all parties is to be ensured, with clear and timely updates provided.

- **Quality Assurance:**
  - Quality assurance measures are to be established to ensure the project meets the highest standards.

- **Risk Management:**
  - Risk management strategies are to be implemented to minimize potential issues and ensure a smooth project delivery.

### PART NINE: LANDSCAPE DEVELOPMENT - DOCUMENTATION

- **Records:**
  - All project records, including plans, specifications, and correspondence, are to be properly documented and stored.

- **Drawings:**
  - All drawings and revisions are to be kept up to date.

- **Photos:**
  - All stages of the project are to be documented with high-quality photos.

### PART TEN: LANDSCAPE DEVELOPMENT - SUPPORT SERVICES

- **Inspections:**
  - Regular inspections are to be conducted to ensure compliance with specifications.

- **Adjustments:**
  - Any necessary adjustments are to be made promptly to address any issues.

- **Close-Out:**
  - A comprehensive close-out report is to be prepared upon project completion.

- **Warranty:**
  - A warranty period is to be established for any work performed.

### PART ELEVEN: LANDSCAPE DEVELOPMENT - ADDITIONAL REQUIREMENTS

- **Special Instructions:**
  - Any special instructions or requirements are to be clearly noted in the project specifications.

- **Safety Instructions:**
  - All safety instructions are to be followed to ensure the safety of all parties involved.

- **Quality Standards:**
  - All work must meet or exceed the specified quality standards.

### PART TWELVE: LANDSCAPE DEVELOPMENT - Conclusion

- **Final Review:**
  - A final review is to be conducted to assess the project's success and identify areas for improvement.

- **Feedback:**
  - Feedback from stakeholders is to be sought to enhance future projects.

- **Project Completion:**
  - The project is to be formally closed upon completion, with all outstanding issues addressed.

### PART THIRTEEN: LANDSCAPE DEVELOPMENT - Appendices

- **Appendix A:**
  - See detailed specifications for materials and equipment.

- **Appendix B:**
  - See project schedule and milestone dates.

- **Appendix C:**
  - See contract terms and conditions.

- **Appendix D:**
  - See project budget breakdown.

- **Appendix E:**
  - See project management team contact information.
TO: City Clerk, Legislative Services Division

FROM: Chief Development Approvals Officer
Planning & Development Department

DATE: June 18, 2024

FILE: 7921-0193-00

RE: By-law Nos. 20843, 20844, and 20845
Development Application No. 7921-0193-00

ADDRESSES: 10620 and 10628 – 138A Street
10619 and 10631 – 139 Street

OWNER: 1185259 BC Ltd.
Director Information
N. Takhar
M. Takhar
No Officer Information Filed as at November 1, 2023

AGENT: Abhishek Sinha
Barnett Dembek Architects Inc.
7536 - 130 Street, Unit 135
Surrey, BC V3 W 1H8

PROPOSAL: OCP Text Amendment to permit a higher density of 3.2 FAR under the
Multiple Residential designation.

Housing Agreement to allocate 132 dwelling units as market rental for a period
of no less than 20 years.

Rezoning for RF to CD (based on RM-70).

Development Permit No. 7921-0193-00.

To permit the development of a 6-storey residential apartment building
containing 132 secured market rental dwelling units over two (2) levels of
underground parking on a consolidated site in Surrey City Centre.

OCP Text Amendment By-law No. 20843 and Rezoning By-law No. 20844 received Third Reading on
March 6, 2023. Housing Agreement By-law No. 20845 received Third Reading on February 13, 2023.

All conditions of approval with respect to these By-laws have been met, and as such, it is in order for
Council to grant Final Adoption to these By-laws.
Staff was authorized to draft Development Permit No. 7921-0193-00 on February 13, 2023.

It is now in order for Council to issue attached Development Permit No. 7921-0193-00 and to authorize the Mayor and Clerk to execute the Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

Ron Gill, Chief Development Approvals Officer
CITY OF SURREY

BYLAW NO. 20843

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Table 7A: Land Use Designation Exceptions" to include 10620 – 138A Street, 10628 – 138A Street, 10619 – 139 Street and 10631 – 139 Street, as shown below:

<table>
<thead>
<tr>
<th>Bylaw No.</th>
<th>Land Use Designation</th>
<th>Site Specific Property</th>
<th>Site Specific Permission</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;Bylaw # 20843&quot;</td>
<td>Multiple Residential</td>
<td>10620 – 138A Street</td>
<td>Density permitted up to 3.1 FAR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lot 74 Section 23 Block 5 North Range 2 West NWD Plan 49290</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10628 – 138A Street</td>
<td></td>
</tr>
<tr>
<td></td>
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<td>Lot 81 Section 23 Block 5 North Range 2 West NWD Plan 57467</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10619 – 139 Street</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lot 75 Section 23 Block 5 North Range 2 West NWD Plan 49290</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>10631 – 139 Street</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lot 82 Section 23 Block 5 North Range 2 West NWD Plan 57467</td>
<td></td>
</tr>
</tbody>
</table>
2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843".

