# Regular Council - Public Hearing Agenda 

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## A. ADOPTIONS

1. Adoption of the Agenda

Council is requested to pass a motion to adopt the agenda.
2. Adoption of the Minutes
a. Special Council - January 15, 2024

Minutes to be adopted.
b. Regular Council - Land Use - January 15, 2024

Minutes to be adopted.
c. Regular Council - Public Hearing - January 15, 2024

Minutes to be adopted.
B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069"
"Surrey Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070"
"Surrey Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071"
"Surrey Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072"
Application No. 7916-0225-00
CIVIC ADDRESS: 16172-24 Avenue
APPLICANT: Owners: LMJB Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
LMJC Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
LMJA Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng) Agent: Isle of Mann Property Group (Jimmy Hansra)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan (OCP) Table 7A: Land Use Designation Exceptions by adding site specific permission for a portion of the subject site to allow for a density up to 1.97 FAR for the proposed north lot (Block A) and a FAR of 1.86 for the proposed central lot (Block B) within the Multiple Residential land use designation.

The proposal also includes rezoning portions of the subject sites Block A, Block B, Block C and Block D from One-Acre Residential Zone to a Comprehensive Development Zone, in order to develop a mixed-use building, two apartment buildings and 74 townhouse units.

## C. COMMITTEE REPORTS

1. Finance Committee Recommendations - January 29, 2024

The following recommendations will be in order for consideration should the Finance Committee approve the recommendations at its meeting held on January 29, 2024.

Item No. Foo1 2024 Five-Year (2024-2028) Financial Plan - Utilities and Other Self-Funded Programs
File: 1705-05
Note: See Item H. 17 Bylaws in the H Section.
2. Arts and Culture Advisory Committee - October 17, 2023

Minutes to be received.
3. Public Safety Committee - November 22, 2023

Minutes to be received.

## D. BOARD/COMMISSION REPORTS

This section has no items to consider.
E. MAYOR'S REPORT

This section has no items to consider.

## F. COUNCILLORS' REPORTS

Verbal updates to be provided.

## G. CORPORATE REPORTS

The following Corporate Reports to be considered:
Item No. Ro11 Proposed Bylaw Amendments for the Management of Supportive Recovery Homes Update File: 4815-01

Note: See Item H. 16 Bylaws in the H Section.

| Item No. Ro12 | Age Friendly for Seniors Strategy Update <br> File: 0550-20 |
| :--- | :--- |
| Item No. Ro13 | Award of Contract No. 1220-040-2023-083 <br> Refuse Collection and Disposal Services - City Parks <br> File: $0550-20$ |


| Item No. Ro14 | Sports Tourism Grant Program - 2023 Year-end Reporting <br> File: 1855-o1 |
| :--- | :--- |
| Item No. Ro15 | Community Enhancement Partnership Program Grants - <br> 2023 Year-end Reporting <br> File: 1850-o1 |
| Item No. Ro16 | Housing Accelerator Fund Application Update <br> File: 1855-03 |
| Item No. Ro17 | 2024 CanExport Community Investments Sub-Program Grant <br> Agreement <br> File: 4710-o1 |
| Item No. Ro18 | Award of Contract No. 1722-o02-11 <br> 64 Avenue Improvements from 177B Street to 184 Street |
| File: 1722-002-11 |  |

## H. BYLAWS AND PERMITS

## BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" 7916-0225-00
Owners: LMJB Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJC Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJA Holdings Ltd.
(Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
Agent: Isle of Mann Property Group (Jimmy Hansra)
16172-24 Avenue
To amend OCP Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 1.97 FAR (net calculated) for the North Lot and up to 1.86 FAR (net calculated) for the Central Lot.

Council direction received January 15, 2024
Third Reading
"Surrey Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070" 16172-24 Avenue
RA to CD - permit the development of a mixed-use building.
Council direction received January 15, 2024

## Third Reading

"Surrey Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071" 16172-24 Avenue
RA to CD - to permit the development of two apartment buildings.
Council direction received January 15, 2024

## Third Reading

"Surrey Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072" 16172-24 Avenue
RA to CD - to permit the development of an apartment building and 74 townhouse units.
Council direction received January 15, 2024

## Third Reading

## REZONING BYLAW - NO PUBLIC HEARING

2. "Surrey Comprehensive Development Zone 176 (CD 176), Bylaw, 2024, No. 21136" 7918-0138-oo
Owner: 1335178 B.C. Ltd. (Director Information: C. Johl)
Agent: A. Johl
18175-74 Avenue
A-ı to CD - To develop 74 townhouses on the subject site.
Council direction received January 15, 2024
Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

## First reading

## Second reading

## Third reading

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21137" 7923-0163-00
Owner: 1349957 B.C. Ltd. (Director Information: A. Johl)
Agent: CSS Management Ltd. (Avtar Johl)
13417, 13453 and 13487-111A Avenue; 13428 and 13488-112 Avenue;
Portion of unopened lane
RF and RMS-2 to RM-30 - to develop 74 townhouse units on a consolidated site in City Centre (Bolivar Heights District).

Council direction received January 15, 2024
Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

## First reading

## Second reading

## Third reading

Development Variance Permit No. 7923-0163-oo
13417, 13453 and 13487-111A Avenue; 13428 and 13488-112 Avenue; Portion of unopened lane
To increase the maximum allowable lot coverage from $45 \%$ to $52 \%$; to reduce the minimum front (north) yard setback from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; to reduce the minimum side (east) yard setback from 6.0 metres to 3.0 metres to the principal building face; to reduce the minimum front (south) yard setback from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and to reduce the minimum side (west) yard setback from 6.0 metres to 3.0 metres to the principal building face.

That Council support Development Variance Permit No. 7923-0163-oo and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
4. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21138"

7917-0116-00, 7917-0116-01
Owner: 1126162 B.C. Ltd. (Director Information: P. Sikham)
Agent: Kasian Architects (Douglas Johnson)
18638-74 Avenue
RA to RM-30 - to develop 79 townhouse units.
Council direction received January 15, 2024
Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

## First reading

## Second reading

## Third reading

Development Variance Permit No. 7917-016-o1
18638-74 Avenue
To reduce the minimum north yard setback from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2 and from 6.0 metres to 3.0 metres for buildings 10,13 and 14 ; to reduce the minimum east yard setback from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10 ; to reduce the minimum east yard setback from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3,4 and 11 ; to reduce the minimum south yard setback from 6.0 metres to 4.3 metres for building 4 and from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12 ; to reduce the minimum west yard setback from 6.0 metres to 4.1 metres for building 6 ; to reduce the minimum west yard setback from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12 ; to reduce the minimum west yard setback from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13 ; to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56; to permit visitor parking stalls 8 and 9 to be located within the west yard setback; to increase the maximum percentage of back-to-back townhouse units from $20 \%$ to $30 \%$; and to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.

That Council support Development Variance Permit No. 7917-0116-o1 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
5. "Surrey Comprehensive Development Zone 157 (CD 157), Bylaw, 2024, No. 21135" 7923-0144-00
Owner: Manorlane Properties (Peach Arch) Inc. (Director Information: B. Mann, R. Sangra)

Agent: DF Architecture Inc. (Jessie Arora)
15473, 15485 and 15495-16A Avenue
RF to CD - to develop a six-storey apartment building consisting of 66 units.
Council direction received January 15, 2024
Three pieces of correspondence expressing opposition and one piece of correspondence expressing concerns were received prior to the printing of this agenda.

## First reading

Second reading
Third reading

## PERMITS

6. Development Variance Permit No. 7922-0170-oo

Owner: 1046089 B.C. Ltd. (Director Information: S. Bains)
Agent: Architecture Panel Inc. (Ruchir Dhall)
12090-104 Avenue
To reduce the minimum setback distance from top of bank of a channelized stream from 25 metres to 15 metres, on the north side of the stream (Manson Canal) in order to construct a $7,390.24$ square metre industrial building.

One piece of correspondence expressing support and two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7922-or7o-oo and consider
issuance of the Permit upon final approval of the associated Development Permit.
7. Development Variance Permit No. 7922-0342-00

Owner: 1027756 B.C. Ltd. (Director Information: G. Deo, J. Khera, G. Khera)
Agent: Ionic Architecture Inc. (Samuel Chan)
18872-52 Avenue
To vary the minimum west side yard setback from 7.5 metres or o.o metres to 1.5 metres in order to develop a multi-unit industrial building.

Two pieces of correspondence expressing concerns were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7922-0342-oo and consider issuance of the Permit upon final approval of the associated Development Permit.
8. Development Variance Permit No. 7922-0376-oo Owner: 1057359 B.C. Ltd. (Directory Information: R. Gill)
Agent: JM Architecture Inc (Joe Minten)
15550-32 Avenue
To reduce the minimum south lot line setback from 1.5 metres to 0.3 metres; to reduce the minimum drive aisle width for on-site parking spaces $1-24$ from 7.0 metres to 6.9 metres and to o.o metres for parking spaces $25-28$; to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building whose setback is adjacent to that highway is less than 5.0 metres; and to reduce the minimum setback for a Class A (red-coded) stream from 30.0 metres to a minimum streamside setback of 12.94 metres in order to develop a 3-storey commercial building, including a medical office and small-scale drugstore.

Two pieces of correspondence expressing opposition and one piece of correspondence expressing concerns were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7922-0376-oo and consider issuance of the Permit upon final approval of the associated Development Permit.
9. Development Variance Permit No. 7906-0301-00

Owner: Riverview Investments Inc. (Director Information: H. Dhaliwal, R. Munday)
Agent: Vesterra (Gary Dhaliwal)
13111 King George Boulevard; Portion of 13140-113B Avenue; Portions of 131 Street and uizA Avenue (road allowance)
To increase the maximum percentage of back-to-back units from $20 \%$ to $36 \%$ in a 73-unit townhouse development, of which 26 units are back-to-back units.

Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7906-0301-oo and consider issuance of the Permit upon final adoption of the associated Bylaws.
10. Development Variance Permit No. 7921-0090-oo

Owner: Zenterra City Centre Ltd. (Director Information: M. Gill, R. Johal)
Agent: Integra Architecture Inc. (Steve Watt)
10055 and 10077-133 Street; 13277-100A Avenue
To vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended in order to include the use of a Surety Bond for Servicing Agreement No. 7821-0090-oo

Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7921-0090-oo and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
11. Development Variance Permit No. 7920-0162-02

Owners: 1242842 B.C. Ltd. (Director Information: P. Singh), 1031665 B.C. Ltd. (Director Information: P. Singh), 1071773 B.C. Ltd. (Director Information: P. Singh), 1215031 B.C. Ltd. (Director Information: P. Singh), 1071767 B.C. Ltd. (Director Information: P. Singh), 1193082 B.C. Ltd. (Director Information: P. Singh)
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
16606, 16620, 16648, and 16674-20 Avenue; 1949-167 Street; 16621, 16651, and 16663-19 Avenue
To increase the maximum percentage of back-to-back townhouse units from $20 \%$ to $27 \%$ and to vary the minimum required outdoor amenity space for the back-to-back townhouse units from 6.0 square metres to 3.0 square metres per unit.

Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7920-o162-o2 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
12. Development Variance Permit No. 7920-0159-01

Owner: 1242842 B.C. Ltd. (Director Information: P. Singh)
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
16620, 16648, and 16674-20 Avenue
To increase the maximum percentage of back-to-back townhouse units from $\mathbf{2 0} \%$ to $35.5 \%$ in a 62 -unit townhouse development.

Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7920-0159-o1 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
13. Development Variance Permit No. 7921-0151-01

Owner: 1346704 B.C. Ltd. (Director Information: P Singh)
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
1879 King George Boulevard; 1868 Lilac Drive
To increase the maximum percentage of back-to-back unites from $20 \%$ to $34 \%$ and to reduce the outdoor amenity space requirement for back-to-background-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.

Four pieces of correspondence expressing opposition and one piece of correspondence expressing concerns were received prior to the printing of this agenda.

That Council support Development Variance Permit No. 7921-0151-o1 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
14. Temporary Use Permit No. 7923-0155-oo

Owner: 1147430 B.C. Ltd. (Director Information: S. Raw)
Agent: OTG Developments Ltd. (Kristin Webb)
17835-97 Avenue
To permit the temporary use of the site for truck parking for a period not to exceed 3 years.

Two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

That Council support Temporary Use Permit No. 7923-0155-00 and consider issuance of the Permit once all outstanding conditions have been met.
15. Temporary Use Permit No. 7923-0237-oo

Owner: Polygon Semiahmoo Homes Ltd. (Director Information: R. Bruno, N. Chrystal)
Agent: Polygon Development 448 Ltd. (Anya Paskovic)
15231-20 Avenue
To permit a temporary real estate sales centre and associated surface parking lot for a nearby 6 -storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed 3 years.

* Planning and Development advice (see memorandum in back-up) that Temporary Use Permit No. 7923-0237-oo is in order for issuance.

Three pieces of correspondence expressing opposition were received prior to the printing of this agenda.

That Council authorize the issuance of Temporary Use Permit No. 7923-0237-oo.

## FINAL ADOPTIONS

16. "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2023, No. 21118" 3900-20-21118 - Regulatory Text Amendment A Bylaw to remove the requirement for Supportive Recovery Home operators to complete a Housing Agreement.

Note: Bylaw 21118, Bylaw 21119 and Bylaw 21120 will be in order for consideration should Council approve the recommendations of Corporate Report No. Rou.

Council direction received December 4, 2023
Corporate Report No. 2023-R205

## Final Adoption

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2023, No. 21119"
3900-20-21119 - Regulatory Text Amendment
A Bylaw to amend Schedule 3 to remove the requirement for Supportive Recovery Home operators.

Council direction received December 4, 2023
Corporate Report No. 2023-R205

## Final Adoption

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Text Amendment Bylaw, 2023, No. 21120"
3900-20-21120 - Regulatory Text Amendment
A Bylaw to amend Schedule A CONTRAVENTIONS AND PENALTIES Part 1 to remove the requirement for Supportive Recovery Home operators.

Council direction received December 4, 2023
Corporate Report No. 2023-R205

## Final Adoption

## INTRODUCTIONS

Note: Item H. 17 Bylaws will be in order for consideration should Council approve the recommendations of Finance Committee Corporate Report No. Fool.
17. "Surrey 2024-2028 Sewer Operating Financial Plan Bylaw, 2024, No. 21139" 3900-20-21139 - Council Initiative
A bylaw to provide for the adoption of the Surrey 2024-2028 Sewer
Approved by Council: to be approved.
First Reading

## Second Reading

Third Reading
"Surrey 2024-2028 Drainage Operating Financial Plan Bylaw, 2024, No. 21140" 3900-20-21140 - Council Initiative
A bylaw to provide for the adoption of the Surrey 2024-2028 Drainage Operating Financial Plan.

Approved by Council: to be approved.

## First Reading

Second Reading

## Third Reading

"Surrey 2024-2028 Solid Waste Operating Financial Plan Bylaw, 2024, No. 21141" 3900-20-21141
A bylaw to provide for the adoption of the Surrey 2024-2028 Solid Waste Operating Financial Plan.
Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Surrey 2024-2028 Water Operating Financial Plan Bylaw, 2024, No. 21142" 3900-20-21142 - Council Initiative
A bylaw to provide for the adoption of the Surrey 2024-2028 Water Operating Financial Plan.

Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Surrey 2024-2028 District Energy Operating Financial Plan Bylaw, 2024, No. 21143" 3900-20-21143 - Council Initiative
A bylaw to provide for the adoption of the Surrey 2024-2028 District Energy Operating Financial Plan.

Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Surrey 2024-2028 Parking Authority Operating Financial Plan Bylaw, 2024, No. 21144" 3900-20-21144 - Council Initiative
A bylaw to provide for the adoption of the Surrey 2024-2028 Parking Authority Operating Financial Plan.

Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2024, No. 21145" 3900-20-21145 - Regulatory Text Amendment
A bylaw to amend Schedule C to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan.

Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2024, No. 21146" 3900-20-21146 - Regulatory Text Amendment
A bylaw to amend Schedule A to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan.

Approved by Council: to be approved.

## First Reading

Second Reading
Third Reading
"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2024, No. 21147"
3900-20-21147 - Regulatory Text Amendment
A bylaw to amend Schedule C to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan and to incorporate housekeeping amendments.

Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2024, No. 21148"
3900-20-21148 - Regulatory Text Amendment
A bylaw to incorporate housekeeping amendments as approved in the 2024-2028 Financial Plan
Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149"
3900-20-21149 - Regulatory Text Amendment
A bylaw to amend Schedule A to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan.

Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2024, No. 21150" 3900-20-21150 - Regulatory Text Amendment
A bylaw to amend Schedules B, C, D-1 and E to reflect the 2023 utility rates as approved in the 2024-2028 Financial Plan.

Approved by Council: to be approved.

## First Reading

## Second Reading

## Third Reading

"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21151" 3900-20-21151 - Regulatory Text Amendment
A bylaw to amend Schedule M for adjustments to Electric Vehicle Charging Fees as approved in the 2024-2028 Financial Plan.

Approved by Council: to be approved.
First Reading
Second Reading
Third Reading

## I. CLERK'S REPORT

## 1. Delegation Requests

(a) Stephanie Beck, Executive Director and Grant Turnbull, Board Chair Peace Arch Hospital Foundation
File: 0500-20-10
Requesting to appear at a Council-in-Committee meeting to provide a presentation to update Mayor and Council on strategic projects at Peace Arch Hospital in South Surrey and White Rock.
(b) Leslie McFarlane, Newton ACORN Co-Chair, BC ACORN File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on the need for action to strengthen standards of maintenance for apartment buildings in Surrey, and bring in stronger enforcement through landlord licensing and proactive inspections.
2. Parcel Tax Roll Review Panel - 2024 Meeting Date

File: 0360-20 PTRRP
That Council schedule a meeting of the Parcel Tax Roll Review Panel for Wednesday, March 13, 2024 at 2:00 pm in Community Room 1E at City Hall.
3. Animal Control Officer Appointment

File: 2770-01
Council is requested to pass the following resolution:
That pursuant to Section 146 of the Community Charter, S.B.C. 2003, c. 26 and amendments thereto and the Appointment of By-law Enforcement Officers By-law 1994, No. 12167, as amended, Tyler Giller is hereby appointed under Section 146 of the Community Charter, S.B.C. 2003, c. 26 and amendments thereto and the Appointment of By-law Enforcement Officers By-law 1994, No. 12167, as an Animal Control Officer for the City of Surrey until the termination of the person's employment by the City of Surrey as an Animal Control Officer .

## J. NOTICE OF MOTION

This section has no items to consider.

## K. OTHER BUSINESS

This section has no items to consider.

## L. ADJOURNMENT

Council to pass a motion to adjourn the Regular Council - Public Hearing meeting.

## CITY OF SURREY

## ADOPTIONS

SURREY

## CITY OF SURREY

ADOPTION OF THE AGENDA


## CITY OF SURREY

## ADOPTION OF MINUTES

## Special Council Minutes

Present:<br>Chairperson - Mayor Locke<br>Councillor Annis<br>Councillor Bains<br>Councillor Bose<br>Councillor Elford<br>Councillor Hepner<br>Councillor Kooner<br>Councillor Stutt

Absent:<br>Councillor Nagra

## Staff Present:

City Manager
City Clerk
Acting General Manager, Corporate Services
City Solicitor

## A. MOTION TO HOLD A MEETING IN A CLOSED SESSION

It was Moved by Councillor Bains
Seconded by Councillor Bose
That Council close the meeting to the public
pursuant to Section 90 (1)(a), (c), (g), (i), (k) and (m) of the Community Charter, which states:
"(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
(c) labour relations or other employee relations;
(g) litigation or potential litigation affecting the municipality;
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interest of the municipality if they were held in public;
(m) a matter that, under another enactment, is such that the public may be excluded from the meeting."
RES.R24-1

Carried

## B. ADJOURNMENT

It was
meeting be adjourned.
RES.R24-2

Moved by Councillor Bains
Seconded by Councillor Bose
That the January 15, 2024 Special Council Carried

The Special Council adjourned at 3:31 p.m.
Certified correct:

Jennifer Ficocelli, City Clerk
Mayor Brenda Locke

Present:<br>Chairperson - Mayor Locke<br>Councillor Annis<br>Councillor Bains<br>Councillor Bose<br>Councillor Elford<br>Councillor Hepner<br>Councillor Kooner<br>Councillor Nagra<br>Councillor Stutt

Staff Present:<br>City Manager<br>City Clerk<br>Acting General Manager, Corporate Services<br>General Manager, Engineering<br>General Manager, Parks, Recreation \& Culture<br>General Manager, Planning \& Development<br>City Solicitor<br>Manager, Area Planning \& Development, North Division Manager, Area Planning \& Development, South Division Land Development Engineer

## A. ADOPTION OF THE AGENDA

It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That the agenda of the January 15, 2024,
Regular Council Land Use meeting be adopted.
RES.R24-3
Carried

## B. LAND USE APPLICATIONS

1. 7923-0144-00

15473, 15485 and 15495-16A Avenue
Owner: Manorlane Properties (Peace Arch) Inc.
Director Information: B. Mann, R. Sangra
Officer Information as at March 25, 2023: B. Mann (President), R. Sangra (Secretary)

Agent: DF Architecture Inc. (Jessie Arora)

## Rezoning from RF to CD (based on RM-7o)

Development Permit
to permit the development of a six-storey apartment building consisting of 66 units.
It was
Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21135 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)").
2. Council authorize staff to draft Development Permit No. 7923-0144-oo, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

RES.R24-4

> (h) 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.
> Carried
2. 7923-0155-00

17835-97 Avenue
Owner: 1147430 B.C. Ltd.
Director Information: S. Raw
No Officer Information filed as at December 30, 2022.
Agent: OTG Developments Ltd. (Kristin Webb)
Temporary Use Permit
to permit the temporary use of the site for truck parking for a period not to exceed three years.