PASSED FIRST READING on the 13th day of February, 2023.
PASSED SECOND READING on the 13th day of February, 2023.
PUBLIC HEARING HELD thereon on the 6th day of March, 2023.
PASSED THIRD READING on the 6th day of March, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 6th day of March, 2023.

______________________________ MAYOR

______________________________ CLERK
CITY OF SURREY

BYLAW NO. 20844

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:

   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

as follows:

   (a) by creating a new Comprehensive Development Zone 102 (CD 102), attached as Appendix "A" and forming part of this bylaw;
   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
      FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
      TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 102" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 102&quot;</td>
<td>(a) 10628 - 138A Street (b) 10631 - 139 Street (c) 10620 - 138A Street (d) 10619 - 139 Street</td>
<td>(a) Lot 81, Plan 57467 (b) Lot 82, Plan 57467 (c) Lot 74, Plan 49290 (d) Lot 75, Plan 49290</td>
<td>20844</td>
<td>N/A&quot;</td>
</tr>
</tbody>
</table>

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 102 (CD 102), Bylaw, 2023, No. 20844".

PASSED FIRST READING on the 13th day of February, 2023.
PASSED SECOND READING on the 13th day of February, 2023.
PUBLIC HEARING HELD thereon on the 6th day of March, 2023.
PASSED THIRD READING on the 6th day of March, 2023.
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

______________________________ MAYOR

______________________________ CLERK
APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 102 (CD 102)

In this Comprehensive Development Zone 102 (CD 102), Part 24, Multiple Residential 70 (RM-70) Zone, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>10628 – 138A Street</td>
<td>Lot 81 Section 23 Block 5 North Range 2 West NWD, Plan 57467</td>
<td>005-596-793</td>
</tr>
<tr>
<td>10631 – 139 Street</td>
<td>Lot 82 Section 23 Block 5 North Range 2 West NWD Plan 57467</td>
<td>005-596-840</td>
</tr>
<tr>
<td>10620 – 138A Street</td>
<td>Lot 74 Section 23 Block 5 North Range 2 West NWD Pan 49290</td>
<td>003-018-369</td>
</tr>
<tr>
<td>10619 – 139 Street</td>
<td>Lot 75 Section 23 Block 5 North Range 2 West NWD Plan 49290</td>
<td>006-336-680</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

except as follows:

1. **Intent**
   Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:
   "A. Intent
   This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, medium rise, multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design."

2. **Permitted Uses**
   Delete Sub-section B.2. in Section B. Permitted Uses.

3. **Density**
   Delete Sub-section D.2. in Section D. Density and replace it with a new Sub-section D.2. as follows:
   "2. Permitted Density Increases:
   If amenity contributions are provided in accordance with Schedule G, density may be increased to a maximum floor area ratio of 3.2, excluding:
   (a) The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
   (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.5. of this Zone)."

4. **Lot Coverage**
   Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:
   "E. Lot Coverage
   The maximum lot coverage for all buildings and structures shall be 60%.
  "

5. **Yards and Setbacks**
   Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:
   "F. Yards and Setbacks
   Buildings and structures shall be sited in accordance with the following minimum setbacks:
6. **Height of Buildings**
Delete Sub-section G.1. in Section G. Height of Buildings and replace it with a new Sub-section G.1. as follows:
"1. **Principal Buildings:**
   Principal building height shall not exceed 21.0 m."

7. **Landscaping and Screening**
Delete Section "I. Landscaping and Screening" and replace it with a new Section "I. Landscaping and Screening" as follows:
"I. **Landscaping and Screening**
1. **General Landscaping:**
   (a) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained; and
   (b) Highway boulevards abutting a lot shall be seeded or sodded with grass, except at driveways.
2. **Refuse:**
   Garbage containers and passive recycling containers shall be located within the parking - underground or within a building."

8. **Special Regulations**
Delete Sub-section J.1.(d) and amend section J.1.(c)iv. in Section J. Special Regulations as follows:
"iv. 4.0 sq. m per micro unit."
Delete Sub-section J.2. in Section J. Special Regulations and renumber Sub-section J.3. accordingly.
CITY OF SURREY

BYLAW NO. 20845

A bylaw to authorize the City of Surrey to enter into a Housing Agreement

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "Local Government Act"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw (the "Housing Agreement") with the following party:

1185259 B.C. Ltd.
103, 12889 – 84 Avenue
Surrey, BC V3W 0K4

and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

Parcel Identifier: 003-018-369
Lot 74 Section 23 Block 5 North Range 2 West NWD Plan 49290

Parcel Identifier: 006-336-680
Lot 75 Section 23 Block 5 North Range 2 West NWD Plan 49290

Parcel Identifier: 005-596-793
Lot 81 Section 23 Block 5 North Range 2 West NWD Plan 57467

Parcel Identifier: 005-596-840
Lot 82 Section 23 Block 5 North Range 2 West NWD Plan 57467

(the "Lands");
2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.

3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the Local Government Act, that the Lands are subject to the Housing Agreement.

4. This Bylaw shall be cited for all purposes as "The 1185259 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20845".

PASSED FIRST READING on the 13th day of February, 2023.
PASSED SECOND READING on the 13th day of February, 2023.
PASSED THIRD READING on the 13th day of February, 2023.
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of ____________, _____.