It was
Moved by Councillor Bains Seconded by Councillor Stutt That:

1. Council approve Temporary Use Permit No. 7923-0155-00, to proceed to Public Notification.
2. 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) input from the Ministry of Transportation \& Infrastructure;
(c) input from TransLink;
(d) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
(e) installation and subsequent inspection and approval of all required landscape screening and fencing works along the south of the property, to the satisfaction of the General Manager, Planning \& Development;
(f) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning \& Development;
(g) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes; and
(h) a Sensitive Ecosystem Development Permit application to be submitted and subsequently issued for the watercourse (ditch) along the southern property line.
RES.R24-5
Carried
3. 7922-0170-00

12090-104 Avenue
Owner: 1046089 B.C. Ltd.
Director Information: S. Bains
Officer Information as at August 17, 2022: S. Bains (President)
Agent: Architecture Panel Inc. (Ruchir Dhall)
NCP Amendment from "Parks and Open Spaces" to "Highway Commercial" for a portion of the site
Development Permit / Development Variance Permit
to permit the construction of a 7,390.24 square metre industrial building.

It was
Moved by Councillor Hepner Seconded by Councillor Bose That:

1. Council authorize staff to draft Development Permit No. 7922-0170-oo generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-o170-oo, to reduce the minimum setback distance from top of bank of a Class A (red-coded) channelized stream from 25 metres to 15 metres, on the north side of the stream (Manson Canal), 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) input from the Ministry of Transportation \& Infrastructure;
(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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
(h) the applicant satisfy the requirements for a P-15 agreement;
(i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
(j) demolition of existing buildings and structures, and removal of any unauthorized retaining walls remaining within City of Surrey's drainage statutory right-of-way (BB752745) to the satisfaction of the Planning and Development Department;
(k) the applicant to verify that the existing statutory right-of-way BB752745, registered on title in favour of the City of Surrey, meets current City standards including for drainage access; and
(1) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site given the parking allocation.
4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to partially redesignate the land from "Parks and Open Spaces" to "Highway Commercial" when the project is considered for final adoption (Appendix IV).
RES.R24-6

## Carried

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4. 7918-0138-00
    18175-74 Avenue
    Owner: }1335178\mathrm{ B.C. Ltd.
        Director Information: C. Johl
        No Officer Information Filed as at November 26, }2023
        Agent: A. Johl
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    NCP Amendment from "Low Density Cluster" to "Medium Density Cluster"
    Rezoning from A-1 to CD (based on RM-3o)
    Development Permit
    to permit the development of 74 townhouses.
    It was Moved by Councillor Bains
        Seconded by Councillor Kooner
        That:
    1. Council endorse the Public Notification to proceed for Bylaw No. 21136 rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7918-0138-oo generally in accordance with the attached drawings (Appendix I), and the Ecosystem Development Plan and Geotechnical Report.
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 road dedication plan 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
(h) conveyance of Biodiversity Conservation Strategy areas to the City;
(i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
(j) 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;
(k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
(l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(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 Services;
(n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report; and
(o) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.
4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Low Density Cluster" to "Medium Density Cluster" when the project is considered for final adoption.

## Carried

| 5. | $\begin{aligned} & \text { 7922-0342-oo } \\ & 18872-52 \text { Avenue } \end{aligned}$ |  |
| :---: | :---: | :---: |
|  | Owner: | 1027756 B.C. Ltd. |
|  |  | Director Information: G. Deo, J. Khera, G. Khera |
|  |  | No Officer Information Filed as at February 17, 2023. |
|  | Agent: | Ionic Architecture Inc. (Samuel Chan) |
|  | Development Permit / Development Variance Permit to permit the development of a multi-unit industrial building. |  |

It was Moved by Councillor Bains Seconded by Councillor Kooner That:

1. Council authorize staff to draft Development Permit No. 7922-0342-oo generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0342-oo, varying the following, to proceed to Public Notification:
(a) to vary the minimum west side yard setback of the IL Zone from 7.5 metres or o.o metre to 1.5 metres.
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 all urban design issues to the satisfaction of the Planning and Development Department;
(c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
(f) registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant as per the "minimum safeguarding" requirements of the Sensitive Ecosystems Development Permit Area guidelines; and
(g) submission of a finalized Geotechnical Report to the satisfaction of City staff.
RES.R24-8
Carried
4. 7923-0163-00

13417, 13453 and 13487-111A Avenue; 13428 and 13488 - 112 Avenue;
Portion of unopened lane
Owner: 1349957 B.C. Ltd.
Director Information: A. Johl
No Officer Information Filed as at February 24, 2023.
Agent: CSS Management Ltd. (Avtar Johl)
Rezoning from RMS-2 and RF to RM-30
Development Permit / Development Variance Permit
to permit the development of 74 townhouse units on a consolidated site in City Centre (Bolivar Heights District).

It was
Moved by Councillor Hepner Seconded by Councillor Stutt That:

1. Council close Land Development Project No. 7913-0140-oo and all applications associated with this project.
2. Council endorse the Public Notification to proceed for Bylaw No. 21137 to rezone the subject site from "Single Family Residential Zone (RF)" and "Special Care Housing 2 Zone (RMS-2)" to "Multiple Residential 30 Zone (RM-30)" as well as both a portion of unopened lane shown as Block C on the attached Survey Plan from "Special Care Housing 2 Zone (RMS-2)" to "Multiple Residential 30 Zone (RM-30)" and a portion of unopened lane shown as Block D on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
3. Council authorize staff to draft Development Permit No. 7923-0163-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7923-0163-oo, varying the following, to proceed to Public Notification:
(a) to increase the maximum allowable lot coverage under the RM-30 Zone from $45 \%$ to $52 \%$;
(b) to reduce the minimum front (north) yard setback of the RM-3o Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang;
(c) to reduce the minimum side (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
(d) to reduce the minimum front (south) yard setback of the RM-3o Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and
(e) to reduce the minimum side (west) yard setback of the RM-3o Zone from 6.0 metres to 3.0 metres to the principal building face.
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(g) 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;
(h) completion of the partial lane closure and acquisition of the 6.0 -metre wide, 18 -metre long portion of existing, unconstructed east-west lane allowance directly south of 13428 - 112 Avenue; and
(i) submission of an acoustical report for the units adjacent to 112 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
RES.R24-9

> Carried
7. 7922-0376-00

15550-32 Avenue
Owner: 1057359 B.C. Ltd.
Directory Information: R. Gill
No Officer Information Filed as at December 03, 2022
Agent: JM Architecture Inc (Joe Minten)

## Development Permit / Development Variance Permit

to permit the development of a 3-storey commercial building, including a medical office and small-scale drugstore.

It was
Moved by Councillor Hepner Seconded by Councillor Bains That:

1. Council file Development Permit No. 7915-0316-oo.
2. Council authorize staff to draft Development Permit No. 7922-0376-oo generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan and Geotechnical report.
3. Council approve Development Variance Permit No. 7922-0376-oo, varying the following, to proceed to Public Notification:
(a) to reduce the minimum south lot line setback from 1.5 metres to 0.3 metres;
(b) to reduce the minimum drive aisle width for on-site parking spaces 1-24 from 7.0 metres to 6.9 metres and to o.o metres for parking spaces 25-28;
(c) to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building whose setback is adjacent to that highway is less than 5.0 metres; and
(d) to reduce the minimum setback for a Class A (red-coded) stream from 30.0 metres to a minimum streamside setback of 12.94 metres.
4. 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 all urban design issues to the satisfaction of the Planning and Development Department;
(c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
(f) submission and acceptance of the Riparian Areas Protection Regulation assessment from the Ministry of Environment and Climate Change;
(g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
(h) entering into a P-15 agreement with the City's Parks Department for maintenance of replanting in the conveyed riparian areas; and
(i) submission of a finalized, peer reviewed, Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant to adequately address requirements identified in the Geotechnical Report.
RES.R24-10
Carried

## C. ADDITIONAL PLANNING COMMENTS



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2. 7917-0116-00, 7917-0116-01
18638-74 Avenue
Owner: 1126162 B.C. Ltd.
    Director Information: P. Sikham
    Officer Information as at July 10, 2023: P. Sikham (President)
Agent: Kasian Architects (Douglas Johnson)
NCP Amendment to amend the road network and Biodiversity Conservation
Strategy Corridor location in the West Clayton NCP
Rezoning from RA to RM-3o
Development Permit / Development Variance Permit
to permit the development of }79\mathrm{ townhouse units.
It was Moved by Councillor Bose
Seconded by Councillor Hepner
That:
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1. Council file Rezoning Bylaw No. 19649 that received Third Reading at the September 17, 2018, Regular Council - Public Hearing meeting.
2. Council file Development Variance Permit No. 7917-0116-oo.
3. Council endorse the Public Notification to proceed for Bylaw No. 21138 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
4. Council authorize staff to draft an amended Development Permit No. 7917-o116-oo generally in accordance with the attached updated drawings (Appendix I), and the Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7917-on16-o1, varying the following, to proceed to Public Notification:
(a) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2 ;
(b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10,13 and 14;
(c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10 ;
(d) to reduce the minimum east yard setback of the RM-3o Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11;
(e) to reduce the minimum south yard setback of the RM-3o Zone from 6.0 metres to 4.3 metres for building 4;
(f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
(g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
(h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12 ;
(i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;
(j) to vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
(k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
(l) to increase the maximum percentage of back-to-back townhouse units from $20 \%$ to $30 \%$; and
(m) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
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) 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(g) final acceptance from FortisBC;
(h) registration of an easement for public access over the strata drive aisle in the FortisBC right-of-way for a future green way;
(i) registration of a Section 219 Restrictive Covenant required increased rear yard setbacks for Buildings 5 and 6;
(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 Services;
(k) finalization of an Ecosystem Development Plan to the satisfaction of City staff;
(l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
(m) the applicant convey riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton NCP.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VI, when the project is considered for final adoption.
RES.R24-12
Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19649" be filed.
RES.R24-13
Carried
3. 7921-0090-00

10055 and 10077-133 Street; 13277-100A Avenue
Owner: Zenterra City Centre Ltd.
Director Information: M. Gill, R. Johal
No Officer Information Filed as at January 272023.
Agent: Integra Architecture Inc. (Steve Watt)
Development Variance Permit
to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the site.

It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That Council approve Development Variance Permit No. 7921-0090-00, to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7821-0090-00, to proceed to Public Notification.
4. 7920-0162-02, 7920-0162-03

16606, 16620, 16648, and 16674-2o Avenue; 1949-167 Street; 16621, 16651, and 16663-19 Avenue
Owners: 1242842 B.C. Ltd.
Director Information: P. Singh
No Officer Information as at March 2,2023.
1031665 B.C. Ltd.
Director Information: P. Singh
No Officer Information as at March 26, 2023.

1071773 B.C. Ltd.
Director Information: P. Singh
No Officer Information as at April 12, 2023.
1215031 B.C. Ltd.
Director Information: P. Singh
No Officer Information as at July 32023.
1071767 B.C. Ltd.
Director Information: P. Singh
No Officer Information as at April 12, 2023.
1193082 B.C. Ltd.
Director Information: P. Singh
No Officer Information as at January 8, 2023.
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
Development Variance Permit
to vary the percentage of back-to-back units permitted in a 104-unit townhouse development and the outdoor amenity space requirements.

It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council approve Development Variance Permit No. 7920-0162-02, varying the following, to proceed to Public Notification:
(a) to vary the Zoning Bylaw to increase the maximum percentage of back-to-back townhouse units permitted within the "Multiple Residential 30 Zone (RM-30)" from 20\% to 27\%; and
(b) to vary the minimum required outdoor amenity space for the back-to-back townhouse units from 6.0 square metres to 3.0 square metres, per unit.
2. Council instruct staff to resolve the following issues prior to final approval:
(a) all conditions of approval outlined in the Additional Planning Comments Report No. 7920-0162-02 dated October 30, 2023, the Additional Planning Comments Report No. 7920-0162-01 dated May 15, 2023, and the Initial Planning Report No. 7920-0162-oo dated April 17, 2023 (Appendix II).

RES.R24-15
5. 7920-0159-01, 7920-0159-02

16620, 16648, and 16674-2o Avenue
Owner: 1242842 B.C. Ltd.
Director Information: P. Singh
No Officer Information Filed as at March 2, 2023.
Agent: Alvair Development Ltd. (Kunwar Bir Singh)

## Development Variance Permit

to vary the percentage of back-to-back units permitted in a 62-unit townhouse development.
It was Moved by Councillor Bains
Seconded by Councillor Kooner
That:

1. Council approve Development Variance Permit No. 7920-0159-o1, varying the following, to proceed to Public Notification:
(a) to vary the Zoning Bylaw to increase the maximum percentage of back-to-back townhouse units permitted within the "Multiple Residential 30 Zone (RM-30)" from $20 \%$ to $35.5 \%$.
2. Council instruct staff to resolve the following issues prior to final approval:
(a) all conditions of approval outlined in the Additional Planning Comments Report No. 7920-0159-01, dated October 30, 2023.
RES.R24-16

## Carried

6. 7921-0151-01

1879 King George Boulevard; 1868 Lilac Drive
Owner: 1346704 B.C. Ltd.
Director Information: P Singh
No Officer Information Filed as at February 7, 2023.
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
Development Variance Permit
to increase the maximum percentage of back-to-back townhouse units and reduce the associated outdoor amenity space.

It was
Moved by Councillor Bose Seconded by Councillor Hepner
That:

1. Council approve Development Variance Permit No. 7921-0151-01, varying the following, to proceed to Public Notification:
(a) to increase the maximum percentage of back-to-back units from $20 \%$ to $34 \%$ in the "Multiple Residential Zone (30) Zone (RM-30)"; and
(b) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the "Multiple Residential Zone (30) Zone (RM-30)".
2. Council instruct staff to resolve the following issues prior to final approval:
(a) all conditions of approval outlined in the original Planning Report No. 7921-0151-00 dated July 25, 2022 (Appendix III).
RES.R24-17
Carried

## D. ITEMS REFERRED BACK

1. 7916-0225-00 16172-24 Avenue
Owners: LMJB Holdings Ltd.
Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
No Officer Information Filed as at December 14, 2022.
LMJC Holdings Ltd.
Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
No Officer Information Filed as at December 14, 2022.
LMJA Holdings Ltd.
Director Information: N. Mann, L. Randhawa, Y. Yuan , R. Zheng
No Officer Information Filed as at December 14, 2022.
Agent: Isle of Mann Property Group (Jimmy Hansra)

OCP Amendment to allow a FAR of 1.97 on the north parcel and 1.86 on the central parcel within the "Multiple Residential" land use designation. NCP Amendment to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys".
NCP Amendment for the north portion of the site from "Multiple Residential 30-45 UPA" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 UPA" to "Multiple Residential 4-6 Storeys", and to modify the local road network.
Rezoning from RA to CD
Development Permit
to permit the development of a mixed-use building, two apartment buildings and 74 townhouse units.

It was
Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. A Bylaw be introduced to amend Official Community Plan (OCP), Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 1.97 FAR (net calculated) for the North Lot and up to 1.86 FAR (net calculated) for the Central Lot, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, 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 a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone a portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A Bylaw be introduced to rezone a portion of the subject site as shown as Blocks C and D on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7916-0225-oo, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
7. 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;
(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) conveyance of riparian areas and Green Infrastructure Network areas to the City;
(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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone for the proposed south lot, at the rate in effect at the time of Final Adoption;
(j) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
(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.
8. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", and to amend the north portion of the site from "Multiple Residential 30-45 UPA" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple

Residential 30-45 UPA" to "Multiple Residential 4-6 Storeys", and to modify the local road network, when the project is considered for final adoption.

RES.R24-18

RES.R24-19

RES.R24-20

RES.R24-21

RES.R24-22

RES.R24-23

RES.R24-24

## Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" pass its first reading.

## Carried

The said Bylaw was then read for the second time.
It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" pass its second reading.

## Carried

It was then Moved by Councillor Bose
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" be held at City Hall on January 29, 2024, at 7:00 p.m.

## Carried

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 151 (CD 151), Bylaw, 2024, No. 21070" pass its first reading.

It was then
Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070" be held at City Hall on January 29, 2024, at 7:00 p.m.
Zone 151 (CD 151), Bylaw, 2024, No. 21070" pass its second reading.

## Carried

Carried

| It was | Moved by Councillor Bains <br> Seconded by Councillor Stutt <br> That "Surrey Comprehensive Development |
| :--- | :--- |
| Zone 152 (CD 152), Bylaw, 2024, No. 21071" pass its first reading. |  |

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 153 (CD 153), Bylaw, 2024, No. 21072" pass its first reading.
RES.R24-28
The said Bylaw was then read for the second time.
It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 153 (CD 153), Bylaw, 2024, No. 21072" pass its second reading.

RES.R24-29

RES.R24-30

## Carried

Moved by Councillor Hepner Seconded by Councillor Bose
That the Public Hearing on "Surrey
Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072" be held at
City Hall on January 29, 2024, at 7:00 p.m.
Carried

## E. CORPORATE REPORTS

This section had no items to consider.

## F. CORRESPONDENCE

This section had no items to consider.

## G. NOTICE OF MOTION

This section had no items to consider.

## H. BYLAWS AND PERMITS

## BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20477" 7921-0156-oo
Owners: S. Levy, D. Levy
Agent: Mainland Engineering Design Corporation (Rajeev Mangla) 1710-140 Street
RA to RF-10 - to allow subdivision of the subject property into two single-family small lots.

Council direction received November 22, 2021
It was Moved by Councillor Bains Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20477" be finally adopted.
RES.R24-31
Carried

## BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20535" 7920-0241-00
Owner: A. Brar, J. Brar, K. Brar
Agent: Mainland Engineering Design Corp. (Avnash Banwait)
6445-138 Street
RA to RF-13 - to allow subdivision into two single family small lots.
Council direction received December 6, 2021
It was
Moved by Councillor Bose
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20535" be finally adopted.
RES.R24-32
Carried

Development Variance Permit No. 7920-0241-oo
6445-138 Street
To reduce the minimum setback distance for a Class A natural stream from 30 metres as measured from the top of bank to a minimum of 10 metres as measured from top of bank.

Supported by Council January 17, 2022
It was Moved by Councillor Bains
Seconded by Councillor Sutt
That Council authorize the issuance of
Development Variance Permit No. 7920-0241-oo.
RES.R24-33
Carried

## PERMITS - APPROVALS

3. Development Variance Permit No. 7923-0202-00

Owner: Tien Sher Investment (Flamingo) Group Inc. (Director Information: C. Sethi)
Agent: Cre 8 Architecture Ltd. (Jaswinder Singh Gabri)
10760-136A Street
To reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 160 metres in order to permit a small-scale drug store at 10760-136A Street.

Supported by Council September 25, 2023
It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7923-0202-oo.
RES.R24-34
Carried
4. Temporary Use Permit No. 7923-0264-oo 10230-133A Street; 13380 and 13386-102A Avenue
Owner: Bidwell Projects Ltd. (Director Information: J. Barretto)
Agent: Marcon City Parkway (GP) Ltd. (Andrew Joblin)
To permit the development of a temporary real estate sales centre and coffee shop in the City Centre for a period not to exceed 3 years.