______________________________________  MAYOR

______________________________________  CLERK
THIS HOUSING AGREEMENT made the 7th day of February, 2023.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “City”)

OF THE FIRST PART

AND:

1185259 B.C. LTD., Inc. No. BC1185259
103 – 12889 84 Avenue, Surrey, BC V3W 0K5

(the “Owner”)

OF THE SECOND PART

WHEREAS:

A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

PID: 003-018-369
LOT 74 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 49290

PID: 006-336-680
LOT 75 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 49290

PID: 005-596-793
LOT 81 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 57467

PID: 005-596-840
LOT 82 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 57467

(collectively, the “Lands”);

B. The Owner proposes to use the Lands for six-storey residential building with 132 dwelling units for rental purposes (the “Development”);
C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:
1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

(a) **“Agreement”** means this housing agreement and any amendments to or modifications of the same;

(b) **“City”** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;

(c) **“City Personnel”** means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;

(d) **“Claims and Expenses”** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

(e) **“Development”** means as defined in Recital B;

(f) **“Dwelling Unit”** means each of the 132 dwelling units to be constructed within the Development;

(g) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the **Land Title Act**);

(h) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;

(i) **“Rental Units”** means 132 of Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the **Residential Tenancy Act**, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

(j) **“Term”** means 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.
2.  **RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.

2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.

2.4 All of the Rental Units must be owned by the same Owner(s).

2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3.  **LIABILITY**

3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4.  **NOTICE**

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:
(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8
Attention: General Manager, Planning and Development Department

(b) As to the Owner:

1185259 B.C. LTD., Inc. No. BC1185259
103 – 12889 84 Avenue, Surrey, BC V3W 0K4
Attention: N. Takhar

with a copy to:

McQuarrie Hunter LLP
15th Floor, Central City Tower
Suite 1500, 13450 102nd Avenue
Surrey, B.C. V3T 5X3

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner’s obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City’s Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City’s rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and
effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 Agreement for Benefit of City. The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 No Waiver. The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 City Not Required to Prosecute. The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 Remedies. The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5.8 Severability. All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.

5.9 City Court Costs. In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

5.10 Personal Representatives and Successors. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.

5.11 Governing Law. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

**CITY OF SURREY**

By: ______________________________
Authorized Signatory

Brenda Locke,
Mayor
City of Surrey

By: ______________________________
Authorized Signatory

Jennifer Ficocelli,
City Clerk
City of Surrey

**1185259 B.C. LTD.**

By: ______________________________
Authorized Signatory

N. Takhar
Director
B. DELEGATIONS - PUBLIC HEARING

"Surrey Comprehensive Development Zone 102 (CD 102), Bylaw, 2023, No. 20844"
Application No. 7921-0193-00

CIVIC ADDRESS: 10620 and 10628 - 138A Street; 10619 and 10631 - 139 Street

APPLICANT: Owner: 1185259 B.C. Ltd.
(Director Information: Nirmal Takhar, Mansukh Takhar)
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP), Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 3.1 FAR within the "Multiple Residential" designation. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey residential building with 132 residential rental units secured with a Housing Agreement.

The Notice of the Public Hearing was read by the City Clerk.

R. Landale, Fleetwood: The delegation spoke to tree removal, lack of Green City fund contribution, and traffic.

A. Vick, Sullivan: The delegation spoke to increased density, local park size and crosswalks.

Written submissions were received as follows:

- Email from R. Landale dated March 6, 2023 in opposition citing trees, Green City fund, and traffic.
CITY OF SURREY  
(the "City")  

DEVELOPMENT PERMIT  

NO.: 7921-0193-00  

Issued To:  

("the Owner")  

Address of Owner:  

A. General Provisions  

1. This development 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 permit.  

2. This development 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: 003-018-369  
   Lot 74 Section 23 Block 5 North Range 2 West NWD Plan 49290  
   10620 - 138A Street  

   Parcel Identifier: 005-596-793  
   Lot 81 Section 23 Block 5 North Range 2 West NWD Plan 57467  
   10628 - 138A Street  

   Parcel Identifier: 006-336-680  
   Lot 75 Section 23 Block 5 North Range 2 West NWD Plan 49290  
   10619 - 139 Street  

   Parcel Identifier: 005-596-840  
   Lot 82 Section 23 Block 5 North Range 2 West NWD Plan 57467  
   10631 - 139 Street  

   (known collectively as the "Land")  

3. As the legal description of the Land will 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: ___________________________  
   ___________________________ LEGAL
4. If the civic address(es) of the Land change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

CIVIC

5. This development permit applies to only the portion of the Land, building and structures shown on Schedule A which is attached to and forms part of this development permit.

6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, and comprehensive sign packages on the Land shall be in accordance with the drawings attached and referenced as 7921-0193-00 (1) through to and including 7921-0193-00 (48) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by PMG Landscape Architects, attached and referenced as 7921-0193-00 (34) through to 7921-0193-00 (48) (the "Landscaping").

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.

3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.
D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

3. The security for Landscaping is to be submitted as follows:
   i. An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$308,682.30 (the "Security").

4. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.

5. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.

6. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to complete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.

7. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
E. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.
6. This development permit is NOT A BUILDING PERMIT.


ISSUED THIS DAY OF , 20.

Mayor

City Clerk

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

Owner: (Signature)

Name: (Please Print)
CONTEXT PLAN WITH POTENTIAL FUTURE DEVELOPMENT TO THE NORTH

FUTURE GREEN LANE

FUTURE APARTMENT BUILDING

SUBJECT PROPERTY

10590
PARKING - LOWER LEVEL

GLAZED EXIT DOORS

ELEVATOR LOBBY IN US PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.

PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
PARKING - UPPER LEVEL

GLAZED EXIT DOORS

LINE OF WALL ABOVE

106 AVENUE

CENTRAL Security

PROPERTY LINE

0.5m S.R.N.
NORTH ELEVATION

SCHEDULE OF FINishes

1. FIBER CEMENT PANEL - ARCTIC WHITE / GRAY SLATE
2. ALUMINUM SIDING - LIGHT CHERRY
3. POWDER COATED ALUMINUM RAILING LEVELS 2, 4, 6, 8 - WHITE
4. VINYL FRAMED WINDOWS LEVELS 2, 4, 6, 8 - WHITE
5. WALL MOUNTED CORTYARD LIGHT ANGLED DOWNWARDS #45
6. ZEN STONE MASONRY RETAINING WALL
7. BRICK VENEER - MENSON ONYX IOPSON TALOUR
8. FINN WALL PARTITION BETWEEN PATIOS CAN FIBER CEMENT PANEL FINISH
9. POT LIGHT SOFFIT LIGHT UNDER ENTRY CANOPIES
10. ENTRANCE TO SUB PARKING

WEST ELEVATION

139A STREET

EAST ELEVATION

GLAZED ENTRY DOOR - TYPICAL

139 STREET
NO T E: PAVERS! TO BE INSTALLED TO MANUFACTURER SPECIFICATIONS. ALL PAVERS TO BE CUT MOUNTAIN SIZE. ALL PAVERS TO BE DIAMOND CUT. PAVERS OFF SLAB ARE TO BE FILLED WITH POLYMER SAND. DO NOT MIX AND DRY BONDING BETWEEN PAVERS THAT ARE ON TOP OF SLAB IN COURTYARD AND PRIVATE PATIO AREAS. CONCRETE PAVERS AS PER LANDSCAPE PLAN. FLEXIBLE CORE PLATED SLABS ARE APPROVED EGB, DRAIN MAT. PROTECTED SLAB BY OTHERS.

1.5M HT. SOLID WOOD FENCE

PLAY AREA: LOG EDGING/ENDS ON RUBBER

HYDAPRESSED SLABS ON SLAB

SITE FURNITURE MOUNTING

STRUCTURAL SOIL SECTION
TO: City Clerk, Legislative Services Division
FROM: Chief Development Approvals Officer
Planning & Development Department
DATE: June 18, 2024
FILE: 7923-0344-00

RE: By-law No. 21268
Development Application No. 79 23-0344-00

ADDRESS: 10441 - 132 Street

OWNER: School District No. 36

AGENT: Corey Adams
School District No. 36
14033 - 92 Avenue
Surrey, BC V3V 0B7

PROPOSAL: Rezoning from RF to CD.

Development Variance Permit No. 7923-0344-00.

To permit the development of an addition to the existing Kwantlen Park Secondary School and to reduce the required number of off-street parking spaces.

Rezoning By-law No. 21268 received Third Reading on June 10, 2024. The conditions of approval with respect to this By-law have not been met.

After Public Notification, Development Variance Permit No. 7923-0344-00 received support from Council on June 10, 2024. The applicants require the issuance of Development Variance Permit No. 7923-0344-00 prior to the final approval of Rezoning By-law No. 21268.

It is now in order for Council to issue Development Variance Permit No. 7923-0344-00 and to authorize the Mayor and Clerk to execute the Permit.

Ron Gill
Chief Development Approvals Officer
CITY OF SURREY

BYLAW NO. 21268

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:
   
   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

   as follows:
   (a) by creating a new Comprehensive Development Zone 213 (CD 213), attached as Appendix "A" and forming part of this bylaw;
   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
      FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
      TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 213" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 213&quot;</td>
<td>10441 - 132 Street</td>
<td>Lot 1, Plan LMP49629</td>
<td>21268</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 213 (CD 213), Bylaw, 2024, No. 21268".

PASSED FIRST READING on the 27th day of May, 2024.
PASSED SECOND READING on the 27th day of May, 2024.
PUBLIC HEARING HELD thereon on the 10th day of June, 2024.
PASSED THIRD READING on the 10th day of June, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 10th day of June, 2024.

_____________________________ MAYOR

_____________________________ CLERK
APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 213 (CD 213)

In this Comprehensive Development Zone 213 (CD 213), Part 31, Assembly Hall 1 (PA-1) Zone, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the “Zoning By-law”) apply to the following lands:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>10441 – 132 Street</td>
<td>Lot 1 Section 21 Block 5 North Range 2 West NWD Plan LMP49629</td>
<td>025-012-045</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

except as follows:

1. **Intent**
   Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:
   "A. **Intent**
   This Zone is intended for neighbourhood-scale assembly halls, public schools, and child care centres."