Supported by Council December 4, 2023
It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That Council authorize the issuance of
Temporary Use Permit No. 7923-0264-oo.
RES.R24-35
Carried

## APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20274" 7918-0163-oo
Owner: Newton Fellowship Baptist Church
Agent: Newton Fellowship Church (Darren Leite)
7328 and 7342 - 144 Street
RA and PA-1 to CD (based on PA-1) - to permit the development of a child care centre on a lot with an existing church.

Council direction received January 25, 2021

| It was | Moved by Councillor Stutt <br> Seconded by Councillor Hepner <br>  <br> That Council close Application |
| :--- | :--- |

No. 7918-0163-oo and file Bylaw No. 20274.
RES.R24-36
Carried

## I. CLERKS REPORT

This section had no items to consider.

## J. OTHER BUSINESS

This section had no items to consider.

## K. ADJOURNMENT

It was
Moved by Councillor Hepner
Seconded by Councillor Stutt
That the January 15, 2024 Regular Council -
Land Use meeting be adjourned.
RES.R24-37
Carried

The Regular Council - Land Use meeting adjourned at 5:41 p.m.
Certified correct:

Jennifer Ficocelli, City Clerk
Mayor Brenda Locke

## Regular Council Public Hearing Minutes

## Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Staff Present:<br>City Manager<br>City Clerk<br>Acting General Manager, Corporate Services<br>General Manager, Engineering<br>General Manager, Finance<br>General Manager, Parks, Recreation \& Culture<br>General Manager, Planning \& Development<br>General Manager, Community Services<br>City Solicitor<br>Manager, Area Planning \& Development, North Division<br>Manager, Area Planning \& Development, South Division<br>Land Development Engineer

There was a disruption in the Council Chambers and the meeting was recessed at 7:02 p.m. and reconvened at 7:32 p.m. in 1 E - Meeting Room B with all members of Council present.

## A. ADOPTIONS

1. Adoption of the Agenda

| It was | Moved by Councillor Bose <br> Seconded by Councillor Stutt |
| :--- | :--- |
| That the agenda of the January 15, 2024, |  |
| Regular Council Public Hearing meeting be adopted. |  |

RES.R24-38
Carried
2. Adoption of the Minutes
a. Special Council - December 18, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the minutes of the Special Council
meeting held on December 18, 2023, be adopted.
RES.R24-39
Carried
b. Council-in-Committee - December 18, 2023
$\begin{array}{ll}\text { It was } & \begin{array}{l}\text { Moved by Councillor Bose } \\ \text { Seconded by Councillor Bains } \\ \text { That the minutes of the }\end{array} \\ \text { Council-in-Committee meeting held on December 18, 2023, be received. }\end{array}$
RES.R24-40
Carried
c. Regular Council - Land Use - December 18, 2023
$\begin{array}{ll}\text { It was } & \begin{array}{l}\text { Moved by Councillor Bains } \\ \text { Seconded by Councillor Stutt } \\ \text { That the minutes of the Regular Council - } \\ \\ \text { Land Use meeting held on December 18, 2023, be adopted. }\end{array} \text { ( }\end{array}$
RES.R24-41

RES.R24-42
d. Regular Council - Public Hearing - December 18, 2023

| It was | Moved by Councillor Bose <br> Seconded by Councillor Stutt <br> That the minutes of the Regular Council - |
| :--- | :--- |
| Public Hearing meeting held on December 18, 2023, be adopted. |  |

Carried

## B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21126"
"Surrey Comprehensive Development Zone 174 (CD 174), Bylaw, 2023, No. 21127" Application No. 7923-0265-00

CIVIC ADDRESS: $\quad 10344,10348,10392$ and 10376 King George Boulevard (10362 King George Boulevard); 13634, 13654 and 13664-104 Avenue; Portion of lane

APPLICANT: Owner: London Station Holdings Ltd.
(Director Information: N. Bains, K. Dhamrait, A. Mann)
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)
PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Figure 16: Downtown Densities for the subject site from 3.5 FAR to 7.5 FAR and to amend Table 7A: Land Use Designation Exceptions to permit a density up to 9.7 FAR. The proposal also includes rezoning the same site from Community Commercial Zone and Highway Commercial Industrial Zone to Comprehensive Development Zone in order to allow for the phased development of four buildings in City Centre, including three mixed-use towers with heights between 56 and 65 -storeys and 1 mid-rise hotel.

The Notice of the Public Hearing was read by the City Clerk.
R. Landale, Fleetwood: The delegation spoke to tree removal, Green City fund and development contribution fees, parking, traffic, and anticipated students.
D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and replanting, and Green City funds to be used for Biodiversity Conservation Strategy lands.
R. Berstein, Chris Dikeakos Architects Inc. (Architect on behalf of the Applicant): The Architect provided an overview of the proposal.

Resident: The delegation spoke in support of the proposal citing employment and more retail opportunities.

Written submissions were received as follows:

- R. Landale provided two written submissions expressing opposition for the proposal, citing trees, parking spaces, traffic and schools.

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129"
"Surrey Comprehensive Development Zone 173 (CD 173), Bylaw, 2023, No. 21130" Application No. 7920-0188-oo

CIVIC ADDRESS: 12716 (12742) and 12750 King George Boulevard
APPLICANT: Owner: 1123771 B.C. Ltd.
(Director Information: R. Sandhu, B. Sandhu, B. Sarai) Agent: B. Sarai

PURPOSE: The applicant is requesting to amend Official Community Plan (OCP) Figure 3: General Land Use Designations from Commercial and Mixed Employment to Multiple Residential, to amend OCP Figure 42: Major Employment Areas by removing the Commercial and Mixed Employment designations for the subject site and to amend OCP Table 7A: Land Use Designation Exemptions within the Multiple Residential designation by permitting a floor area ratio up to 2.2 FAR. The proposal includes rezoning the same site from Highway Commercial Industrial Zone and Light Impact Industrial Zone to Comprehensive Development Zone in order to develop two 5 -storey (one residential and one mixed-use) and two 6-storey residential buildings, with a total of 476 dwelling units ( 338 market rental and 139 market strata) as well as 743 square metres of commercial/retail floor area on a consolidated site in South Westminster.

The Notice of the Public Hearing was read by the City Clerk.
R. Landale, Fleetwood: The delegation spoke to SkyTrain noise, tree removal, Green City fund and development contribution fees, construction-related reports, reduced parking, construction in the floodplain, and anticipated students.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing noise, traffic, trees, reduced parking and schools.


## C. COMMITTEE REPORTS

1. Agricultural and Food Policy Committee - November 7, 2023
(a) It was Moved by Councillor Bains Seconded by Councillor Bose That the minutes of the Agricultural and Food Policy Committee meeting held on November 7, 2023, be received.
RES.R24-43 Carried
(b) The recommendation from the Committee was considered as follows:

Tree Cutting on Agricultural Land

It was | Moved by Councillor Bose |
| :--- |
| Seconded by Councillor Bains |
| That Council direct staff to review Surrey |

Tree Protection Bylaw, 2006, No. 16100 with consideration for increasing the
Restrictive Covenant period outlined in Part 7, Section 29(f) from 10 years
to 25 years as endorsed by Environment and Climate Change Committee
on October 11, 2023 and to prevent the use of Surrey Tree Protection Bylaw,
2006, No. 16100 to circumvent the Green City Fund without being
restrictive to farmers and negatively impacting agriculture.

Before the vote was taken:
A friendly amendment was unanimously accepted to remove the proposed increase for the Restrictive Covenant period to 25 years, as endorsed by the Environment and Climate Change Committee, allowing staff to conduct the review of Surrey Tree Protection Bylaw, 2006, No. 16100, and provide recommendations to Council.

The vote was then taken on the main motion, as amended and read as follows.
That Council direct staff to review Surrey Tree
Protection Bylaw, 2006, No. 16100 with consideration for increasing the Restrictive Covenant period outlined in Part 7, Section 29(f) and to prevent the use of Surrey Tree Protection Bylaw, 2006, No. 16100 to circumvent the Green City Fund without being restrictive to farmers and negatively impacting agriculture.

RES.R24-44
Main motion, as amended, Carried

## D. BOARD/COMMISSION REPORTS

This section had no items to consider.

## E. MAYOR'S REPORT

## 1. Proclamations

File: 0630-02
Councillor Bains read the following proclamation:
(a) Alzheimer's Awareness Month - January 2024

## 2. Community Updates

Mayor Locke provided the following updates:

- The Mayor thanked City road crews that have worked hard to ensure that roads have been maintained and cleared of snow during this unusually cold weather.
- The R6 rapid bus route to connect Scott Road SkyTrain Station and Newton Exchange is now operating.
- Residents were encouraged to sign a Mayor's Council petition to provide more transit services in the region. The petition is available at accessforeveryone.ca.
- It was requested that staff arrange a presentation from Surrey Local Immigration Partnership (LIP) regarding opportunities for the City to help newcomers to the region.
- $\quad$ RCMP are investigating a recent extortion letter campaign. The Mayor is also working with the Mayors of Abbotsford, White Rock, Edmonton and Brampton to share information to bring those responsible for the campaign to justice.
- The Mayor addressed recent statements made by the Surrey Police Union, the Premier, the Solicitor General and some Councillors regarding the hiring of Surrey Police Service (SPS) staff. It was noted that the City of Surrey and the provincially appointed administrator for the Surrey Police Board have flagged SPS budget overages, and that the SPS was requested to stop further hiring in August and again in December, 2023. The SPS continues to hire members in 2024 without having a set or approved budget.


## F. COUNCILLORS' REPORTS

Councillor Stutt attended an event for the 2812 Royal Canadian Army Cadets who received the 2023 Roy Rigby award.

Councillor Hepner congratulated the BC All Stars lacrosse team for winning a silver medal at a recent tournament.

## G. CORPORATE REPORTS

The Corporate Reports, under date of January 15, 2024, were considered and dealt with as follows:

## Item No. Roo1 Award of Standing Offer Agreement No. 1220-060-2023-005 <br> Shade Tree Pruning Services <br> File: 5420-01

The General Manager, Parks, Recreation \& Culture submitted a report to obtain Council authorization to award Standing Offer Agreement (SOA) No. 1220-060-2023-005 to 12 contractors for the pruning of shade trees, with the option to extend the contract for up to four additional one-year terms at the City's sole discretion.

It was
Moved by Councillor Kooner Seconded by Councillor Bose That Council:

1. Receive Corporate Report Roor for information;
2. Approve the award of Standing Offer Agreement (SOA) No. 1220-060-2023-005 to 12 contractors for the pruning of shade trees for a one-year term, commencing January 1, 2024, with an estimated annual base cost in the first year of \$2,608,695.00 (including GST);
3. Set the expenditure authorization limit for the first year of SOA No. 1220-060-2023-005 at $\$ 3,000,000.00$ (including GST and contingency);
4. Approve the option to extend SOA No. 1220-060-2023-005 for four additional one-year terms at the City's sole discretion; and
5. Authorize the General Manager, Parks, Recreation \& Culture to execute a one-year SOA No. 1220-060-2023-005 and four one-year optional extensions, for a total of five-years in favor of the City, subject to satisfactory performance and any other related consideration, to an expenditure authorization limit of \$3,000,000.oo (including GST and contingency) and plus amendments adjusting the cost of the services based on changes to tree inventory to be maintained and the Vancouver Area Consumer Price Index (CPI) as published by Statistics Canada for any optional extension terms.
RES.R24-45
Carried

Item No. Roo2 Acquisition of Portions of 6113 and 6133-144 Street for Parkland Purposes<br>File: 8380-249 C\&D; 7919-0011-00

Note: See Bylaw No. 20532 in the H-Section.
The General Manager, Engineering, and General Manager, Parks, Recreation \& Culture submitted a report to seek Council's approval to purchase portions of 6113-144 Street and 6133-144 Street, as illustrated on the map attached to the report as Appendix "I", for parkland purposes.

It was
Moved by Councillor Bose
Seconded by Councillor Stutt
That Council:

1. Receive Corporate Report Rooz for information; and
2. Approve the purchase of portions of 6113-144 Street (PID \#oo6-219-179) and 6133-144 Street (PID \#oo6-219-136) for parkland purposes.
RES.R24-46
Carried

## Item No. Roo3 BC's Modernized Emergency Management Legislation Local Authority Feedback to Help Inform Regulations File: 7130-50

The Fire Chief, Fire Services submitted a report to seek Council's approval to authorize the Fire Chief, as the City of Surrey's Emergency Planning Coordinator, to submit staff comments to the Province relating to the development of regulations for the newly assented Emergency and Disaster Management Act.

It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report Rooz for information; and
2. Authorize the Fire Chief, as the City of Surrey's Emergency Planning Coordinator, to submit staff comments to the Province relating to the development of regulations for the newly assented Emergency and Disaster Management Act.
RES.R24-47
Carried

## Item No. Roo4 Coordinated Works Agreement with BC Hydro 64 Avenue Improvements from ${ }_{177}$ B Street to 184 Street File: 1722-002-11

The General Manager, Engineering submitted a report to seek Council's approval to enter into an Agreement with BC Hydro for the purposes of installing BC Hydro duct banks as part of the upcoming 64 Avenue Improvements from ${ }_{177}$ B Street to 184 Street project, which will be $100 \%$ funded by BC Hydro.

It was
Moved by Councillor Kooner
Seconded by Councillor Bose That Council:

1. Receive Corporate Report Roo4 for information;
2. Approve entering into an Agreement with BC Hydro for the installation of BC Hydro duct work, which will be delivered as part of the upcoming 64 Avenue Improvements from 177B Street to 184 Street project; and
3. Authorize the Mayor and City Clerk to execute the finalized Agreement with BC Hydro for the installation of BC Hydro duct work as part of the upcoming 64 Avenue Improvements from 177B Street to 184 Street.
RES.R24-48
Carried

## Item No. Roo5 Award of Contract No. 1724-001-11 Major Road Network Paving File: 1724-001-11

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1724-001-11 to Mainland Construction Material ULC dba Winvan Paving for the Major Road Network Paving at various locations in Surrey.

## It was

Moved by Councillor Hepner Seconded by Councillor Kooner That Council:

1. Award Contract No. 1724-oo1-11 to Mainland Construction Material ULC dba Winvan Paving in the amount of $\$ 4,635,855.00$ (including GST), for Major Road Network Paving at various locations;
2. Set the expenditure authorization limit for Contract No. 1724-001-11 at \$5,100,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1724-001-11.

RES.R24-49
Carried

## Item No. Roo6 Approval of the Sale of Closed Portion of Road Allowance Adjacent to 12409-104 Avenue, 12453-105 Avenue, 12463-105 Avenue and 10529-125 Street (Step 2) File: 7916-0231-00

The General Manager, Engineering submitted a report to seek Council's approval to sell the closed portion of road for consolidation with the adjacent development lands at 12409-104 Avenue, 12453-105 Avenue, 12463-105 Avenue and 10529-125 Street.

It was
Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report Roo6 for information; and
2. Authorize the sale of a $2,358.9 \mathrm{mz}$ area of closed road allowance adjacent to 12409-104 Avenue, 12453-105 Avenue, 12463-105 Avenue and 10529-125 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. 186; 2023, a copy of which is attached to the report as Appendix "I".
RES.R24-50
Carried

## Item No. Roo7 Award of Contract No. 1220-040-2023-051 <br> Supply and Delivery of Various Vehicles <br> File: 1280-01

The General Manager, Engineering submitted a report to seek Council's approval to purchase 32 vehicles in various configurations, as outlined in Appendix "I" attached to the report, to maintain the City's fleet to a state of good repair.

It was
Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Award Contract No. 1220-040-2023-051 in two parts with a total expenditure of \$2,690,812.90;
2. Award Contract No. 1220-040-2023-51 (part 1 ) to Metro Motors Ltd. in the amount $\$ 1,519,900.48$, (including applicable taxes and levies) for the supply of 16 vehicles, including six trucks with winter maintenance equipment;
3. Award Contract No. 1220-040-2023-051 (part 2) to Mainland Ford Ltd. in the amount of \$1,170,912.42 (including applicable taxes and levies) for the supply of 16 vehicles; and
4. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2023-051.
RES.R24-51

## Carried

## Item No. Roo8 Approval of the Sale of Closed Portion of Road Allowance Adjacent to 8293 King George Boulevard and 8345-135A Street (Step 2) File: 7919-0371-00

The General Manager, Engineering submitted a report to seek Council's approval to sell the closed portion of road for consolidation with the adjacent development lands at 8293 King George Boulevard and 8345-135A Street.

It was

Receive Corporate Report Roo8 for information; and
2. Authorize the sale of a 54.3 square metre area of closed road allowance adjacent to 8293 King George Boulevard and 8345-135A Street under previously approved terms for this closure and sale as outlined in Corporate Report No. R174; 2023, a copy of which is attached to the report as Appendix "I".
RES.R24-52
Carried

## Item No. Roo9 Lease Extension of Office Premises at 901, 13485 Central Avenue from Kwantlen Polytechnic University <br> File: 0930-20/094

The General Manager, Engineering, and General Manager, Community Services submitted a report to obtain Council's approval for the lease extension of 901,13485 Central Avenue, as illustrated in Appendix "II", from Kwantlen Polytechnic University (KPU) at the KPU City Centre campus for a one-year term.

It was
Moved by Councillor Bose
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report Roo9 for information; and
2. Approve the execution by the Mayor and City Clerk of a one-year extension term for the existing lease of the office premises located at 901, 13485 Central Avenue, as generally illustrated in Appendix "I", for the continued use of providing community and staff workspace for the Surrey Anti-Gang Family Empowerment (SAFE) programming.
RES.R24-53
Carried

## Item No. Ro1o Whistle Cessation in Crescent Beach File: 5405-30

The General Manager, Engineering submitted a report to seek direction from Council to proceed with another round of public consultation for the construction of a fence in Crescent Beach, required for whistle cessation.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council:

1. Receive Corporate Report Ro1o for information; and
2. Direct staff to proceed with further consultation with the community and report back to Council.
RES.R24-54

## Carried

## H. BYLAWS AND PERMITS

## BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21126"
7923-0265-00
Owner: London Station Holdings Ltd. (Director Information: N. Bains,
K. Dhamrait, A. Mann)

Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)
10344, 10348, 10392 and 10376 King George Boulevard (10362 King George Boulevard); 13634, 13654 and 13664-104 Avenue; Portion of lane
To amend OCP Figure 16: Downtown Densities from 3.5 FAR to 7.5 FAR and to amend OCP Table 7a: Land Use Designation Exceptions to permit a density up to 9.7 FAR.

Council direction received December 18, 2023

| It was | Moved by Councillor Bains |
| :--- | :--- |
| Seconded by Councillor Hepner |  |
| That "Surrey Official Community Plan Bylaw, |  |
| 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21126" pass its third reading. |  |
| Carried |  |

"Surrey Comprehensive Development Zone 174 (CD 174), Bylaw, 2023, No. 21127" 10344, 10348, 10392 and 10376 King George Boulevard (10362 King George Boulevard); 13634, 13654 and 13664-104 Avenue; Portion of lane
CHI and C-8 to CD - to allow for the phased development of 4 buildings in City Centre, including 3 mixed-use towers with heights between 56 and 65 -storeys and 1 mid-rise hotel.

Council direction received December 18, 2023
It was Moved by Councillor Bose
Seconded by Councillor Stutt
That Council rescind Second Reading of Bylaw No. 21127, granted by resolution RES.R23-2521, at the December 18, 2023 Regular Council - Land Use meeting.
RES.R24-56
Carried

It was Moved by Councillor Kooner Seconded by Councillor Bains
That Council amend CD Bylaw No. 21127 by
adding in a portion of Bylaw road forming part of the site into the legal description of the Bylaw.
RES.R24-57
Carried

It was
Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 174 (CD 174), Bylaw, 2023, No. 21127" pass its second reading as amended.
Carried

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 174 (CD 174), Bylaw, 2023, No. $21127^{\prime \prime}$ pass its third reading.
RES.R24-59
2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129"
7920-0188-oo
Owner: 1123771 B.C. Ltd. (Director Information: R. Sandhu, B. Sandhu, B. Sarai)
Agent: B. Sarai
12716 (12742) and 12750 King George Boulevard
To amend OCP Figure 3: General Land Use Designations from Commercial and Mixed Employment to Multiple Residential, to amend Figure 42: Major Employment Areas by removing the Commercial and Mixed Employment designations for the subject site and to amend Table 7A: Land Use Designation Exemptions within the Multiple Residential designation by permitting a floor area ratio up to 2.2 FAR.

Council direction received December 18, 2023
It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129" pass its third reading.
RES.R24-60
"Surrey Comprehensive Development Zone 173 (CD 173), Bylaw, 2023, No. 21130" 12716 (12742) and 12750 King George Boulevard CHI and IL to CD - to develop two 5-storey (one residential and one mixed-use) and two 6 -storey residential buildings, with a total of 476 dwelling units ( 338 market rental and 139 market strata) as well as 743 square metres of commercial/retail floor area on a consolidated site in South Westminster.

Council direction received December 18, 2023
It was Moved by Councillor Bains Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 173 (CD 173), Bylaw, 2023, No. 21130" pass its third reading.
RES.R24-61

## Carried

## REZONING BYLAW - NO PUBLIC HEARING

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21123"

7921-0216-oo
Owners: Y. Dhingra, K. Toor
Agent: Mainland Engineering Design Corp. (Avnash Banwait)
12982-66B Avenue
RF-G to RF-13 - to subdivide into 2 single family small lots.
Council direction received December 18, 2023
It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21123" pass its first reading.
Carried
The said Bylaw was then read for the second time.
It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21123" pass its second reading.

The said Bylaw was then read for the third time.
It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21123" pass its third reading.
RES.R24-64

Development Variance Permit No. 7921-0216-oo 12982-66B Avenue
To reduce the minimum lot width for Type I Interior Lots from 12 metres to 11.4 metres on proposed Lot 1 to accommodate the retention of the existing house on proposed Lot 2 while maintaining the required side (west) yard setback; to reduce the minimum rear yard setback from 7.5 metres to 2.0 metres for proposed Lot 2 in order to retain the existing house; and to reduce the minimum lot width required for front accessed double side-by-side garages from 13.4 metres to 12.6 metres for proposed Lot 2.

One piece of correspondence expressing opposition was received for this proposal.
It was
Moved by Councillor Bose
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7921-0216-oo and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
RES.R24-65
Carried
4. "Surrey Comprehensive Development Zone 175 (CD 175), Bylaw, 2023, No. 21124" 7922-0243-00
Owner: T. Randhawa
Agent: Hub Engineering Inc. (Mike Kompter)
9948-181 Street
RA to CD - to subdivide into three single family lots and one lot to be conveyed to the City for conservation purposes.

Council direction received December 18, 2023
One piece of correspondence expressing opposition was received for this proposal.
It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 175 (CD 175), Bylaw, 2023, No. 21124" pass its first reading.
RES.R24-66

RES.R24-67

RES.R24-68

## Carried

The said Bylaw was then read for the second time.
It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 175 (CD 175), Bylaw, 2023, No. 21124" pass its second reading.

The said Bylaw was then read for the third time.
It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 175 (CD 175), Bylaw, 2023, No. 21124 " pass its third reading.

## Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21128"

7923-0152-00
Owner: P. Sran
Agent: P. Sran
12680 and 12694 - 62 Avenue ( 12696 - 62 Avenue)
RA to RF-SD - to subdivide into 10 semi-detached lots.

Council direction received December 18, 2023
It was Moved by Councillor Bains
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21128" pass its first reading.
RES.R24-69
Carried

The said Bylaw was then read for the second time.
It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21128" pass its second reading.
RES.R24-70
Carried
The said Bylaw was then read for the third time.
It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21128" pass its third reading.

Carried

Development Variance Permit No. 7923-0152-oo 12680 and 12694 - 62 Avenue (12696-62 Avenue)
To reduce the minimum lot width requirement for interior lots for proposed Lots 7-10 from 7.2 metres to 6.65 metres and to reduce the minimum lot depth requirements for proposed Lots 1-6 from 28 metres to 26 metres.

Five pieces of correspondence expressing opposition and 13 letters expressing support were received for this proposal.

It was Moved by Councillor Bains
Seconded by Councillor Hepner
That Council support Development Variance
Permit No. 7923-0152-oo and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
RES.R24-72
Carried

## PERMITS

6. Development Variance Permit No. 7923-0266-oo

Owner: City of Surrey
Agent: Cypress Land Services (Kristina Bell)
City Road Right-of-Way on the south side of 64 Avenue between 192 Street and Fraser Highway
To increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres in order to allow a streetlight pole with antenna system extension.

One piece of correspondence expressing concerns was received for this proposal.
It was Moved by Councillor Bose
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7923-0266-oo.
RES.R24-73
Carried
7. Development Variance Permit No. 7923-0277-oo

Owner: Harman Holdings Ltd. (Director Information: J. Mattu, M. Singh)
Agent: March \& Associates Engineering (Alan March)
12335-83A Avenue
To increase the maximum height of a structure from 6 metres to 7.4 metres in order to increase the maximum height of an external dust collector system.

Two pieces of correspondence expressing opposition were received for this proposal.

It was Moved by Councillor Stutt
Seconded by Councillor Bose
That Council authorize the issuance of
Development Variance Permit No. 7923-0277-oo.
RES.R24-74
Carried
8. Development Variance Permit No. 7923-0281-oo

Owner: J. Haley
Agent: J. Haley
1122-184 Street
To reduce the minimum side yard setback from $10 \%$ of the lot width ( 14.96 metres) to 10.9 metres to the accessory structure; and to increase the maximum farm residential footprint depth from 60 metres to 520.6 metres to the accessory structure in order to permit a free-standing grid tile solar panel system.

One piece of correspondence expressing concerns was received for this proposal.
It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7923-0281-oo.
Carried
9. Development Variance Permit No. 7923-0288-oo

Owner: City of Surrey
Agent: Cypress Land Services (Kristina Bell)
City Road Right-of-Way on the north side of 72 Avenue approximately 50 meters to the west of the corner of 191 Street and 72 Avenue
To increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres in order to replace an existing streetlight pole with a streetlight pole with antenna system extension.

One piece of correspondence expressing support was received for this proposal.
It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7923-0288-oo.
RES.R24-76
Carried
10. Development Variance Permit No. 7922-0053-oo

Owners: A. Patel, G. Rai, S. Gakhal
Agent: Flat Architecture Inc. (Jaswinder S. Gabri)
17424 and 17434-58 Avenue
To reduce the minimum north front yard setback for Building 1 (north building) from 4.5 metres to: 4.4 metres to the 2 nd floor \& 3 rd floor principal building face, 2.8 metres to the balconies and columns, and 3.9 metres to the principal building roof overhang; to reduce the minimum west side yard setback for Buildings 1 and 2 (north and south buildings) from 6.0 metres to: 3.0 metres to the ground floor principal building face, 2.4 metres to the 2 nd floor \& 3rd floor principal building face, 2.2 metres to the balconies and columns, and 2.0 metres to the principal building roof overhang; to reduce the minimum south rear yard setback for Building 2 (south building) from 6.0 metres to: 5.5 metres to the 2 nd floor \& 3 rd floor principal building face, 5.0 metres to the principal building roof overhang, and 4.7 metres to the balconies and columns; to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an u-unit ground-oriented townhouse development from 37 square metres to o square metres; to permit parking within the required east side yard setback for two visitor parking spaces; to locate the outdoor amenity space within the required east side yard setback; and to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres in order to construction of an 11-unit townhouse development on a consolidated site in the Cloverdale Town Centre.

One piece of correspondence expressing opposition was received for this proposal.

| It was | Moved by Councillor Kooner <br> Seconded by Councillor Hepner <br> That Council support Development Variance |
| :--- | :--- |
| Permit No. 7922-oo53-oo and consider issuance of the Permit upon final adoption <br> of the associated rezoning bylaw. |  |

11. Development Variance Permit No. 7922-0284-oo

Owner: 0975417 B.C. Ltd. (Director Information: G. Gupta)
Agent: H. Chauhan
5674-192 Street
To reduce the minimum required off-street parking from 31 spaces to 24 spaces; and to reduce the south side yard setback from 7.5 metres to 6 metres in order to develop an industrial warehouse building.

Three pieces of correspondence expressing opposition were received for this proposal.

It was Moved by Councillor Kooner Seconded by Councillor Hepner
That Council support Development Variance Permit No. 7922-0284-oo, and consider issuance of the Permit upon final approval of the associated Development Permit.
12. Development Variance Permit No. 7923-0191-oo

Owner: Georgian Properties Ltd. (Director Information: M. Trotman, M. G. Trotman, A. Trotman, G. Trotman, B. Trotman)

Agent: Millenia Architecture Corp (Russell Meiklejohn)
2090-152 Street (2092-152 Street)
To reduce the minimum west front yard setback from 7.5 metres to 2.53 metres to the principal building face; to reduce the minimum north side yard setback from 7.5 metres to o metres to the principal building face; and to reduce the minimum south side yard setback from 7.5 metres to 1.32 metres for Accessory Structures in order to permit an addition to an existing car dealership building, and permit EV charging infrastructure.

One piece of correspondence expressing support and one piece of correspondence expressing concerns were received for this proposal.

It was Moved by Councillor Hepner Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7923-o191-oo, and consider issuance of the Permit upon final approval of the associated Development Permit.
RES.R24-79
Carried
13. Development Variance Permit No. 7923-0218-oo

Owner: Bluesky Properties (Brightside) 2020 Inc. (Director Information: C. Bosa, D. Bosa)
Agent: Bosa Properties Inc. (Jill Wanklyn)
13573-104 Avenue (13579-104 Avenue); 10420 City Parkway (13549-104 Avenue)
To reduce the required off-street parking from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B in order to permit the development of Phase 2 of a mixed-use project, consisting of one 52 -storey mixed-use tower and one 2 -storey stand-alone commercial building.

One piece of correspondence expressing opposition was received for this proposal.
It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7923-0218-oo and consider issuance of the Permit upon final adoption of the associated Housing Agreement bylaw.
RES.R24-8o
Carried
14. Temporary Use Permit No. 7923-0237-oo

Owner: Polygon Semiahmoo Homes Ltd. (Director Information: R. Bruno, N. Chrystal)
Agent: Polygon Development 448 Ltd. (Anya Paskovic)
15231-20 Avenue
To permit a temporary real estate sales centre and associated surface parking lot for a nearby 6 -storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed 3 years.

This item was out of order.

## FINAL ADOPTIONS

15. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20532" 7919-0011-00
Owners: P. Kaur, Bt144 Holdings Ltd. (Director Information: K. Garcha) Agent: Kasian Architecture Interior Design and Planning Ltd (Trevor Dickson) 6113 and 6133-144 Street
RA to RM-30 - to permit the development of 56 townhouse units and an extension to Woodward Hill Park.

Earlier in the meeting, Council approved the recommendations of Corporate Report No. Roo2. Bylaw No. 20532 is therefore in order for consideration.

Council direction received December 6, 2021

> It was $\begin{aligned} & \text { Moved by Councillor Bose } \\ & \text { Seconded by Councillor Hepner } \\ & \text { That Council amend the South Newton }\end{aligned}$ Neighbourhood Concept Plan to redesignate the site from "Proposed Parks and Schools and Townhouses ( 15 upa max)" to "Proposed Parks and Schools, Townhouses ( 25 upa max)" and adjustments to the road and lane network.

RES.R24-81
Carried

It was Moved by Councillor Annis Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20532" be finally adopted.
RES.R24-82

Carried

Development Variance Permit No. 7919-oon-o1
6113 and 6133-144 Street
To increase the maximum percentage of back-to-back units from $20 \%$ to $46 \%$ in order to permit the development of 56 townhouse units and an extension to Woodward Hill Park.

Supported by Council December 18, 2023

| It was | Moved by Councillor Bose <br> Seconded by Councillor Kooner <br> That Council authorize the issuance of |
| :--- | :--- |

Development Variance Permit No. 7919-oon1-o1.

## Carried

Development Variance Permit No. 7919-oon1-oo
6113 and 6133-144 Street
To reduce the minimum rear yard setback from 6.0 metres to 4.5 metres to the principal building face, and the minimum side yard setback from 6.0 metres to 3.0 metres to the principal building face.

Supported by Council December 20, 2021
It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7919-oon1-oo.
RES.R24-84
Carried

Development Permit No. 7919-oon-oo
6113 and 6133-144 Street
To issue Development Permit for Form and Character.
Council direction received December 6, 2021
It was Moved by Councillor Bose
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7919-oon-oo.
RES.R24-85
Carried

## I. CLERK'S REPORT

## 1. Delegation Requests

## (a) Sunil Singal, Climate Campaigner, Safe Cities Network

File: 0500-20-10
Requesting to appear at a Council-in-Committee meeting to provide a presentation to inform Council the reasons for adopting a strong Zero Carbon Step Code policy for new buildings.

$$
\begin{array}{ll}
\text { It was } & \begin{array}{l}
\text { Moved by Councillor Bose } \\
\text { Seconded by Councillor Bains } \\
\text { That Sunil Singal, Climate Campaigner, }
\end{array} \\
\text { Safe Cities Network be heard as a delegation at the Environment and } \\
\text { Climate Change Committee meeting. }
\end{array}
$$

RES.R24-85
(b) Sarah McIntosh, Senior Executive Director, Operations Atira Women's Resource Society
File: 0500-20-10
Requesting to appear at a Council-in-Committee meeting to provide a presentation on an update and overview of Atira Women's Resource Society's history in Surrey as a housing, education and support provider for women and children impacted by violence.

| It was | Moved by Councillor Kooner <br> Seconded by Councillor Bains <br> That Sarah McIntosh, Senior Executive Director, |
| :--- | :--- |
| Operations, Atira Women's Resource Society be heard as a delegation at the |  |

RES.R24-86
Carried
(c) Gursharan Dhaliwal, Aman Dhaliwal, Goldrock Enterprise

File: 0500-20-10
Requesting to appear at a Council-in-Committee meeting to provide a presentation on the rise of criminal activity within schools and the youth population in Surrey and what steps can be taken to change this.

It was Moved by Councillor Stutt
Seconded by Councillor Bose
That Gursharan Dhaliwal, Aman Dhaliwal, Goldrock Enterprise be heard as a delegation at the Public Safety Committee meeting.
RES.R24-87
Carried

## J. NOTICE OF MOTION

This section had no items to consider.

## K. OTHER BUSINESS

This section had no items to consider.

## L. ADJOURNMENT

It was
Moved by Councillor Kooner Seconded by Councillor Bose
That the January 15, 2024 Regular Council -
Public Hearing meeting be adjourned.
Carried

RES.R24-86

The Regular Council - Public Hearing meeting adjourned at 8:28 p.m.
Certified correct:

Jennifer Ficocelli, City Clerk
Mayor Brenda Locke

## CITY OF SURREY

## DELEGATIONS



## NOTICE OF PUBLIC HEARING

Surrey City Council will hold a Public Hearing at: Surrey City Hall
13450-104 Avenue - Council Chambers
Live-streamed on www.surrey.ca

MEETING DATE
MONDAY
JANUARY 29, 2024

## STARTING AT 7PM

## PUBLIC HEARING


"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069"
"Surrey Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070"
"Surrey Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071"
"Surrey Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072"
Application: 7916-0225-00
Location: 16172-24 Avenue
Purpose of Bylaws: The applicant is requesting an amendment to the Official Community Plan (OCP) Table 7A: Land Use Designation Exceptions by adding site specific permission for the portion of the subject site outlined with a solid bold line on the location map to allow for a density up to 1.97 FAR for the proposed north lot (Block A) and a FAR of 1.86 for the proposed central lot (Block B) within the Multiple Residential land use designation.

The proposal also includes rezoning a portion of the subject site shown shaded in grey and labelled Block A from One-Acre Residential Zone to Comprehensive Development Zone, rezoning a portion of the subject site shown hatched and labelled Block B from One-Acre Residential Zone to Comprehensive Development Zone and a portion of the site shown cross-hatched and labelled Blocks $C$ and $D$ from One-Acre Residential Zone to Comprehensive Development Zone in order to develop a mixed-use building, two apartment buildings and 74 townhouse units. The exact location and area definition of the lands being amended can be found in the Survey Plan contained within the bylaws.

## IMPORTANT - PUBLIC HEARING NOTICE - OWNER/OCCUPANT

READ THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca
Contact Planning if you have any questions regarding this application at:
planningdevelopment@surrey.ca

## SUBMIT YOUR COMMENTS:

Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578
Written submissions will be made public on the City's website and distributed to Council.

## Submissions must be received by 12:00 noon on the day of the Public Hearing.

## REGISTER TO SPEAK AT THE PUBLIC HEARING:

To pre-register: register between $8: 30 \mathrm{am}$ and $4: 00 \mathrm{pm}$ on the day of the Public Hearing at surrey.ca, or by calling (604) 591-4132
To register in person: register beginning at 6:30pm in person at City Hall.
Please note that speakers are provided 3 minutes to make comments to Council regarding the bylaws being considered at a Public Hearing

WATCH THE PUBLIC HEARING:
In Council Chambers, live online or view the video the following day at surrey.ca.

## TO: City Clerk, Corporate Services

FROM: Director, Area Planning \& Development - South Surrey Division, Planning \& Development Department

DATE: January 8, 2024 FILE: 7916-0225-00

## RE: $\quad$ Rezoning Application No. 7916-0225-00 16172-24 Avenue

The Planning Report for Development Application No. 7916-0225-oo was brought forward for consideration by Council at the October 16, 2023 Regular Council - Land Use meeting. Council subsequently referred Development Application No. 7916-0225-oo "back to staff to work with the developer to review density, impact from traffic and amenities in the area." (RES.R23-1967)

The proposal is a mixture of three 4-5 storey apartment buildings and 74 townhouse units. The proposed overall density complies with the Official Community Plan's Multiple Residential designation which allows 1.50 floor area ratio (FAR). The site is located along a major arterial road and transit route ( 24 Avenue) and is adjacent to the commercial amenities of Grandview Corners. The applicant has advised staff that they are not proposing to change the density or building form from what was proposed in the October 16, 2023 Planning Report, and are seeking Council's reconsideration of their proposal.

In addition to the extensive commercial amenities within easy walking distance in the Grandview Corners area, there are two recently opened City parks near the subject site, at Oak Meadows Park which is 100 metres from the subject site, and at Edgewood Park, which is 600 metres from the subject site. The Grandview Heights Aquatic Centre, with a large pool and a fitness facility, is also nearby on 24 Avenue. A new elementary school, Ta'talu, which is nearby on 20 Avenue and 165A Street, is projected to open in September 2024. Grandview Heights High School near the Grandview Aquatic Centre, opened in approximately 2021.

The subject proposal is anticipated to generate approximately four to five vehicles per minute in the peak hour. As part of the Sunnyside Heights NCP, an area-wide transportation impact assessment ("TIA") was conducted to assess cumulative traffic impacts of redevelopment of the NCP area and to inform the required transportation infrastructure improvements. As a result, a site-specific TIA was not required as part of the subject application and this remains the case.

The applicant has requested that their proposal be reconsidered by Council without any changes being proposed. Given the information noted in this memo regarding local amenities and given that the proposal is consistent with the overall maximum density permitted under the Official

Community Plan, Council may wish to reconsider this application, including the recommendation in the Planning Report dated October 16, 2023.

Conversely, should Council not be supportive of the subject proposal, Council may wish to give further direction to staff for how the subject proposal should be considered.


Shawn Low
Director, Area Planning \& Development - South Surrey Division
Planning \& Development Department
c.c. - City Manager

- General Manager, Planning \& Development

Attachment - Planning Report dated October 16, 2023


# City of Surrey <br> <br> PLANNING \& DEVELOPMENT REPORT 

 <br> <br> PLANNING \& DEVELOPMENT REPORT}

Application No.: 7916-0225-00

Planning Report Date: October 16, 2023

## PROPOSAL:

- OCP Amendment to allow an FAR of 1.97 on the north parcel and 1.86 on the central parcel within the Multiple Residential land use designation.
- NCP Amendment to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys".
- NCP Amendment for the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network.
- Rezoning from RA to CD
- Development Permit
to permit the development of a mixed-use building, two apartment buildings and 74 townhouse units.

LOCATION:
ZONING: 16172-24 Avenue

OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Multiple Residential 30-45 upa


## 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 and Sensitive Ecosystems.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) to allow an FAR of 1.97 for the proposed north lot and an FAR of 1.86 for the proposed central lot within the Multiple Residential land use designation.
- The applicant is proposing an Neighbourhood Concept Plan (NCP) amendment to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", and to amend the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network.