2. **Permitted Uses**
   Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:
   "B. **Permitted Uses**
   Lands, buildings and structures shall only be used for the following uses, or a combination thereof:
   Principal Uses:
   1. *Assembly halls*, which accommodate a maximum of 300 seats.
   2. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended and the Child Care Licensing Regulation, as amended provided that the enrollment at any one time is limited to 50 children.
   3. *Community services*.
   4. *Public schools*.

3. **Density**
   Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:
   "D. **Density**
   1. **Maximum Density:**
      Maximum density shall be as follows:
      (a) Maximum 2 caretaker units; and
      (b) The lesser of floor area ratio of 0.1 or building area of 300 sq. m.
   2. **Permitted Density Increases:**
      If amenity contributions are provided in accordance with Schedule G, maximum density may be increased to a floor area ratio of 0.49.
4. **Yards and Setbacks**
Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. **Yards and Setbacks**
Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>USES:</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>Rear Yard</td>
</tr>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>13.5 m</td>
</tr>
</tbody>
</table>

5. **Height of Buildings**
Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"G. **Height of Buildings**
1. **Principal Buildings:**
   - Principal building height shall not exceed 15 m.
2. **Accessory Buildings:**
   - Accessory building height shall not exceed 4 m.
3. **Structures:**
   - Structure height shall not exceed 4 m."

6. **Landscaping and Screening**
Delete Section "I. Landscaping and Screening" and replace it with a new Section "I. Landscaping and Screening" as follows:

"I. **Landscaping and Screening**
1. **General Landscaping:**
   - All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained."
B. DELEGATIONS - PUBLIC HEARING

3. Planning Report – Application No. 7923-0344-00
   "Surrey Comprehensive Development Zone 213 (CD 213), Bylaw, 2024, No. 21268"

   CIVIC ADDRESS: 10441 - 132 Street

   APPLICANT: Owner: School District No. 36 (Surrey)
               Agent: The Board of Education of School District No. 36 (Surrey)
                      (Corey Adams)

   PURPOSE: The applicant is requesting to rezone the site from Single
            Family Residential Zone to Comprehensive Development
            Zone in order to develop an addition to the existing
            Kwantlen Park Secondary School.

            In addition, the proposal includes a Development Variance
            Permit to reduce the total number of required off-street parking
            spaces for secondary public schools from 288 to 232.

   The Notice of the Public Hearing was read by the City Clerk.

   There were no persons present to speak to the proposed Bylaw.

   No written submissions were received for this proposal.
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0344-00

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: 025-012-045
   Lot 1 Section 21 Block 5 North Range 2 West New Westminster District Plan LMP49629

   10441 - 132 Street

   (the "Land")

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

   (a) In Section D, Table D.1 of Part 5 Off-Street Parking and Loading/Unloading, the required number of off-street parking spaces for secondary public schools is reduced from 288 to 232.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.

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

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


ISSUED THIS DAY OF , 20 .

____________________________________
Mayor – Brenda Locke

____________________________________
City Clerk and Director of Legislative Services
Development Variance Permit No. 7923-0344-00: to reduce the total number of required off-street parking spaces for secondary public schools from 288 to 232 (a reduction of 56 spaces).
TO: City Clerk, Legislative Services Division  
FROM: Chief Development Approvals Officer  
Planning & Development Department  
DATE: June 19, 2024

FILE: 7923-0049-00

RE: Development Application No. 7923-0049-00

ADDRESS: 10342 - 136A Street

OWNER: Janda Group Holdings Inc (Director Information: S. Janda)

AGENT: Charlie Petit
        Petit Design Studio Architecture
        1288 - Broughton Street
        Vancouver, BC V6G 2B5

PROPOSAL: Development Permit No. 7923-0049-00.

Development Variance Permit No. 7923-0049-00

To permit the development of a temporary modular real estate sales centre and office building in the City Centre.

Staff was authorized to draft Development Permit No. 7923-0049-00 on June 5, 2023.

Development Permit No. 7923-0049-00 is running in conjunction with Development Variance Permit No. 7923-0049-00 which, after Public Notification, was supported by Council on June 19, 2023. It is now in order for Council to issue Development Variance Permit No. 7923-0049-00 and to authorize the Mayor and Clerk to execute the Development Variance Permit.

If Council issues Development Variance Permit No. 7923-0049-00, it is in order for Council to issue Development Permit No. 7923-0049-00 and to authorize the Mayor and Clerk to execute the Development Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.
Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

Ron Gill, Chief Development Approvals Officer
CITY OF SURREY
(the "City")

DEVELOPMENT VARIANCE PERMIT

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: 016-703-341
   Lot A (AD2488694) Section 26 Block 5 North Range 2 West New Westminster District Plan 61693
   10342 - 136A Street

   (the "Land")

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

   Parcel Identifier:

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

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

   (a) In Section F. of Part 39 Highway Commercial Industrial Zone (CHI), the minimum side (north) yard setback is reduced from 7.5 metres to 1.3 metres.
(b) In Section F. of Part 39 Highway Commercial Industrial Zone (CHI), the minimum front (east) yard setback is reduced from 7.5 metres to 1.5 metres.
(c) In Section F. of Part 39 Highway Commercial Industrial Zone (CHI), the minimum side (south) yard setback is reduced from 7.5 metres to 1.7 metres.
(d) In Section G. of Part 39 Highway Commercial Industrial Zone (CHI), the maximum principal building height is increased from 9 metres to 10.5 metres.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse 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.

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli
To reduce the minimum side (north) yard setback in the Commercial Industrial (CHI) Zone from 7.5-metres to 1.3-metres.

To reduce the minimum front (east) yard setback in the Commercial Industrial (CHI) Zone from 7.5-metres to 1.5-metres.

To reduce the minimum side (south) yard setback in the Commercial Industrial (CHI) Zone from 7.5-metres to 1.7-metres.
To permit the increase in the maximum principal building height in the Commercial Industrial (CHI) Zone from 9-metres to 10.5-metres.
A. General Provisions

1. This development 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 permit.

2. This development 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: 016-703-341
   Lot A (Ad248694) Section 26 Block 5 North Range 2 West New Westminster
   District Plan 61693
   10342 - 136A Street

   (the "Land")

3. As the legal description of the Land will 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:______________________ LEGAL

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

   _____________________________CIVIC

5. This development permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached to and forms part of this development permit.
6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7923-0049-00(1) through and including 7923-0049-00(18) OR referenced (the "Drawings").

2. Signage shall be installed in conformance with the Drawings 7923-0049-00(13) through and including 7923-0049-00(16).

3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by PMG Landscape Architects, and numbered as 7923-0049-00(17) through and including 7923-0049-00(18) (the "Landscaping").

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.

3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.
3. The security for on-site landscaping is to be submitted as follows:

   i. Cash or Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of $18,905.04 (the "Security").

4. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.

5. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.

6. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to complete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.

7. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

E. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

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

   (a) In Section F. of Part 39 Highway Commercial Industrial Zone (CHI), the minimum side (north) yard setback is reduced from 7.5 metres to 1.3 metres.
   (b) In Section F. of Part 39 Highway Commercial Industrial Zone (CHI), the minimum front (east) yard setback is reduced from 7.5 metres to 1.5 metres.
   (c) In Section F. of Part 39 Highway Commercial Industrial Zone (CHI), the minimum side (south) yard setback is reduced from 7.5 metres to 1.7 metres.
   (d) In Section G. of Part 39 Highway Commercial Industrial Zone (CHI), the maximum principal building height is increased from 9 metres to 10.5 metres.
F. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner’s employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.
6. This development permit is NOT A BUILDING PERMIT.


ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

S. 22(1) Janda
Name: (Please Print)
Reflected Ceiling Plan Notes

1. The reflected ceiling plan is intended for electrical and mechanical coordination. This plan will be used in conjunction with the mechanical and electrical drawings to ensure proper coordination.

2. The reflected ceiling plan is intended to be used as a reference for the location of mechanical and electrical components. Coordination with the electrical and mechanical responsibilities during the construction phase is essential.

Ceiling Legend

- Uninterrupted Supply Detector
- Air Return
- Air Supply Fitter
- Cooling coil
- Suspended Ceiling Board
- Suspended Light Fixture
- Ceiling Mounted LED Light

Notes:
- All equipment listed in the ceiling plan should be reviewed and coordinated with the electrical and mechanical engineers.
- The ceiling plan should be used as a guide for the installation of mechanical and electrical components.
- Coordination with the electrical and mechanical engineers during the construction phase is essential to ensure proper functionality.

Drawing by: [Drawing company name]

Issued for: [Client name]

Date: [Date]

Scale: 1:50

A2.3
Signage Notes - Legend

1. Wall Signage:
   - Height (mm)
   - Material

2. Window Signage:
   - Height (mm)
   - Material

3. Roaming Signage:
   - Height (mm)
   - Material

4. Special Information:
   - Height (mm)
   - Material

Sample signs are shown for reference only - Final design and details to be determined.
1. View from Southeast corner along Whalley Boulevard

2. View from South (Lane)

3. View from West (Lane)

4. View from Northeast corner along Whalley Boulevard
1. 1.8M HT. WOOD FENCE

2. STRUCTURAL SOIL
TO: City Clerk, Legislative Services Division

FROM: Ron Gill, Chief Development Approvals Officer

DATE: June 10, 2024

RE: Rezoning Application
Address: 19330 Fairway Drive
(6298, 6302, 6306 and 6310 – 192 Street and 19310 Fraser Highway)
Development Application No.: 7924-0006-00
Rezoning Bylaw No. 21168
Owner: 192nd Street Development Ltd. (Director Information: S. Rai)

Please be advised that Development Application No. 7924-0006-00 should be closed and the associated Rezoning Bylaw (Bylaw No. 21168) filed by Council for the following reason:

The agent has submitted a request that staff close this in-stream application and file the Rezoning Bylaw given that the applicant will be proceeding in a different direction and anticipates submitting a new development application on the subject site for higher density.