## RATIONALE OF RECOMMENDATION

- The overall FAR for the entire site is 1.50 , which is in keeping with the site's Multiple Residential designation within the OCP. The applicant's proposal shifts the density around on the site, with the proposal seeing a higher density on the northern two lots and a lower density on the south lot. The site's current designation within the Sunnyside Heights Neighbourhood Concept Plan (NCP) allows both apartment and townhouse form, and the applicant's proposal includes denser apartment forms on the northern portion of the site, and less dense townhouse forms on the southern portion of the site.
- The proposed Official Community Plan (OCP) amendment reflects the site's location on an arterial road served by transit ( 24 Avenue), and the site's adjacency to the commercial amenities available at Grandview Corners.
- Over the past 13 years since the Sunnyside Heights NCP was approved, the development trend and market affordability has moved away from a lower unit density / larger unit size apartment housing product toward a denser and smaller unit type of multi-family development. The proposed three $4-5$ storey multiple residential buildings are consistent with the intent of the NCP designation, but an amendment is required to permit a higher unit density than 45 units per acre. The proposed new designations, "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys" are more appropriate than increasing the permitted unit density under the current designation as it allows more flexibility in achieving the desired housing form of a low-rise apartment building.
- 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 proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposed signage has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed 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.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. A Bylaw be introduced to amend the OCP, 'Table 7a: Land Use Designation Exceptions' to allow an FAR of 1.97 for the proposed north lot and an FAR of 1.86 for the proposed central lot within the Multiple Residential land use designation and a date for Public Hearing be set.

| "Bylaw <br> No. | Land Use <br> Designation | Site Specific <br> Property | Site Specific <br> Permission |
| :---: | :---: | :--- | :--- |
| Bylaw \# | Multiple <br> Residential | $16172-24$ Avenue <br> oo2-633-795 <br> Lot 3 Section 13 Township 1 <br> New Westminster District Plan <br> 5524 Except Part in Plan <br> EPP8oo31 | Density permitted up to <br> 1.97 FAR (net calculation) <br> for the North Lot and <br> density permitted up to 1.86 (net calculation) for <br> fan Central Lot. |
|  |  |  |  |

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 a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A By-law be introduced to rezone a portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A By-law be introduced to rezone a portion of the subject site as shown as Blocks C and D on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7916-0225-oo, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
7. 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;
(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) conveyance of riparian areas and Green Infrastructure Network areas to the City;
(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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the $C D$ Zone for the proposed south lot, at the rate in effect at the time of Final Adoption;
(j) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
(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.
8. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", and to amend the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network, when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP/LAP <br> Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Vacant | Multiple Residential <br> $30-45$ upa | RA |
| North (Across 24 <br> Avenue): | Townhouse complex | 20-30 upa Medium- <br> High Density | RM-30 |
| East (Across 162 Street): | Townhouse complex | Multiple Residential <br> $30-45$ upa and <br> Multiple Residential <br> $15-25$ upa | CD By-law No. <br> 17459 |
| South: | Agricultural parcel | Multiple Residential <br> $30-45$ upa | RA |
| West: | Commercial retail <br> complex and a detention <br> pond | Buffers and <br> Commercial | CD By-law No. <br> 15611 |

## Context \& Background

- The subject site is located at $16172-24$ Avenue and is 3.8 hectares ( 9.5 acres) in area. The parcel was the site of a tree nursery for many years and is now 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.
- The site has an approximately 10 metre slope from the north ( 24 Avenue) sloping down to the south. There is a Class B watercourse along the southwest property line.
- The subject development site is bordered to the east by a townhouse development and to the south by an agricultural parcel. To the east is the Grandview Heights Superstore and associated commercial retail and also a City-owned detention pond.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant is proposing:

0 an OCP Amendment to allow an FAR of 1.97 and 1.86 on two parcels respectively, within the Multiple Residential land use designation;

0 an NCP Amendment to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", and to amend the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network;
o A rezoning from "One-Acre Residential Zone (RA)" to create three "Comprehensive Development Zones (CD)", one for each of the proposed three parcels;
o A Form and Character Development Permit to allow the development of a mixed use building, two apartment buildings and 74 townhouse units; and
o A Sensitive Ecosystem Development Permit for the riparian and Green Infrastructure Network (GIN) areas on the south portion of the site.

- The applicant is also proposing a subdivision to create the 3 development parcels and provide riparian and Green Infrastructure Network (GIN) dedication on the south portion of the site.

|  |  |
| :--- | :--- |
| Pot Area |  |
| Gross Site Area: | 38,452 square metres |
| Road Dedication: | 7,622 square metres |
| Riparian and GIN dedication: | 979 square metres <br> Net Site Area: |
| Number of Lots: | 3 development lots, 1 City-owned riparian/GIN lot |
| Building Height: | 18.0 metres |
| Unit Density (net): | 147 units per hectare (59 units per acre) |
| Floor Area Ratio (FAR) (net): | 1.50 |
| Floor Area |  |
| Residential: | 42,329 square metres |
| Commercial: | 2,518 square metres |
| Total: | 44,847 square metres |
| Residential Units: |  |
| Studio: | 4 |
| 1-Bedroom: | 189 |
| 2-Bedroom: | 145 |
| 3-Bedroom: | 93 |
| Total: | 431 |

## Referrals

Engineering:

School District:

Parks, Recreation \&
Culture:

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

The School District has advised that there will be approximately 80 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

37 Elementary students at Edgewood Elementary School 29 Secondary students at Grandview Heights Secondary School
(Appendix III)
Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

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

Oak Meadows Park is the closest active park with amenities including, a playground, walking trails, and natural area. The park is 225 metres walking distance from the development. Parks accepts the riparian and Green Infrastructure Network (GIN) corridor dedications in the southern portion of the site.

Ministry of Forests, Lands, No concerns.
Natural Resource
Operations and Rural
Development (FLNRORD):
Ministry of Transportation No concerns.
\& Infrastructure (MOTI):

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on August 24, 2023 and was supported. The applicant has resolved many of the outstanding items from the ADP review as outlined in the Development Permit section of this report. 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.

## Transportation Considerations

## Road Network and Infrastructure

- The applicant will be providing the following road improvements to service the subject proposal:
o Dedication and construction of 23 Avenue through the subject site to the City's local road standard;
o Dedication and construction of 23 A Avenue through the subject site to the City's flex road standard;
o Dedication and construction of 161A Street to the City's local road standard between 23 Avenue and 24 Avenue;
o 161A Street south of 23 Avenue is proposed to be completed to accommodate access to the neighbouring site; and
0 Dedication and construction of the west side of 162 Street to the City's local road standard.
- The applicant is proposing to eliminate the 161A Street connection between 22 Avenue and 23 Avenue as identified in the NCP, and to provide riparian protection area conveyed to the City in its place. The applicant is proposing to provide traffic circles to support the anticipated traffic patterns as a result of the proposed elimination this portion of 161A Street.


## Traffic Impacts

- The subject proposal is anticipated to generate approximately four to five vehicles per minute in the peak hour.
- As part of the Sunnyside Heights NCP, an area-wide transportation impact assessment ("TIA") was conducted to assess cumulative traffic impacts of redevelopment of the NCP area and to inform the required transportation infrastructure improvements. As a result, a site-specific TIA was not required as part of the subject application.


## Access and Parking

- The applicant is proposing to access the subject site via 23 Avenue, 23 A Avenue, and 162 Street.
- The Zoning Bylaw requires a total of 679 parking spaces to be provided on site. The applicant is proposing to provide 715 parking spaces, exceeding the Zoning Bylaw requirements.

Transit

- 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.


## Parkland and/or Natural Area Considerations

- The applicant is proposing to voluntarily convey the riparian area associated with the Class B watercourse in the southwest portion of the site and also a portion of the east-west Green Infrastructure Network (GIN) corridor along the south property line, at no cost to the city, for conservation purposes.


## 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 Metro Vancouver Regional Growth Strategy (RGS).


## Official Community Plan

## Land Use Designation

- The proposed land use complies with the subject site's Multiple Residential designation in the Official Community Plan (OCP). However, an OCP amendment for increased density within the Multiple Residential designation from 1.5 FAR to 1.97 FAR for the north lot and to 1.86 FAR for the central lot is required.


## Amendment Rationale

- The overall FAR for the entire site is $\mathbf{1 . 5 0}$, which is in keeping with the site's Multiple Residential designation within the OCP. The applicant's proposal shifts the density around on the site, with the proposal seeing a higher density on the northern two lots and a lower density on the south lot. The site's designation within the Sunnyside Heights Neighbourhood Concept Plan (NCP) allows both apartment and townhouse form, and the applicant's proposal includes denser apartment forms on the northern portion of the site, and less dense townhouse forms on the southern portion of the site.
- The proposed Official Community Plan (OCP) amendment reflects the site's location on an arterial road served by transit ( 24 Avenue), and the site's adjacency to the commercial amenities available at Grandview Corners.
- The proposed use, density, and building form are appropriate for this part of the Sunnyside Heights Neighbourhood Concept Plan.
- 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.
- The applicant will be required to provide the per square foot flat rate for floor area above the "Multiple Residential 45 Zone (RM-45)" base density ( 1.30 FAR) in order to satisfy the proposed amendment on the proposed northern and central lots. This contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.


## Secondary Plans

## Land Use Designation

- The applicant is proposing to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) for the north portion of the site from "Multiple Residential 30-45 upa" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 3045 upa" to "Multiple Residential 4-6 Storeys", and to modify the local road network.


## Amendment Rationale

## Rationale for Land-Use Redesignation:

- The Sunnyside Heights NCP was approved by Council in 2010. The "Multiple Residential 3045 upa" designation was intended to provide for a range of housing types, from townhouses to apartment style buildings in a variety of forms. Low-rise apartment buildings were envisioned in the NCP on the western side of the plan area, adjacent to the Commercial and Business Park uses in the Highway 99 Corridor Plan.
- Land within the NCP area with the "Multiple Residential 30-45 upa" designation that have already developed were constructed as higher density townhouse sites, not low-rise apartment sites.
- Over the past 13 years since the NCP was approved, the development trend and market affordability has moved away from a lower unit density / larger unit size apartment housing product toward a smaller unit type of multi-family development. The proposed multiple residential development is consistent with the intent of the NCP designation, but an amendment is required to permit a higher unit density than 45 units per acre.
- The proposed new designations, "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", rather than a Multiple Residential designation with a permitted unit density, are more appropriate than increasing the permitted unit density under the current designation, as it allows more flexibility in achieving the desired housing form of a low-rise apartment building.
- The proposed addition of a mixed use component on the northern lot reflects the lot's location along a prominent arterial road, 24 Avenue. The proposed commercial space will be at grade and/or on the second floor along the 24 Avenue frontage and the 161A Street frontage, which interfaces with the Superstore site to the west.
- The proposed buildings on the north and central lots provide a unit mix of $1^{-}, 2^{-}, 3^{-}$and $4^{-}$ bedroom units, in both townhome style and apartment configurations. This will assist in increasing and diversifying the housing choice in the neighbourhood.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per square foot flat rate for floor area above the "Multiple Residential 45 upa Zone (RM-45)" base density (1.30 FAR) in order to satisfy the proposed amendment on the proposed northern and central lots. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.


## Rationale for Elimination of southern portion of 161A Street and 22 Avenue:

- Through the environmental review process it was determined that there is a Class B watercourse along the southwestern property line, where the proposed southern portion of 161A Street was proposed to be located. As a result, the proposed road has been eliminated in this location in favour of a riparian protection area to be conveyed to the City. An extension of 22 Avenue westward of 162 Street is also therefore not required.
- North-south road network connectivity in the portion of the Neighborhood Concept Plan (NCP) is provided through 162 Street.
- An exercise was undertaken to determine the impact on the adjacent lot to the south. It was determined that the proposed road elimination provides more developable area for the lot to the south and the lot owner to the south was advised of this.


## Northern Lot Mixed Use CD By-law

- The applicant is proposing three "Comprehensive Development Zones (CD)" to accommodate the proposed uses on the site.
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use development on the proposed northern lot. The proposed CD By-law identifies appropriate uses, densities, and setbacks. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 135 Zone (RM135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, RM-7o Zone and the proposed CD By-law is illustrated in the following table:

| Zoning | $\begin{aligned} & \text { C-5 Zone } \\ & \text { (Part 35) } \end{aligned}$ | RM-7o Zone (Part 24) | Proposed CD Zone |
| :---: | :---: | :---: | :---: |
| Permitted Uses | Principle Uses <br> 1. Retail stores excluding adult entertainment store, secondhand stores and pawnshops. <br> 2. Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops. <br> 3. General service uses excluding funeral parlours and drivethrough banks. <br> 4. Eating establishments excluding drive-through restaurants. <br> 5. Neighbourhood pubs. <br> 6. Office uses excluding social escort services and methadone clinics. <br> 7. Indoor recreational facilities. <br> 8. Community services. <br> 9. Child care centres. <br> Accessory Uses: <br> 10. One caretaker unit per lot. | Principal Uses: <br> 1. Multi-unit residential buildings and groundoriented multiple unit residential buildings. <br> Accessory Uses: <br> 2. Child care centres. | Principal Uses: <br> 1. Multi-unit residential buildings. <br> Accessory Uses: <br> 2. Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops. <br> 3. Personal services uses, excluding body rub parlours. <br> 4. Office uses excluding social escort services, methadone clinics and marijuana dispensaries. <br> 5. General services uses excluding funeral parlours, drive-through banks and vehicle rentals. <br> 6. Indoor recreational facilities, excluding a gymnasium. <br> 7. Community services. <br> 8. Child care centres. <br> 9. Eating establishments excluding drive-through restaurants. |
| Floor Area <br> Ratio: | 0.50 | 1.50 | 1.97 |
| Lot <br> Coverage: | 50\% | 33\% | 74\% |
| Yards and Setbacks | 7.5 m | 7.5 m for the principal building. <br> An underground parking facility is not to be located within 2.om of the front lot line. | North - 6.2 m; East/South/ <br> West -4.5 m . Southwest corner -3.5 m . <br> Street-fronting patios are permitted to encroach within the setback area. Underground parking facility may be setback at 0.5 m from property line. |
| Principal Building Height: | 9 m | 50 m | 20.0 m |



- 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. The accessory commercial uses are permitted on the ground and second floors, reflecting the applicant's proposal to have second floor office space.
- The CD Zone proposes a higher floor area ratio (FAR) at 1.97 relative to the 1.50 FAR permitted under the RM-7o Zone. The proposed FAR over the entire site is 1.50 , which is in keeping with the site's Multiple Residential designation in the Official Community Plan (OCP). The proposed northern lot is on a significant arterial road ( 24 Avenue) with transit and locating density at this location has merit.
- The RM-7o Zone has a maximum lot coverage of $33 \%$ which is appropriate for taller built forms with smaller building footprints. The proposed $74 \%$ lot coverage for the site reflects the proposed building, which covers most of the small block that is being created with the dedication of 23A Avenue.
- The proposed 6.2-metre north building setback and the 4.5 -metre setback on the east, south and west street frontages is reflective of a current urban design approach that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets.
- The CD Zone proposes a lower building height at 20.0 metres relative to the 50 metre building height of permitted by the RM-70 Zone. The proposed building height reflects the 5 -storey proposal.
- The applicant is proposing to provide 166 resident parking spaces and 18 visitor parking spaces, for a total of 184 residential parking spaces, which exceeds the Zoning By-law requirements. In addition, the applicant is also providing 73 commercial parking spaces, which exceeds the Zoning By-law requirements. The parking count includes 7 accessible residential parking spaces. All parking is underground or is tucked behind the commercial units or the ground-oriented townhouse units - there is no surface parking proposed.
- The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces.


## Central Lot Apartment CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate two proposed apartment buildings on the proposed central lot. The proposed CD By-law identifies appropriate uses, densities, and setbacks. The CD By-law is 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-7o Zone, and the proposed CD Bylaw is illustrated in the following table:


| Bicycle Spaces |  |  |  |
| :--- | :---: | :---: | :---: |
| Residential Secure Parking: | 203 | 210 |  |
| Residential Visitor: | 6 | 6 |  |

- The CD Zone proposes a higher floor area ratio (FAR) at 1.86 relative to the 1.50 FAR permitted under the RM-7o Zone. The proposed FAR over the whole site is 1.50 , which is in keeping with the site's Multiple Residential designation in the Official Community Plan (OCP).
- The RM-7o Zone has a maximum lot coverage of $33 \%$ which is appropriate for taller built forms with smaller building footprints. The proposed $44 \%$ lot coverage for the site is appropriate for the proposed $4-5$-storey building.
- The proposed 4.5 -metre setbacks on all 4 street frontages is reflective of current urban design standards that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets.
- The CD Zone proposes a lower building height at 18.0 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a 4 -5-storey building.
- The applicant is proposing to provide 260 resident parking spaces and 35 visitor parking spaces, for a total of 295 residential parking spaces, which exceeds the Zoning By-law requirements of 292 residential parking spaces. The parking count includes 8 accessible residential parking spaces.
- The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces.


## South Lot Apartment and Townhouse CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed apartment building and 74 townhouse units on the proposed south lot. The proposed CD By-law identifies appropriate uses, densities, and setbacks. The CD By-law is based on the "Multiple Residential 30 Zone (RM-30)" and "Multiple Residential 7o Zone (RM70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-3o Zone, RM-7o Zone and the proposed CD By-law is illustrated in the following table:

| Zoning | RM-30 Zone (Part 22) | RM-7o Zone (Part 24) |  | Proposed CD Zone |
| :---: | :---: | :---: | :---: | :---: |
| Permitted Uses: | Multi-unit residential buildings and ground-oriented multiple unit residential buildings. | Multi-unit residential buildings and groundoriented multiple unit residential buildings. |  | Block C: Multi-unit residential buildings and ground-oriented multiple unit residential buildings. Block D: Groundoriented multiple unit residential buildings. |
| Floor Area Ratio: | 1.00 | 1.50 |  | Block C: 2.12 <br> Block D: 0.87 |
| Lot Coverage: | 45\% | 33\% |  | Block C: 50\% <br> Block D: $40 \%$ |
| Yards and Setbacks | 4.5 m for front yard and street side yard. 6.0 m for rear and side yard. | 7.5 m |  | Block C: North - 4.5 m ; East - 4.4 m ; South om; West 5.8 m <br> Block D: North - 2.4 m; East - 4.4 m; South 4.4 m; West -5.8 m |
| Principal Building Height: | 13 m | 50 m |  | Block C: 18.0 m Block D: 11.0 m |
| Amenity Space |  |  |  |  |
| Indoor <br> Amenity: | $3 \mathrm{~m}^{2}$ per unit | $3 \mathrm{~m}^{2}$ per unit | The proposed $406 \mathrm{~m}^{2}+$ CIL meets the Zoning By-law requirement. |  |
| Outdoor <br> Amenity: | $3 \mathrm{~m}^{2}$ per unit | $3 \mathrm{~m}^{2}$ per unit | The proposed $725 \mathrm{~m}^{2}$ exceeds the Zoning By-law requirement. |  |
| Parking (Part 5) |  | Required |  | Proposed |
| Number of Stalls |  |  |  |  |
| Apartment Residential: |  | 133 |  | 144 |
| Apartment Visitor: |  | 19 |  | 19 |
| Total Apartment: |  | 152 |  | 163 |
| Townhouse Residential: |  | 148 |  | 148 |
| Townhouse Visitor: |  | $\begin{gathered} 15 \\ 163 \end{gathered}$ |  | $\begin{gathered} 15 \\ 163 \end{gathered}$ |
| Bicycle Spaces |  |  |  |  |
| Apartment Secure Parking: Apartment Visitor: |  | 116 |  | 122 |
|  |  | 6 |  | 6 |

- The proposed uses in the CD Zone reflect the proposed apartment building on Block C and the proposed 74 townhouse units on Block D.
- For the apartment Block C, the CD Zone proposes a higher floor area ratio (FAR) at 2.12 relative to the 1.50 FAR permitted under the RM-7o Zone. For the townhouse Block D, the CD Zone proposes a lower floor area ratio (FAR) at 0.87 relative to the 1.00 FAR permitted under the RM-30 Zone. The proposed FAR over the whole site (for these two Blocks) is 1.50 , which
is in keeping with the site's Multiple Residential designation in the Official Community Plan (OCP).
- For the apartment Block C, the RM-7o Zone has a maximum lot coverage of $33 \%$ which is appropriate for taller built forms with smaller building footprints. The proposed $50 \%$ lot coverage for Block C is appropriate for the proposed $4-5$-storey building. For the townhouse Block D, the proposed $40 \%$ lot coverage is lower than the RM-30 Zone's maximum lot coverage of $45 \%$.
- For the apartment Block C, the proposed building setbacks along the street frontages are reflective of current a urban design approach that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets. The proposed 2.4metre north setback for the townhouse block and the o metre south setback for the apartment block is an internal setback between the two buildings.
- For the townhouse Block D, the proposed building setbacks are very similar to the RM-30 setbacks, and the 5.8-metre western setback reflects a servicing corridor which runs along the western property line.
- For the apartment Block C, the CD Zone proposes a lower building height at 18.0 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a $4-5$-storey building. For the townhouse Block D , the CD Zone proposes a lower building height at 11.0 metres relative to the building height of 13.0 metres permitted by the RM-30 Zone.
- For the apartment, the applicant is proposing to provide 144 resident parking spaces and 19 visitor parking spaces, for a total of 163 residential parking spaces, which exceeds the Zoning By-law requirements of 148 residential parking spaces. All apartment parking is located underground. The parking count includes 4 accessible residential parking spaces.
- For the townhouses, the applicant is proposing to provide 148 resident parking spaces within unit garages and 15 visitor parking spaces, for a total of 163 residential parking spaces, which meets the Zoning By-law requirement.
- The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces for both the apartment and townhouse portions of the site.


## Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.Ro37;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $\$ 2,136$ per unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designations.
- The applicant will be required to provide the per square foot flat rate for floor area above the "Multiple Residential 45 Zone (RM-45)" base density ( 1.30 FAR) in order to satisfy the proposed amendment on the proposed northern and central lots. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.


## 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 $\$ 1,000$ (now $\$ 1,068$ ) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

- The applicant has indicated their intention to develop some public art on the site, likely in the northwest or northeast corners, along 24 Avenue. The applicant will work with staff prior to final adoption to ensure suitable public art is provided on the site.
- In addition, to ensure either public art or cash-in-lieu is provided, the applicant will be required to register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of $0.25 \%$ 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 9, 2022 and again on July 11, 2023. The Development Proposal Signs were originally installed on August 25, 2022 and updated on September 26, 2023. Staff received 10 responses (staff comments in italics). The concerns raised centred on traffic concerns, increased density in the area, school capacity, medical system capacity and lack of Parks facilities.
(The proposal is one of the last large acreage sites in this portion of the Sunnyside Neighbourhood Concept Plan to develop. The proposal is providing increased road connectivity in the area with dedications for 23A Avenue, 23 Avenue, 161 A Street and 162 Street. It is noted that the City is pursuing a 20 Avenue overpass project (over Highway No. 99) that will help alleviate some traffic congestion on 24 Avenue, once completed. There are 2 new City Parks near the site to the east, Oak Meadows Park and Edgewood Park. The School District indicates that the new Ta'talu Elementary School, on 20 Avenue and 165A Street, is anticipated to open in fall of 2024.)


## Public Information Meeting

- The applicant held two virtual Public Information Meetings at different times of the day, both on June 15, 2022. Approximately 34 people in total attended the meetings. The applicant collected 36 comment forms and 8 emails. Thirty-one (31) comment forms and 5 emails indicated support for the proposal, and 3 comment forms and 3 emails indicated nonsupport for the proposal. Two (2) comment forms did not indicate support or non-support.
- Those indicating support wanted to see more housing built in the community and appreciated the different forms of housing (apartment and townhouse) being proposed. Appreciation for the commercial mixed use component was also expressed. Those indicating non-support mentioned concerns around increased traffic, school capacity, increased density and impact on Parks facilities.


## DEVELOPMENT PERMITS

## Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows along the southeastern property line. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) ditch requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Cindy Lipp, R.P. Bio., of McElhanney Consulting Ltd. and dated April 2022 was peer reviewed by Mark Gollner, R.P. Bio., of Marlim Ecological Consulting Ltd.. The finalized Ecosystem Development Plan will be incorporated into the Development Permit.


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

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the southern property line. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters partially on the subject site and partially on the lot to the south.
- The applicant is providing a $10-$ metre wide BCS Corridor on the subject site. This method of GIN retention/enhancement 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. It is anticipated that the balance of the BCS corridor will be delivered when the parcel to the south redevelops.
- An Ecosystem Development Plan, prepared by Cindy Lipp, R.P. Bio., of McElhanney Consulting Ltd. and dated April 2022 was peer reviewed by Mark Gollner, R.P. Bio., of Marlim Ecological Consulting Ltd. The finalized Ecosystem Development Plan will be incorporated into the Development Permit.


## North Lot Mixed Used Building - Form and Character Development Permit Requirement

- The applicant is proposing a Development Permit for the north lot mixed use building, and this section of the report will deal with this building.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The north lot mixed use building has a total floor area of 12,475 square metres. The ground floor is proposed to consist of commercial retail units (CRUs) along the north ( 24 Avenue) and west (161A Street) frontages, and with ground floor townhouse units along the south and east frontages. Second floor office is proposed above the ground floor CRUs. The residential unit mix consists of 4 studio units, 30 one-bedroom units, 44 two-bedroom units, 13 threebedroom units, and 1 four-bedroom unit, for a total of 92 units.
- Two residential lobbies are proposed on the east and west elevations, and a commercial lobby is proposed on the north elevation. The applicant is proposing to "wrap" and enclose ground floor and second floor parking areas with CRUs (commercial units) and townhouse units. This parking will not be visible from the public realm. In addition, one level of parking is proposed underground. No at-grade surface parking is proposed.
- A large outdoor amenity space is proposed on top of the second storey podium, in a central courtyard fashion, with daylight access between the east and west wings of the building. It provides outdoor space for both the residential units and also the commercial units.
- The building has a strong interaction with the public realm, with the ground floor commercial or residential units interacting with all the street frontages. Continuous weather protection is provided for pedestrians along the commercial frontages through the provision of canopies. Two-storey townhouse units interface directly with the street along the south and east property lines, allowing for a more sensitive street interface, particularly on the east side, which interfaces with the townhouse complex across 162 Street.
- The design of the building is contemporary. This is exemplified by its rectilinear geometry delimited into multiple components, flat roofs and generous amount of retail glazing at street-level. A strong street-wall is established, which uses a refined palette of traditional and modern materials to anchor its presence with an arrangement of varied planes that modulate the rhythm of the building proportions.
- High quality materials, such as brick and metal panel are carefully detailed to achieve a coordinated building character. The proposed exterior materials include brick (brown), aluminum panelling (blue and tan), fibre cement panel (white, gray), spandrel glass panels (dark gray), woodtone panelling (brown) and extensive glazing for the commercial units. Metal and glass roof canopies help define the ground floor units. Metal guardrails with transparent glazing are proposed for the balconies.


## Indoor Amenity

- The Zoning By-law requires that 278 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed project, based on the requirement of 3 square metres per dwelling unit.
- The proposed 286 square metres of indoor amenity meets the minimum required under the Zoning By-law. The indoor amenity space is on the third floor, in the southwest corner of the building, adjacent to the outdoor amenity area. Three separate rooms are proposed, consisting of a tech room, and gym, and a lounge space with a kitchen.


## Outdoor Amenity

- The applicant is proposing a total of 1,168 square metres of residential outdoor amenity space, which exceeds the requirements in the Zoning By-Law ( $286 \mathrm{sq} . \mathrm{m}$ ). The applicant is also proposing a 409 square metre outdoor amenity space for the commercial uses on the site. Both amenity spaces are located on the third floor podium in a central courtyard configuration.
- The residential outdoor amenity area is adjacent to the indoor amenity space. The outdoor amenity contains seating areas, community gardens, open lawn and a children's play area, along with landscaping.
- The commercial uses outdoor amenity area also contains seating areas, community gardens and open lawn. The two outdoor amenities areas are separated from each other with a wall that is screened with climbing vines.


## Signage

- Signage for the commercial units is proposed as frontlit LED fascia signage and also undercanopy signage (blade signage), in a design compatible with the architectural features of the building.
- The applicant is also proposing three signs on the second floor on the north (24 Avenue) to allow for some identification for the second floor office users.


## Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Landscaping islands are proposed along the commercial frontages (24 Avenue and 161A Street). Benches and bike parking are provided next to the landscaping islands. Some plaza spaces are proposed at the southwest, northwest and northeast corners of the site.
- The applicant has indicated they would like to pursue a public art installation at either the northwest or northeast corners of the site, and staff will work with the applicant to secure this prior to final adoption.


## Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
o Refine the public realm interfaces on the building architecture and landscaping architecture;
o Refine the architectural character with consistently applied principles of design;
o Scaling down and modulating the large office volume expression on north lot;
o Integrating the office and residential character together on north lot;
o Add more trees and landscaping along the commercial frontages on north lot;
o Resolve livability concerns with ground floor units along vehicle routes on central lot;
o Increasing outdoor weather protection for amenity space; and
o Resolution of lobby location on 24 Avenue.
- The applicant has been provided a 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.


## Central Lot Apartment Buildings - Form and Character Development Permit Requirement

- The applicant is proposing a Development Permit for the two central lot apartment buildings, and this section of the report will deal with these buildings. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- The applicant is proposing two $4-5$-storey apartment buildings on a shared podium and with shared underground parking. The buildings contain 174 units, consisting of 94 one-bedroom
units and 8o two-bedroom units.
- The buildings are oriented north-south, with a large courtyard space between the two buildings, producing a small opening along the avenues. The northern gap between the buildings has a pedestrian connection into the central courtyard area. The southern gap between the buildings contains the underground parking ramp entrance and also pedestrian access to the central courtyard.
- The building massings step with the site grade, as this central lot has more slope than the northern lot. The building is 4 storeys along the eastern elevation, where the site interfaces with the townhouse complex across 162 Street. The western elevation, which interfaces with the back of the Superstore site across 161A Street is predominantly 5 storeys.
- There is one double-height lobby entrance in each building: one along 161A Street and the other along 162 Street, both flush with grade. These lobby areas contain a mail and parcel pick-up area.
- The building is brought closer to the streets with a 4.5 metre setback to animate the street with street enclosure and provide visual surveillance of the public realm with an active front patio. There is a two-storey townhouse interface to the street, which promotes interaction with the public realm with its pedestrian scale elements to break up the large building volume with a series of smaller building proportions
- The applicant is proposing to provide two levels of underground parking, which will provide for the required resident and visitor parking. No at-grade parking is proposed.
- The design of the building is contemporary, comprised of rectilinear forms and portal frames that outline key volumes in its massing composition capped with flat roofs. The building facade is articulated with a palette of residential materials and muted colours, which breaks up the facades into the appearance of an assembly of smaller buildings to keep the streetscape pedestrian friendly.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (dark grey), fibre cement shiplap siding (white and gray), fibre cement-panel (white, gray, dark gray) and wood tone panelling (brown). Metal and glass roof canopies help define the ground floor units. Metal guardrails with transparent glazing are proposed for the balconies.


## Signage

- The applicant is proposing to have a small fascia sign identifying the building name near the main lobby entrance.


## Indoor Amenity

- The Zoning By-law requires that 522 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed 537 square metres of indoor amenity space meets the area required under the Zoning By-law. The proposed indoor amenity space is on the second floor of the easterly apartment building, adjacent to the outdoor courtyard amenity area. Five separate rooms are proposed, consisting of a tech room, a gym, a games lounge, and a casual lounge space with a kitchen, and a more formal lounge space with a kitchen.


## Outdoor Amenity

- The applicant is proposing a total of 1,578 square metres of outdoor amenity space, which exceeds the area required under the Zoning By-Law. The outdoor amenity space is within the courtyard area between the two buildings.
- The outdoor amenity area contains outdoor dining and seating areas seating, a children's play area, open lawn, community garden plots with a potting table and compost, and landscaped areas.


## Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Landscaping is proposed along the street frontages and within the courtyard amenity space. A bench and bike racks are provided outside of the two lobbies. Small public plaza spaces will be added at the street corners to provide an informal gathering area.


## South Lot Apartment Building and Townhouses - Form and Character Development Permit Requirement

- The applicant is proposing a Development Permit for the south lot apartment building and townhouses, and this section of the report will deal with these buildings. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- The applicant is proposing a 4-5-storey apartment building and 74 townhouse units on the south lot. The apartment building contains 97 units, consisting of 64 one-bedroom units and 33 two-bedroom units.
- The apartment is on the north portion of this site, interfacing with the central lot apartment buildings north of 23 Avenue. The townhouses are on the south portion of the site. The apartment and townhouses share a common vehicular access from 162 Street and also share the outdoor and amenity space on this site.
- The apartment has a central double-height lobby on the north elevation with a mail and parcel pick-up area. The apartment and townhouses are brought closer to the streets with a 4.5 metre setback for street enclosure and to animate the street and provide visual surveillance of the public realm with its ground floor patios. The apartment has a two-storey townhouse interface to the street, which promotes interaction with the public realm, with its pedestrian scale elements to break up the large building volume with a series of smaller building proportions.
- The apartment steps its floor levels with the grading slope of the site. The building is 4 storeys along the eastern elevation, where the site interfaces with the townhouse complex across 162 Street. The western elevation, which interfaces with the back of the Superstore site across 161 A Street is 5 storeys.
- The applicant is proposing to provide two levels of underground parking, which will provide for the required resident and visitor parking for the apartment building. No at-grade parking is proposed for the apartment. The townhouse portion will have some at-grade visitor parking.
- The design of the apartment is contemporary, using rectilinear forms, laced with a flat roof that runs its soffit vertically down to define key building volumes. The building is further articulated with a palette of materials and colours, which are arranged to demarcate individual units at the base of the building, while carrying up low-textures on upper storeys to provide a backdrop for its balcony features.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (dark grey), fibre cement shiplap siding (white and gray), fibre cement -panel (white, gray, dark gray) and wood tone paneling (brown). Metal and glass roof canopies help define the ground floor units. Metal guardrails with transparent glazing are proposed for the balconies.
- For the townhouse portion of the site, the applicant is proposing 14 buildings, with the number of dwelling units within each individual building ranging from 4-6 units. No tandem parking units are proposed - all units have a side-by-side double garage. The unit sizes range from 137 square metres to 153 square metres.
- The townhouse site plan reflects an effort to orient as many buildings as possible to be streetfacing, to provide an attractive streetscape. In addition, all of the street-fronting units will contain active living space on the ground floor which will promote interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the public realm.
- The townhouse units step with the grade as needed. The elevations are articulated and employ a range of cladding materials. The proposed cladding materials include hardi-siding (white, light gray), hardie board and batten (white), hardie shingles (white), hardie panel (gray), metal guardrails and glazing for the balconies.


## Signage

- The applicant is proposing to have a small fascia sign identifying the building name near the main lobby entrance for the apartment building.


## Indoor Amenity

- The Zoning By-law requires that 291 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed 412 square metres of indoor amenity space exceeds the area required under the Zoning By-law. The proposed indoor amenity space is on the south elevation of the ground floor of the apartment building, facing the townhouse portion of the site, and adjacent to the outdoor amenity space. The indoor and outdoor amenity areas are shared between the future townhouse residents and apartment residents.
- The indoor amenity area contains three separate rooms, consisting of a tech lounge, a gym, and a casual lounge space with a kitchen and a games area.


## Outdoor Amenity

- The applicant is proposing a total of 725 square metres of outdoor amenity space, which exceeds the area required under the Zoning By-Law. The outdoor amenity space is within the courtyard area between the two buildings.
- The outdoor amenity area contains outdoor dining and seating areas seating, a fitness area, a children's play area, community garden plots, and landscaped areas.


## Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Landscaping is proposed along the street frontages, within the outdoor amenity space, and throughout the townhouse site. A bike rack is provided outside of the apartment lobby. A small public plaza is proposed at the northeast corner of the site.
- Decorative paving is proposed at the vehicular entrances and concrete unit pavers are proposed for the visitor parking spaces. Various pedestrian pathways and connections are proposed throughout the site.


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

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder/Cottonwood | 18 | 18 | O |
| Deciduous Trees(excluding Alder and Cottonwood Trees) |  |  |  |
| Cherry sp. | 5 | 5 | O |
| Elm, Siberian | 2 | 2 | 0 |
| Locust, Black | 1 | 1 | 0 |
| Zelkova, Japanese | 2 | 2 | O |
| Coniferous/Evergreen Trees |  |  |  |
| Variegated English Holly | 1 | 1 | 0 |
| Larch, Japanese | 1 | 1 | O |
| Total (excluding Alder and Cottonwood Trees) | 12 | 12 | 0 |
| Additional Trees in the proposed City-owned riparian area | 6 | 0 | 6 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 119 |  |
| Total Retained and Replacement Trees Proposed |  | 119 |  |

- The Arborist Assessment states that there are a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately $60 \%$ of the total trees on the site, are Alder and Cottonwood trees. 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.
- Table 1 includes an additional 6 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained except where removal is required due to hazardous conditions or unavoidable servicing conflicts. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 50 replacement trees on the site. The applicant is proposing 119 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Paperbark maple, Shore pine, Japanese stewartia, Japanese maple, Kousa dogwood, magnolia and Green Pillar oak.
- In summary, a total of 119 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund required.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Zoning Block 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 and Tree Preservation
Appendix V. NCP Plan Amendments
Appendix VI. ADP Comments and Response
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar


SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
No: $\qquad$ OF: LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524 EXCEPT PART IN PLAN EPP80031
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| BLOCK B | $7660.0 \mathrm{~mm}^{2}$ | a,766 ha |
| BLOOK $C$ | 3499. $1 \mathrm{~m}^{2}$ | 0.350 ho |
| ELOCK $D$ | 124358 $\mathrm{m}^{2}$ | 1.250 ta |
| TOTAL ELOCX AFEA | 29952,3 $\mathrm{m}^{2}$ | 29850 |



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REM 1 PLAN BCP20884

24 AVENUE



## LOT A

## MIXED USE DEVELOPMENT



Category SHEETNO
SHEET Name



LOT A-COVER PAGE

A-001.A


LOT A-DEVELOPMENT DATA



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LOTA - SITEPLAN


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LOT A-SIGNAGE \& CANOPY DETALS

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## LOT B

## MIXED USE DEVELOPMENT




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LOT E-SHADOW
ANALYSISCONT'D

A-005.B




LOTB-SITEPLAN






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LOT B. BUILDING
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## LOT C

## MIXED USE DEVELOPMENT




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LOT C SHAADOW
ANALYSIS CONT＇D


LOT C- SITEPLAN



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A-307


| TO: | Director, Area Planning \& Development <br> - South Surrey Division <br> Planning and Development Department |  |  |
| :--- | :--- | :--- | :--- |
| FROM: | Development Services Manager, Engineering Department |  |  |
| DATE: | October 03, 2023 | PROJECT FILE: | $\mathbf{7 8 1 6 - 0 2 2 5 - 0 0}$ |

## NC AMENDMENT

Provide sanitary catchment analysis to confirm downstream capacity and address any constraints.

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 13.7 m along 161A Street, north of 23A Avenue.
- Dedicate 12.0 m along 161A Street, south of 23A Avenue.
- Dedicate varying widths between 12.0 m and 20.0m along 161A Street, south of 23 Avenue,
- Dedicate 5.0 m along 162 Street.
- Dedicate 11.5 m along 22A Avenue.
- Dedicate 14.5 m along 23A Avenue.
- Dedicate 20.0m along 23 Avenue.
- Dedicate approximately $8.5 \mathrm{~m} x 8.5 \mathrm{~m}$ corner cut at 161A Street and 23A Avenue.
- Dedicate corner cuts at intersections as required.
- Register 0.5m SRW along all other development frontages.


## Works and Services

- Construct 23 Avenue, 23A Avenue, and 161A Street.
- Construct the west half of 162 Street.
- Construct Traffic circles at 161A Street \& 23A Avenue, 161A Street \& 23 Avenue and, 162 Street \& 23 Avenue.
- Construct storm sewer main along 161A Street, 23A Avenue and 23 Avenue.
- Construct waterman along 23A Avenue and 23 Avenue.
- Register applicable Restrictive Covenants as required.
- Provide adequately sized storm, sanitary and water service connection to each lot.

A Servicing Agreement is required as a condition of Rezone.


Jeff Pang, P.Eng.
Development Services Manager
RH
Planning
January 23, 2023
THE IMPACT ON SCHOOLS
APPLICATION \#:
SUMMARY $\quad$ Iowrise units 0255 00
The proposed $\quad$ townhouse units
354 and
are estimated to have the following impact
on the following schools:
Projected \# of students for this development:

| Elementary Students: |
| :--- |
| Secondary Students: |

September 2022 Enrolment/School Capacity

| Edgewood Elementary |  |
| :--- | :--- |
| Enrolment (K/1-7): | $109 \mathrm{~K}+675$ |
| Operating Capacity (K/1-7) | $95 \mathrm{~K}+512$ |
|  |  |
| Grandview Heights Secondary | 1541 |
| Enrolment (8-12): | 1500 |
| Capacity (8-12): |  |


| Projected population of school-age children for this development: | 80 |
| :--- | :---: |

Population : The projected population of children aged 0-19 Impacted by the development . Enrolment: The number of students projected to attend the Surrey School District ONLY.

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

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

Edgewood Elementary


Grandview Heights Secondary


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

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

## Tree Preservation Summary

Surrey Project No: 16-0225-00
Address: 16172-24 Avenue
Registered Arborist: Corey Plester, RFT \#PN-8523A

| On-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Trees Identified (on-site and shared trees, excluding trees within boulevards and proposed streets and in proposed open space or riparian areas) | 30 |
| Protected Trees to be Removed on site | 30 |
| Boulevard Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 38 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio 18 X one $(1)=18$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two $(2)=24$ <br> - Boulevard Trees Requiring 2 to 1 Replacement Ratio $4 \mathrm{Xtwo}(2)=8$ | 50 |
| Replacement Trees Proposed | 119 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | 6 |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times$ one (1) = 0 <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 0 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

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



## 7916-0225-00 NCP Amendment Map

## Appendix V



# Appendix VI <br> G२ (:.) UP I6I 

DF ARCHITECTURE
ATELIER PACIFIC ARCHITECTURE
BARNETT DEMBEK ARCHITECTS

October $11^{\text {th }}, 2023$
Attention: Keith Broersma- Senior Planner

## RE: Response to ADP Minutes Thursday August 24 ${ }^{\text {th }}$,2023 (DP Application \# 7916-0225-00/ 16172-24 Avenue)

With reference to Advisory design Panel meeting minutes we are herewith enclosing a response to the raised points. DF Architecture responses are presented in Red and VDZ+A responses are presented in blue.

## Key Points

- Form and character are generally successful. We appreciate the positive feedback.
- Consider opportunities for additional storm water management with rain gardens, bioswales, etc. Storm water detention is being delt with tanks as per the Civil design.
- Consider additional design integration between the glazing on southwest corner of the amenity space and glazing on the office spaces with the overall aesthetic of the main building. The glazing has been further detailed out to follow patterns from the use below such as CRU or Townhouses. However as per UD comments received on October $6^{\text {th }}, 2023$, solid panels will be added to the glazing.
- Consider celebrating the two residential lobbies from an architectural and landscape perspective. The residential lobbies facing north and west have been further emphasized by proposing a frame matching with the AL-13 color proposed on the residential indoor amenity. The weather protection above these lobbies have been proportionally revised.
- $\quad$ Consider further celebrating the office entry (located on $24^{\text {th }}$ Street). The offices lobby has been further developed by proposing entry arch in between the CRU brick façade, Cobalt Blue AL-13 is proposed as finish to compliment the proposed material used on the $3^{\text {rd }}$ floor offices. The weather protection canopy has been proportionately revised.
- Consider more programming opportunities for the entry located on $24^{\text {th }}$ Avenue, in particular on the northwest end. The landscape design along the commercial frontages on the west, north and east has been updated to match standard Surrey commercial design, This includes at grade planter along the property line that support tree and shrub planting, and additional bike parking and benches in the joining hardscape.
- Consider providing covered spaces in all outdoor amenity spaces for year-round useability. Lot A already has extensive covered space and will remain unchanged in this respect.

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Lot B has been updated to include a covered space connected to the main indoor lounge space. This is closely associated with the outdoor BBQ.
The Lot C apartment building has been updated to include a sheltered space off the main amenity rooms.

- Consider recessing the overhang of the protruding corner volumes of the residential and office spaces. The protruding corner volumes have been recessed to address these comments. The projection has been kept similar on both corners.


## Site

- Consider relocating the parking ramp, PMT, and garbage staging area of Lot A to the west side of the building so that it is adjacent to the existing commercial development, rather than across from residential. The raised comment is appreciated from urban design perspective however after further discussion with planning and transportation, due to the proposed road network and restrictions with the existing commercial to the west, it was requested by planning to maintain the entrance to parking and subsequently the PMT and staging area at the proposed location.
- Provide a more realistic representation of the glazed volumes, considering the floor and roof thickness, mullions, and openable glass portions. The glazing been further detailed out to follow patterns from the use below such as CRU or Townhouses. However as per UD comments received on October $6^{\text {th }}, 2023$ solid panels will be added to the glazing. Please note that there is glasses are not proposed as openable.
- Consider sectioning the long, glazed volume into modules, potentially above the office entrance lobby. To address this comments and as per UD comments received on October $6^{\text {th }}$, 2023, Solid portions will be added in relation to the CRU and office entrance on the first floor.
- Consider adding feature lighting, outdoor furniture, and seating for pedestrians and tenants on the northwest and northeast corners of Lot A. The landscape design along the commercial frontages on the west, north and east has been updated to match standard Surrey commercial design, This includes at grade planter along the property line that support tree and shrub planting, and additional bike parking and benches in the joining hardscape.
- Consider increasing visibility of the amenity space entry at the ramp from the townhouse side on Lot C.

The visibility of the amenity has been improved in 3 ways:

- The entry ramp widened to clarify it is the main amenity entrance.
- The entry ramp was shifted East to enlarge the amenity area, and provide a greater landscape buffer to the play amenity.
- A trellis gateway has been added at bot the ramp and play entry stair.
- $\quad$ Consider allocating sufficient space for PMT location in each of the lots and make it more visible on the site plan. PMTs have been accounted for and shown clearly on plans with access paths and landscape buffers.
- Consider generating plans for several phases of the project, each containing adequate indoor and outdoor amenity spaces that are useable throughout all phases of the project. Noted. Lot A will be developed as one phase. Lot B will be developed in two phases however the amenity areas are developed as part of the first phase. Lot $C$ will be developed in phases however the outdoor

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amenity will be available for the townhouse residents upon completion of the first phase.

## Form and Character

- Consider unifying the third-floor elevation of the building by changing the glass volume in Lot A on the southwest corner and articulating the volume in a language more similar to that of the residential spaces in the building. The southwest corner has been revised by proposing a different color for the metal cladding similar to the residential lobbies. The glazing modules are inspired by the townhouse use below.
- On Lot A, consider incorporating similar materials and elements throughout the office and residential spaces in order to develop a stronger relationship between the various areas of the elevation. The same followed. Each use has one accent color. However, the rest of the colors, materials and textures are similar.
- Consider integrating and emphasizing the office and residential entry lobbies to create a more celebrated space by using colour and material or by extending the module to the upper-level offices from the façade point of view. The residential lobbies facing north and west have been further emphasized by proposing a frame matching with the AL-13 color proposed on the residential indoor amenity. The weather protection above these lobbies have been proportionally revised.

The offices lobby has been further developed by proposing entry arch in between the CRU brick façade, Cobalt Blue AL-13 is proposed as finish to compliment the proposed material used on the $3^{\text {rd }}$ floor offices. The weather protection canopy has been proportionately revised.

- Consider pulling back the overhang of the corner volumes of the residential and office levels to prevent them from dominating and protruding further than the lines of the building. The protruding corner volumes have been recessed to address these comments. The projection has been kept similar on both corners.
- Consider further developing the design of the Lot A residential lobby from an architectural and landscape perspective. The residential lobbies facing north and west have been further emphasized by proposing a frame matching with the AL-13 color proposed on the residential indoor amenity. The weather protection above these lobbies have been proportionally revised.

The offices lobby has been further developed by proposing entry arch in between the CRU brick façade, Cobalt Blue AL-13 is proposed as finish to compliment the proposed material used on the $3^{\text {rd }}$ floor offices. The weather protection canopy has been proportionately revised.

Colour concrete bands, and stamped entry, along with stand-alone planters have been added to announce the entry of the residential lobbies.

- Consider adding more substantial screening for townhome patios in Lot A, specifically those facing the semi-public walkway in the courtyard, by planting trees for the purpose of privacy. To improve the privacy of patios facing the internal amenity space, the planters have been widened and gates added to coincide with hedge planting.
- Consider adding more amenity spaces for those townhouses in the small areas identified at the corners of the internal road. There are few corner spaces withing the townhouse site. One available corner has been used to plant a larger shade tree. The other corner was required for
utilities. The design does not include seating at these spaces as there is concern, that being on the corner does not provide adequate site lines for those driving in the neighborhood.
- Consider extending the use of colour with the AL-13 panels. Al-13 color been selected carefully as the accent color on lot A building to distinguish the different uses. Offices on the $3^{\text {rd }}$ floor and the offices entrance lobby are proposed as same color (Cobalt Blue) and the residential lobbies along with the residential indoor amenity are proposed as the same color.
- Consider extending the use of the soft, wood tone product found in Lot B and Lot C; alternatively, Woodtone has been already used throughout the project on all three lots mainly on the soffits and on lot $B$ and $C$ on the main façade as well.
- consider using accent colours on doors and canopies to brighten the grey colour scheme. The canopies are proposed as C channel with glazing, however the door to the townhouses have been proposed as different colors as part of the different color scheme proposed on each lot.
- Consider unifying the architectural aesthetic of the overall site by extending the details of the V columns at 161A and 23A to other points on the façade. Further to the conversation with UD, the V columns have been removed and the southwest corner is further refined. The mass on the 4th and $5^{\text {th }}$ floor has been recessed to help with identifying the different uses visible on this corner.
- The black window frames are a key element of exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. We will be making sure this won't change during BP or construction.


## Landscape

Consider including additional landscape elements, such as benches or planters, to the Lot A residential lobbies, to mark the entries more clearly and to develop an inviting space.

The commercial landscape has been improved in several ways:

1. Hardscape

- Colour concrete banding has been added to the sidewalk pattern to reference the architectural pillars/brick between commercial units.
- Special stamped paving has been added at the commercial and two residential entries.
- The corner spaces have been paved more simply with $1 \times 1 \mathrm{~m}$ grid of saw cuts to promote the plaza nature of these spaces.

2. Furnishings

- Square planters flank the residential lobbies to provide differentiation.
- Additional Benches and bike racks have been located along the frontage associated with the enlarged at grade planting.
- Consider the soil depth required by all trees used in the project. This has already been considered. Please see section drawings.

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- Consider diversifying tree and shrub species to account for all-season wildlife habitat use. See the landscape shrub palette page LP-01. The planting supports a broad range of animals from bees to birds and butterflies. The bloom schedule demonstrates how the plantings will provide flower interest for 11 months of the year. The plans also provide a significant diversity of trees to meet Surrey's species and genus percentage requirements. There are 16 species of trees in total.
- Consider providing a greater covered space in the amenity area for multi-season use. All lots now have a covered outdoor shelter associated with the amenity spaces.
- Consider coordinating amenity programming of interior rooms to exterior spaces. The relationships between indoor and outdoor amenity spaces have been considered and located accordingly.
- Consider repurposing some of the long grass wildflower areas in Lot $B$ as amenity space. The long grass sloped area is a key defining landscape feature of the Lot B courtyard and will remain. This amenity space is already at least $3 x$ larger than required so it has significant greenspace, and the long grass adds to the park like experience. The long grass area is part of a smooth slope transition between two levels. The generally low height grasses help keep a visually open space between the two levels. The ramp that moves through the grasses is an interesting landscape experience beyond the more typical on podium elements. Seating along the ramped way has been provided. The wildflower long grass provides substantial pollinator habitat opportunities.
- Consider potential stormwater retention features in the long grass wildflower area in Lot B. Storm water detention is being delt with tanks as per the Civil design. The soil volumes associated with this broad coverage of long grass also helps to increase water absorption.


## CPTED

- Consider providing access to the Lot A corner feature from the south side to prevent hiding spaces and to minimize CPTED concerns. This corner has been further revised on the architectural drawings as well as the landscape design to address the concern.


## Sustainability

- Consider opportunities for rain gardens or bioswales. The current designs for Lot $A$ and $B$ are fully on slab. The Amenity spaces are 3-5 times larger than required and have extensive planting. The large planted long grass and wildflower slopes will have a very positive impact on both rainwater retention through soil absorption and ecological benefits for bees and insects.
- Consider providing both indoor and outdoor parking for electric bicycles. Noted and further reviewed with the development team however decided to proceed with the proposed bicycle arrangements.
- Consider current and future energy modelling to inform design process, to test resiliency, for thermal comfort, and to ensure future liveability. Will be incorporated.
- Consider locations of HRVs and heat pumps before finalizing unit layouts to account for higher efficiency, reduced noise, better filtration, and summer bypass. Will be considered.

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- Consider electrification for future proofing of space and water heating in anticipation of projected regulations of energy generation. Will be considered.
- Consider high quality bike amenities, including sufficient wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bicycle charging. Wide pathways are provided throughout the development frontage and amenity spaces to allow pedestrians and cyclists to navigate safely.
- Consider including a basic bicycle maintenance area which can also serve as a casual space for social interactions. At the later stages of the project if the space is available in the parking area the development team might consider this proposal.
- Consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings. As per COS zoning by law the bicycle rooms are kept at grade or one level below grade and the access is through elevators.
- Consider opportunities for natural ventilation in office units one through five of the third level of Lot A. Currently the offices are not designed to offer natural ventilation.


## Accessibility

- Consider providing access to all outdoor amenity areas without obstacles for residents. All the common areas are proposed accessible.
- $\quad$ Consider building adaptable units to provide opportunities to age-in-place and to be accessible to individuals of various ages and abilities. Further to the discussion with the development team, however decided to proceed with the current proposal for the unit arrangements.

JESSIE ARORA
Principal, Architect AIBC
SSA, MAA, AAA, OAA, RA

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## CITY OF SURREY

## BYLAW NO. 21069

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 16172-24 Avenue, as shown below:

| Bylaw <br> No. | Land Use <br> Designation | Site Specific <br> Property | Site Specific <br> Permission |
| :---: | :---: | :---: | :---: |
| "Bylaw \# | Multiple | $16172-24$ Avenue | Density permitted up to |
| 21069 | Residential | oo2-633-795 | 1.97 FAR (net |
|  |  | Lot 3 Section 13 Township 1 |  |
|  |  | New Westminster District |  |
| Plan 5524 Except Part in Plan |  |  |  |
|  |  | EPP8oo31 | North Lot and density <br> permitted up to 1.86 FAR <br> (net calculation) for the <br>  |
|  |  |  | Central Lot. |

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
PUBLIC HEARING HELD thereon on the th day of , 20_.
PASSED THIRD READING on the th day of , 2o__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__
$\qquad$ MAYOR

## CITY OF SURREY

BYLAW NO. 21070
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: $\quad$ As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 151 (CD 151), 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 151" as follows:

| CD <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw <br> No. | Replaces <br> Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 151 | $16172-24$ Avenue | Lot 3, Plan 5524 | 21070 | N/A" |

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
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 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

## COMPREHENSIVE DEVELOPMENT ZONE 151 (CD 151)

This Comprehensive Development Zone 151 (CD 151) 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:

| Address | Legal Descriptions | PID |
| :---: | :---: | :---: |
| Portion of | That portion of Lot 3 Section 13 Township 1 NWD Plan |  |
| 16172-24 Avenue | 5524 Except Part in Plan EPP80031 shown and labelled as <br> Block A on the Survey Plan, attached hereto as Schedule <br> A, certified correct by Gary Borne, B.C.L.S. on the 13th <br> day of September 2023, containing 6,197.4 sq.m. |  |
|  |  |  |

(collectively the "Lands")
A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of 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.

Accessory Uses:
2. The following uses are permitted, provided that they are restricted to the ground floor or second floor of a multiple unit residential building and that the maximum gross floor area of each individual business does not exceed 800 sq. m:
(a) Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops;
(b) Personal services uses, excluding body rub parlours;
(c) Office uses excluding social escort services, methadone clinics and marijuana dispensaries;
(d) General services uses excluding funeral parlours, drive-through banks and vehicle rentals;
(e) Indoor recreational facilities, excluding a gymnasium;
(f) Community services; and
(g) Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
3. Eating establishments excluding drive-through restaurants, provided that they are restricted to the ground floor of a multiple unit residential building and the maximum gross floor area of each individual business does not exceed 150 sq. m.

## 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) Maximum floor area ratio of 1.97, 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 74\%.
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

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

| USES: | SETBACKS: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | North <br> Yard | East <br> Yard | South <br> Yard | West <br> Yard |
| Principal and Accessory Buildings and Structures <br> Greater than 10 sq.m in Size <br> 1,2,3,4 | 6.2 m | 4.5 m | 4.5 m | 4.5 m |

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 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 .
3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, front patios and stairs with more than three risers may encroach into the setbacks.
4 Notwithstanding Section F. of this Zone, the southwest corner of the principal building may be set back at 3.5 m .

## G. Height of Buildings

1. Principal Buildings:

Principal building height shall not exceed 20.0 m.
2. Accessory Buildings:

Accessory building 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, 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; 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.

## 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ sq. m per micro unit; and
(d) Indoor amenity space devoted to a child care centre shall be a maximum of $1.5 \mathrm{sq} . \mathrm{m}$ 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 3,000 sq. m;
(b) Lot Width: Minimum 35 m ; and
(c) Lot Depth: Minimum 35 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-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-70 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.

## SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21070 OF: LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524 EXCEPT PART IN PLAN EPP80031

FOR REZONING PURPOSES
LEGEND

$\mathrm{m}^{2} \quad$| DENOTES SQUARE METRES |
| :--- |
| DENOTES HECTARES |


| BOOK OF |  |  |
| :---: | :---: | :---: |
| BLOCK AREA | AREA $\left(\mathrm{m}^{2}\right)$ | AREA (ha) |
| BLOCK A | $6197.4 \mathrm{~m}^{2}$ | 0.620 ha |
| BLOCK B | $7660.0 \mathrm{~m}^{2}$ | 0.766 ha |
| BLOCK C | $3499.1 \mathrm{~m}^{2}$ | 0.350 ha |
| BLOCK D | $12495.8 \mathrm{~m}^{2}$ | 1.250 ha |
| TOTAL BLOCK AREA | $29852.3 \mathrm{~m}^{2}$ | 2.985 ha |



The intended plot size of this plan is 280 mm
in width and 432 mm in height ( $B$ size)

$$
\pi
$$

$$
\begin{aligned}
& \text { in width and } 432 \mathrm{~mm} \text { in height (B size) } \\
& \text { DETAIL: NOT TO SCALE }
\end{aligned}
$$

Property boundary dimensions shown hereon,
are derived from field survey.
CERTFIED CORRECT
DATED THIS 13TH DAY OF SEPTEMBER 2023




STRATA PLAN BCS4498

STRATA PLAN EPS868
${ }^{45}$


23 AVE
$45^{n}$ ㅇ․


STRATA PLAN EPS1295








BLOCK C
AREA $=0.350 \mathrm{ha}$

. 41,8

BLOCK
$A R E A=1.250 \mathrm{ha}$ $12495.8 \mathrm{~m}^{2}$
$96.368{ }^{9}$
$0.01^{\prime} 02^{\prime \prime}$


N1/2 OF THE N1/2 OF THE S $1 / 2$ OF THE NW 1/4

TARGET
LAND SURVEYING C120-20178 96TH AVE LANGLEY BC.
604-583-6161

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: $\quad$ As described in Appendix "A".
PID: As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 152 (CD 152), 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 152" as follows:

| CD <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw <br> No. | Replaces <br> Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 152 | $16172-24$ Avenue | Lot 3, Plan 5524 | 21071 | N/A" |

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
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 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 .
$\qquad$

## COMPREHENSIVE DEVELOPMENT ZONE 152 (CD 152)

In this Comprehensive Development Zone 152 (CD 152), Part 24, Multiple Residential Zone (RM-70), as well as other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") applies to the following lands:

| Address | Legal Descriptions | PID |
| :---: | :---: | :---: |
| Portion of | That portion of Lot 3 Section 13 Township 1 NWD Plan | Portion of 002-633-795 |
| $16172-24$ Avenue | 5524 Except Part in Plan EPP80031 shown and labelled as |  |
|  | Block B on the Survey Plan, attached hereto as Schedule <br> A, certified correct by Gary Borne, B.C.L.S. on the 13th <br> day of September 2023, containing 7,660.0 sq. m. |  |
|  |  |  |

(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 $300 \mathrm{sq} . \mathrm{m}$.
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 1.86, 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)."