Ron Gill
Chief Development Approvals Officer

Attachment - E-mail from agent requesting closure of Development Application No. 7924-0006-00
Good morning Misty –

Sorry that I wasn’t aware of the need to formally close after our meetings with staff and City Counsel regarding the below. Please accept this email to confirm that we would like to close the Development Application No. 7924-0006-00 as it relates to the subdivision of the property.

Thanks for your help with all of this!

Regards,

[Signature]

RBI GROUP OF COMPANIES
TREVOR MASSEY
Director of Construction

T (604) 580-1054
M (604) 308-6533
A 15055 54A Ave Unit #200, Surrey, BC V3S 5X7

Hi Trevor,

Could you reply, by e-mail, confirming that the applicant wishes to close Development Application No. 7924-0006-00 so that we can send a memo to Council to file the Rezoning Bylaw.

Thanks,
Hi Ron,

Our client is no longer pursuing the rezoning to subdivide the lands into 3 separate lots. The development will be proceeding as a nine-phase phased strata development.

Our client intends to submit a rezoning application for increased density for some or all of phases 5-9 following the deposit of the strata plans and has obtained proxies from the purchasers of strata lots in phase 1 and phase 2 with respect to any rezoning matters that would require the consent of the strata corporation. Maureen had reviewed and approved the forms of proxy appointments prior to us sending out the proxies for execution.

Please let us know what other concerns you have about the development and we will try to clarify matters for you.

Thanks,

Cathy

Catherine L.H. Lee
Lawyer
Terra Law Corporation | Direct (604) 502-5606 | Email: clee@terralawcorp.ca

This communication may contain confidential information which may be protected by legal privilege. If you are not the intended recipient, please immediately notify us by reply e-mail or by telephone (collect if necessary), delete this communication and destroy any copies.

From: Gill, Ron <RGILL@surrey.ca>
Sent: Wednesday, May 29, 2024 12:32 PM
To: Catherine L.H. Lee <clee@terralawcorp.ca>; Broersma, Keith <KBroersma@surrey.ca>
Cc: Subdivision E-Files <SubdivisionE-Files@surrey.ca>; Nip, Donald <DNip@surrey.ca>; Shauna Bartley <SBartley@terralawcorp.ca>; Atkins, Christopher <CTAtkins@surrey.ca>; Trevor Massey <tmassey@rbigroup.ca>; Jorgensen, Misty <MRJorgensen@surrey.ca>; Renita Swamy <rswamy@terralawcorp.ca>; Sukhi Rai <sukhi@rbigroup.ca>
CITY OF SURREY

BYLAW NO. 21168

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, for the following lands:

   Address: As described in Appendix "A''.
   Legal: As described in Appendix "A''.
   PID: As described in Appendix "A''.

   as follows:

   (a) by creating a new Comprehensive Development Zone 184 (CD 184), attached as Appendix "A'' and forming part of this bylaw;

   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

      FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (CD BY-LAW No. 20151)
      TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 184'' as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 184''</td>
<td>19330 Fairway Drive</td>
<td>Lot 1, Plan EPP107358</td>
<td>21168</td>
<td>20151</td>
</tr>
</tbody>
</table>

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 184 (CD 184), Bylaw, 2024, No. 21168''.


PASSED FIRST READING on the 26th day of February, 2024.

PASSED SECOND READING on the 26th day of February, 2024.

PASSED THIRD READING on the 26th day of February, 2024.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the 29th day of February, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_________________________ MAYOR

_________________________ CLERK
APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 184 (CD 184)

This Comprehensive Development Zone 184 (CD 184) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the “Zoning By-law”) apply to the following lands:

The lands are divided into Blocks A, B and C as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 5th day of February, 2024.

<table>
<thead>
<tr>
<th>Block A</th>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>19330 Fairway Drive (portion of)</td>
<td>That portion of Lot 1 Section 10 Township 8 NWD Plan EPP107358 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 5th day of February, 2024, containing 3.774 hectares</td>
<td>031-689-868 (portion of)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Block B</th>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>19330 Fairway Drive (portion of)</td>
<td>That portion of Lot 1 Section 10 Township 8 NWD Plan EPP107358 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 5th day of February, 2024, containing 0.909 hectares</td>
<td>031-689-868 (portion of)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Block C</th>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>19330 Fairway Drive (portion of)</td>
<td>That portion of Lot 1 Section 10 Township 8 NWD Plan EPP107358 shown outlined in bold, labelled as Block C on the Survey Plan, attached hereto as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 5th day of February, 2024, containing 0.802 hectares</td>
<td>031-689-868 (portion of)</td>
</tr>
</tbody>
</table>

(collectively the “Lands”)

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, medium-rise multiple unit residential buildings, ground-oriented multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Block A

Principal Uses:
1. Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.
Accessory Uses:
2. **Child care centres**, provided that such centres:
   (a) Do not constitute a singular use on the *lot*; and
   (b) Are regulated by the **Community Care and Assisted Living Act**, as amended, and the Child Care Licensing Regulation, as amended.

**Block B and C**

**Principal Uses:**
1. *Multiple unit residential buildings* and/or *ground-oriented multiple unit residential buildings*.

C. **Lot Area**
Not applicable to this Zone.

D. **Density**
1. **Maximum Density:**
   Maximum density shall be as follows:
   (a) 1 dwelling unit; and
   (b) The lesser of floor area ratio of 0.1 or building area of 300 sq. m.

2. **Permitted Density Increases:**
   If amenity contributions are provided in accordance with Schedule G, density may be increased as follows:
   (a) **Block A**: Maximum floor area ratio of 0.9 and 77 dwelling units per hectare, excluding:
       i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
       ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.5. of this Zone);
   (b) **Block B**: Maximum floor area ratio of 1.3, excluding:
       i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
       ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.5. of this Zone).
   (c) **Block C**: Maximum floor area ratio of 1.8, excluding:
       i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
       ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.5. of this Zone).

E. **Lot Coverage**
1. The maximum *lot coverage* for all buildings and structures shall be as follows:
   (a) **Block A**: 30%.
   (b) **Block B**: 33%.
   (c) **Block C**: 34%.
F. Yards and Setbacks

Block A

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>East Yard</th>
<th>South Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>11.0 m¹</td>
<td>7.5 m⁵</td>
<td>5.0 m</td>
<td>10.5 m⁵</td>
</tr>
</tbody>
</table>

Block B

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>East Yard</th>
<th>South Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>11.0 m</td>
<td>11.0 m</td>
<td>13.0 m</td>
<td>2.8 m</td>
</tr>
</tbody>
</table>

Block C

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>East Yard</th>
<th>South Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>5.4 m</td>
<td>3.4 m</td>
<td>4.9 m</td>
<td>5.1 m</td>
</tr>
</tbody>
</table>

¹ Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, parking – underground may be located up to 0.5 m of any lot line.
² Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the setbacks.
³ Notwithstanding the setbacks identified in Section F., the minimum north yard setback for Block A may be reduced to 2.4 m for an indoor amenity space building.
⁴ Notwithstanding the setbacks identified in Section F., the minimum east yard and west yard setback for Block A may be reduced to 5.0 m for the townhouse component.

G. Height of Buildings

1. Principal Buildings:
   - Block A
     Principal building height shall not exceed the following:
     (a) A maximum building height of 12 m for townhouse buildings; and
     (b) A maximum building height of 19 m for apartment buildings.
   - Block B and C
     Principal building height shall not exceed 19 m.

2. Indoor Amenity Space Buildings:
   Indoor amenity space building height shall not exceed 12 m.

3. Accessory Buildings and Structures:
   Accessory building and structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
   Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.

2. Tandem Parking:
   Tandem parking is permitted for townhouse units only, in Block A, subject to the following:
   (a) Dwelling units with tandem parking spaces are not permitted to have direct vehicular access to an adjacent highway;
   (b) Tandem parking spaces must be attached to each dwelling unit;
   (c) Both tandem parking spaces must be held by the same owner; and
   (d) Access to parking spaces provided as tandem parking is not permitted within 6 metres from lot entrances/exits.
3. **Underground Parking:**
   (a) All required resident *parking spaces* shall be provided as *parking – underground*.
   (b) Notwithstanding Sub-section H.3.(a) of this Zone, a maximum of fifty percent (50%) of all required resident *parking spaces*, for townhouse units located in **Block A**, may be provided as *parking within building envelope*.

4. **Parking Areas:**
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in front of the main entrance of a non-*ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. **Bicycle Parking:**
   A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. **Landscaping and Screening**

1. **General Landscaping:**
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (c) *Highway boulevards* abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.

2. **Refuse:**
   Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*.

J. **Special Regulations**

1. **Amenity Spaces:**
   *Amenity space*, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
   (a) Outdoor *amenity space* in the amount of:
      i. 3.0 sq. m per *dwelling unit*; and
      ii. 1.0 sq. m per *lock-off suite*; and
      iii. 4.0 sq. m per *micro unit*;
   (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
   (c) Indoor *amenity space* in the amount of:
      i. 3.0 sq. m per *dwelling unit*; and
      ii. 1.0 sq. m per *lock-off suite*; and
      iii. 4.0 sq. m per *micro unit*; and
      iv. 4.0 sq. m per *micro unit*;
   (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. **Child Care Centres:**
   *Child care centres*, permitted only in **Block A**, shall be located on the *lot* such that these centres:
   (a) Have direct access to an *open space* and play area within the *lot*; and
   (b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. **Balconies:**
   *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit size* or 4.6 sq. m per *dwelling unit*, whichever is greater.
K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision, except strata lots, shall conform to the following minimum standards:

**Block A**
(a) Lot Area: Minimum 3.7 hectares;
(b) Lot Width: Minimum 30 m; and
(c) Lot Depth: Minimum 400 m.

**Block B**
(a) Lot Area: Minimum 0.9 hectare;
(b) Lot Width: Minimum 12 m; and
(c) Lot Depth: Minimum 280 m.

**Block C**
(a) Lot Area: Minimum 0.8 hectare;
(b) Lot Width: Minimum 30 m; and
(c) Lot Depth: Minimum 190 m.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. Building permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for Block A and Block B and RM-70 Zone for Block C.

3. Development permits, pursuant to the OCP.

4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.

5. Sign regulations, pursuant to Surrey Sign By-law, as amended.
NOTICE OF MOTION