## 2. 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 44\%."
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
Buildings and structures shall be sited in accordance with the following minimum setbacks:

| USES: | SETBACKS: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| North | East <br> Yard | South <br> Yard | West <br> Yard |  |
| Principal and Accessory Buildings and <br> Structures $^{1,2}$ | 4.5 m | 4.5 m | 4.5 m | 4.5 m |

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, front patios and stairs with more than three risers may encroach into the setbacks."
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:

Principal building height shall not exceed 18.0 m .
2. Accessory Buildings:

Excluding indoor amenity space buildings, accessory building height shall not exceed 4.5 m."


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: $\quad$ As described in Appendix "A".
PID: As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 153 (CD 153), 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 153" as follows:

| CD <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw <br> No. | Replaces <br> Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 153 | $16172-24$ Avenue | Lot 3, Plan 5524 | 21072 | N/A" |

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
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 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 .
$\qquad$

## COMPREHENSIVE DEVELOPMENT ZONE 153 (CD 153)

This Comprehensive Development Zone 153 (CD 153) 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 C and D, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gary Borne, B.C.L.S. on the $13^{\text {th }}$ day of September 2023.

| Blocks C and D |  |  |  |
| :---: | :---: | :---: | :---: |
| Address | Legal Descriptions | PID |  |
| Portion of | That portion of Lot 3 Section 13 Township 1 NWD Plan | Portion of 002-633-795 |  |
| $16172-24$ Avenue | 5524 Except Part in Plan EPP80031 shown and labelled as |  |  |
|  | Blocks C and D on the Survey Plan, attached hereto as |  |  |
|  | Schedule A, certified correct by Gary Borne, B.C.L.S. on |  |  |
|  | the 13th day of September 2023, containing a total of |  |  |
| 15,994.9 sq. m. |  |  |  |
|  |  |  |  |

(collectively the "Lands")

## A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, 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 where density bonus is provided.

## B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof: Block C:
Principal Uses:

1. Multiple unit residential buildings and 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 Regulations, as amended.

## Block D:

Principal Uses:

1. Ground-oriented multiple unit residential buildings.

Accessory Uses:
2. Child care centres, provided that such centres:
(c) Do not constitute a singular use on the lot; and
(d) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulations, as amended.

## 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 C: Maximum floor area ratio of 2.12, 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.1(d) of this Zone).
(b) Block D: Maximum floor area ratio of 0.87 , 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.1(d) of this Zone).

## E. Lot Coverage

1. The maximum lot coverage for all buildings and structures shall be as follows:
(a) Block C: 50\%; and
(b) Block D: 40\%.

## F. Yards and Setbacks

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

| USES: | SETBACKS: |  |  |  |
| :--- | :---: | :---: | :---: | :---: |
|  | North <br> Yard | East <br> Yard | South <br> Yard | West <br> Yard |
| Principal and Accessory Buildings and Structures <br> Greater than 10 sq. m in Size ${ }^{1}$ | 4.5 m | 4.4 m | 0 m | 5.8 m |

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.

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

| USES: | SETBACKS: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | North Yard | East <br> Yard | South Yard | West <br> Yard |
| Principal and Accessory Buildings and Structures Greater than 10 sq.m. in Size ${ }^{1,2,3}$ | 2.4 m | 4.4 m | 4.4 m | 5.8 m |

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, patios and stairs with more than three risers may encroach into the setbacks.
3 Notwithstanding Section F. of this Zone, the southwest corner of the principal building may be set back at 3.1 m .

## G. Height of Buildings

1. Block C:
(a) Principal Buildings:

Principal building height shall not exceed 18.0 m .
(b) Accessory Buildings:

Indoor amenity space building height shall not exceed 11.0 m .
(c) Structures:

Structure height shall not exceed 4.5 m .
2. Block D:
(a) Principal Buildings:

Principal building height shall not exceed 10.7 m .
(b) Accessory Buildings:

Indoor amenity space building height shall not exceed 11.0 m .
(c) Structures:

Structure height shall not exceed 4.5 m .

## H. Off-Street Parking and Loading/Unloading

1. Block C:
(a) Parking Calculations:

Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
(b) Tandem Parking:

Tandem parking is not permitted.
(c) Underground Parking:

All required resident parking spaces shall be provided as parking - underground.
(d) Bicycle Parking:

A secure bicycle parking area shall be provided in a separate bicycle room located within a building.
2. Block D:
(a) Parking Calculations:

Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
(b) Tandem Parking:

Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:
(i) A maximum of $50 \%$ of all required resident parking spaces may be provided as tandem parking spaces, excluding parking - underground;
(ii) Dwelling units with tandem parking spaces are not permitted to have direct vehicular access to an adjacent highway;
(iii) Tandem parking spaces must be attached to each dwelling unit, excluding parking - underground; and
(iv) Both tandem parking spaces must be held by the same owner.
(c) Parking Areas:
(i) Parking within the required setbacks is not permitted; and
(ii) A minimum of $50 \%$ of all required resident parking spaces shall be provided as parking within building envelope.
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.

## 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ sq. m per micro unit; and
(d) Indoor amenity space devoted to a child care centre shall be a maximum of $1.5 \mathrm{sq} . \mathrm{m}$ per dwelling unit.
2. Child Care Centres:

Child care centres may 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 3,000 sq. m;
(b) Lot Width: Minimum 40 m ; and
(c) Lot Depth: Minimum 40 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-70 Zone for Block C and the RM-30 Zone for Block D.
3. Development permits, pursuant to the $O C P$.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.


## CITY OF SURREY

## COMMITTEE REPORTS



## CORPORATE REPORT

no: FOO1 council date: January 29,2024

## FINANCE COMMITTEE

TO: $\quad$ Mayor \& Council
DATE: January 12, 2024
FROM: City Manager and
FILE: 1705-05 General Manager, Finance
$\begin{array}{ll}\text { SUBJECT: } & \begin{array}{l}2024 \text { Five-Year (2024-2028) Financial Plan - Utilities and Other Self-Funded } \\ \text { Programs }\end{array}\end{array}$

### 1.0 RECOMMENDATION

It is recommended that the Finance Committee recommend Council:

1. Approve the rate adjustments outlined in Section 2.0 of this report; and
2. Direct staff to prepare the 2024 Five-Year (2024-2028) Financial Plan for each of the Water, Sewer, Drainage, Solid Waste, Parking, and District Energy self-funded programs respectively, incorporating the recommendations as contained in this report.

### 2.0 DISCUSSION

Utilities and Self-Funded Programs follow the "user pay" approach that the City has applied consistently in the current and previous years' budgets. Introducing the Financial Plan for these programs allows the City to propose the necessary rate adjustments for the upcoming budget year. The following sections of this report discuss the Utilities and Self-Funded Programs separately.

### 2.12024 Water Utility Rates

The City adopted the Residential Water Metering Program over 15 years ago and now provides service to more than 73,000 metered water utility accounts. In 2023, these metered accounts were charged $\$ 1.2239$ per cubic metre of water consumed. In 2024, the primary budget drivers include a $7.6 \%$ Greater Vancouver Water District ("GVWD") water rate increase. The GVWD bulk water purchase accounts for $67 \%$ of the City's total annual water utility expenditure budget (Figure 1). Due to increases in the GVWD water rates and the Utility's operating and capital cost demands, an increase in the water rates for 2024 is necessary.

Based on these changes, it is recommended for 2024 that the water utility metered rate per cubic metre of water consumed be increased by $\$ 0.0465$ per cubic metre or $3.8 \%$ over 2023 (Table 1).

In addition to the metered rate, metered water accounts also pay a water meter base charge. The water meter base charge is required to support the cost of meter maintenance, meter reading, and future meter replacement. The water meter base charge is based on the diameter of the installed water meter. Due to increased water metering program related costs, it is recommended for 2024 that a $\$ 3$ increase to the water meter base charge for the average residential and commercial metered properties be applied.

The non-metered or flat-water rate (i.e. the rate charged to customers that do not have a water meter) will be increased based on the 'average' consumption of water by non-metered accounts and will also reflect the proposed rate increase of $\$ 0.0465$ per cubic metre or a $3.8 \%$ increase over 2023 (Table 1).

A summary of the annual impact on water customers is shown in Table 2. The GVWD bulk water rates are projected to increase an average of $5.37 \%$ per year for each of the remaining four years of the Five-Year Plan. Future GVWD rate increases are subject to change, based on the GVWD funding requirements in future years.

Figure 1-2024 Water Utility Operating Expenditures


Table 1 - Proposed Water Rate Changes

|  | Metered Rate (per m ${ }^{3}$ ) |
| :---: | :---: |
| 2023 | $\$ 1.2239$ |
| Increase per m ${ }^{3}$ of water | $\$ 0.0465$ |
| 2024 (proposed) | $\$ 1.2704$ |

Table 2 - Annual Impact of Consumption Based Rate Increase on Water Customers

| Customer Type | Average Water <br> Consumption $\left(\mathrm{m}^{3}\right)$ | Annual Impact of Rate <br> Increase |
| :---: | :---: | :---: |
|  | 360 | $\$ 16.74$ |
| Metered Single Family | 2,000 | $\$ 93.00$ |
| Metered Commercial | 800 | $\$ 37.20$ |
| Non-metered Residential |  |  |

### 2.22024 Sewer Utility Rates

The City provides service to more than 71,000 metered sewer utility accounts. In 2023, metered utility customers were charged $\$ 1.5520$ per cubic metre of sewer discharge. In 2024, the primary budget drivers include a $17.5 \%$ Greater Vancouver Sewerage and Drainage District ("GVS\&DD") sewerage rate increase. The GVS\&DD sewer charge accounts for $72 \%$ of the City's total annual sewer utility expenditure budget (Figure 2). Due to increases in the GVS\&DD sewerage rates and the Utility's operating and capital cost demands, an increase in the sewer rates is necessary for 2024.

Based on these changes, it is recommended for 2024 that the sewer utility metered rate be increased by $\$ 0.2257$ per cubic metre of discharge volume or a $14.5 \%$ increase over 2023 (Table 3). The sewer utility rate for non-metered customers will be increased based on the 'average' discharge of non-metered accounts and will also reflect the proposed rate increase of $\$ 0.2257$ per cubic metre of discharge volume or a $14.5 \%$ increase over 2023 (Table 3).

Actual sewer discharge volume is calculated as being $86 \%$ of the volume of water that is consumed by the metered water customers or estimated for the non-metered residential customers.

A summary of the annual impact on sewer customers is shown in Table 4. The GVS\&DD sewer rates are projected to increase an average of $8.93 \%$ per year for each of the remaining four years of the Five-Year Plan. Future GVS\&DD rate increases are subject to change, based on the GVS\&DD funding requirements in future years.

Figure 2-2024 Sewer Utility Operating Expenditures


Table 3 - Proposed Sewer Rate Changes

|  | Metered Rate $\left(\right.$ per $\left.\mathbf{m}^{3}\right)$ |
| :---: | :---: |
| 2023 | $\$ 1.5520$ |
| Increase per $\mathrm{m}^{3}$ of sewage | $\$ 0.2257$ |
| 2024 (proposed) | $\$ 1.7777$ |

Table 4 - Annual Impact of Consumption Based Rate Increase on Sewer Customers

| Customer Type | Sewer Volume @ 86\% <br> of Average Water <br> Consumption $\left(\mathbf{m}^{3}\right)$ | Annual Impact of Rate <br> Increase |
| :---: | :---: | :---: |
| Metered Single Family | 309.6 | $\$ 69.88$ |
| Metered Commercial | 1,720 | $\$ 388.20$ |
| Non-metered Residential | 688 | $\$ 155.28$ |

### 2.32024 Drainage/Dyking/Flood Protection Utility Parcel Tax

The Drainage utility designs and constructs drainage infrastructure to manage the City's stormwater runoff and flood control systems. The Drainage utility also supports environmental works related to stream corridors, water quality, contaminated sites, terrestrial habitat, and biodiversity. An increase of $1.5 \%$ is recommended for all property classes to support increased maintenance and capital costs in relation to the City's drainage infrastructure. A summary of the annual impact on drainage customers is shown in Table 5 .

Table 5 - Proposed Drainage Rate Changes

|  | Residential and <br> Agricultural | Commercial and <br> Industrial |
| :---: | :---: | :---: |
| 2023 | $\$ 242.47$ | $\$ 591.89$ |
| Increase | $\$ 3.53$ | $\$ 9.11$ |
| 2024 (proposed) | $\$ 246.00$ | $\$ 601.00$ |

### 2.4 2024 Solid Waste Utility Rates

The City provides weekly residential curbside organic waste collection with alternating bi-weekly garbage and recycling services to approximately 107,900 single-family households and 34,000 secondary suites. The City also provides services to 35,200 customers from apartment buildings with centralized recycling service, while approximately $50 \%$ of these households additionally receive weekly organic waste collection services. The City processes all the organic waste it collects at curbside into renewable natural gas at its biofuel facility.

The Solid Waste Utility also provides street sanitation services to ensure the cleanliness and beautification of the City. These services include illegal dumping collection, large item pickup program, litter pickup services, streetscape litter bin collection and several clean up campaigns, including the "Our City" campaign.

In 2024, Metro Vancouver tipping fee charges will increase by $5.5 \%$ (\$7 per tonne) resulting in a tipping fee of $\$ 134$ per tonne. Metro Vancouver is projecting that the Solid Waste Tipping fee will increase by $\$ 7$ per tonne annually from 2025-2026 and $\$ 8$ from 2027-2028.

Due to cost increases resulting from increased Metro Vancouver tipping fee charges, and the Utility's operating costs associated with waste collection, litter cleanup, street cleaning and beautification initiatives, it is recommended for 2024 that a $1.0 \%$ rate increase be applied. A summary of the annual impact on solid waste customers is shown in Table 6.

Table 6 - Proposed Solid Waste Rate Changes

|  | Single Family <br> and Multi-family <br> Garbage, <br> Recycling, <br> Organics | Secondary <br> Suite <br> Garbage, <br> Recycling, <br> Organics | Apartment/ <br> Townhouse <br> Recycling/ <br> Organics | Apartment/ <br> Townhouse <br> Recycling |
| :---: | :---: | :---: | :---: | :---: |
| 2023 | $\$ 333.59$ | $\$ 166.26$ | $\$ 45.64$ | $\$ 34.77$ |
| Increase | $\$ 3.41$ | $\$ 1.74$ | $\$ 0.36$ | $\$ 0.23$ |
| 2024 <br> (proposed) | $\$ 337.00$ | $\$ 168.00$ | $\$ 46.00$ | $\$ 35.00$ |

### 2.52024 Parking

Revenue generated from parking rates covers the capital, on-going operating and maintenance costs of the Surrey Parking Authority. Parking meter rates vary throughout the city and are set based on market demand and may vary by time of day. The City annually reviews parking fees throughout Surrey and adjusts rates to maintain fairness and consistency throughout the City. As a result of this year's review, parking fees are recommended to be adjusted at the

Green Timbers and Surrey Nature Centre parking lots. The recommended changes removes monthly unreserved parking and introduces hourly and daily parking rates as identified in Schedule M of the Surrey Fee Setting Bylaw, 2021, No. 14577 ("Bylaw 14577").

In addition, Bylaw 14577 includes electric vehicle ("EV") charging rates which are intended to recover operating costs and encourage EV turnover to increase utilization. The City has 56 Level 2 and three Level 3 public EV charging ports at various City recreational and operational facilities across the City and 25 Level 2 ports for City fleet and 14 Level 2 ports for City staff vehicles. Upon review of the utilization of the City's charging network, no change in the electric vehicle charging rates is recommended for 2024.

### 2.6 2024 District Energy

District Energy, known as Surrey City Energy ("SCE"), is the City-owned district energy system that supplies residential, commercial, and institutional buildings in City Centre with heat and hot water.

Class 1 customers are residential and mixed-use buildings where the non-residential portion of the building does not exceed $20 \%$ of the building area. Class 2 customers are any building where the non-residential portion of the building exceeds $20 \%$ of the building area.

Staff recommend a $1.43 \%$ increase, as supported by an independent External Rate Review Panel and noted in Tables 7 and 8. This increase enables the Utility to recover its capital and operating costs, while providing stable and competitive energy rates for its customers. This rate increase would result in an annual cost increase of $\$ 12.22$ (Charge and Levy) for a $65 \mathrm{~m}^{2}$ (700 square foot) residential dwelling unit that consumes an average of $6.8 \mathrm{MWh} /$ year of energy.

Table 7 - Proposed SCE Rate Change (Charge)

|  | Class 1 \& Class 2 |
| :---: | :---: |
|  | $(\$ / \mathbf{M W h})$ |
| 2023 | $\$ 57.35$ |
| Increase | $\$ 0.82$ |
| 2024 (proposed) | $\$ 58.17$ |
| Percent Increase | $1.43 \%$ |

Table 8 - Proposed SCE Rate Change (Levy)

|  | Class $\mathbf{1}\left(\$ / \mathrm{m}^{2} /\right.$ day $)$ | Class 2 <br> $(\$ / \mathrm{kW} /$ day $)$ |
| :---: | :---: | :---: |
| 2023 | $\$ 0.01941$ | $\$ 0.27815$ |
| Increase | $\$ 0.00028$ | $\$ 0.00398$ |
| 2024 (proposed) | $\$ 0.01969$ | $\$ 0.28213$ |
| Percent Increase | $1.43 \%$ | $1.43 \%$ |

### 2.7 Proposed 2024 Five-Year (2024-2028) Financial Plans

Based on the above discussed adjustments, a draft Five-Year Financial Plan for each of the Water Utility (Appendix "I"), the Sewer Utility (Appendix "II"), the Drainage Utility (Appendix "III"), the Solid Waste Utility (Appendix "IV"), the Parking Utility (Appendix "V") and the District Energy Utility (Appendix "VI") has been prepared.

### 3.0 CONCLUSION

Based on the above discussion, it is recommended that the Finance Committee recommend Council:

1. Approve the rate adjustments outlined in Section 2.0 of this report; and
2. Direct staff to prepare the 2024 Five-Year (2024-2028) Financial Plan for each of the Water, Sewer, Drainage, Solid Waste, Parking, and District Energy self-funded programs, respectively, incorporating the recommendations as contained in this report.


Kam Grewal, CPA, CMA
General Manager, Finance


Attachments:
Appendix "I"
Appendix "II"
Appendix "III"
Appendix "IV"
Appendix "V"
Appendix "VI"
2024-2028 Financial Plan - Water Utility
2024-2028 Financial Plan - Sewer Utility
2024-2028 Financial Plan - Drainage Utility
2024-2028 Financial Plan - Solid Waste Utility
2024-2028 Financial Plan - Parking Utility
2024-2028 Financial Plan - Surrey City Energy Utility

## Appendix "|"

## 2024-2028 FINANCIAL PLAN <br> WATER - FINANCIAL SUMMARY (in thousands)

|  |  |  |  |  |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |

TRANSFERS SUMMARY

| Transfers To/(From) Capital Sources | \$ | 8,113 | \$ | 5,886 | \$ | 4,357 | \$ | 5,861 | \$ | 9,013 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Operating Sources |  | 8,362 |  | 8,529 |  | 8,700 |  | 8,874 |  | 9,051 |
| TOTAL TRANSFERS | \$ | 16,475 | \$ | 14,415 | \$ | 13,057 | \$ | 14,735 | \$ | 18,064 |
| NET WATER | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## Appendix "Il"

## 2024-2028 FINANCIAL PLAN <br> SEWER - FINANCIAL SUMIMARY <br> (in thousands)

| REVENUE SUMMARY | $\begin{gathered} 2024 \\ \text { BUDGET } \end{gathered}$ | $\begin{aligned} & 2025 \\ & \text { PLAN } \end{aligned}$ | $\begin{aligned} & 2026 \\ & \text { PLAN } \end{aligned}$ | $\begin{aligned} & 2027 \\ & \text { PLAN } \end{aligned}$ | $\begin{aligned} & 2028 \\ & \text { PLAN } \end{aligned}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Special Assessment | 33 | 34 | 36 | 37 | 39 |
| Taxation | 33 | 34 | 36 | 37 | 39 |
| Sale of Goods and Services | 98,183 | 112,406 | 121,905 | 130,254 | 140,935 |
| Investment Income | 797 | 678 | 544 | 413 | 255 |
| Penalties and Interest | 768 | 776 | 784 | 792 | 800 |
| Other Revenue | 768 | 776 | 784 | 792 | 800 |
| TOTAL REVENUE | \$ 99,781 | \$ 113,894 | \$ 123,269 | \$ 131,496 | \$ 142,029 |

EXPENDITURE SUMMARY

| Salaries and Benefits |  | 994 |  | 1,014 |  | 1,034 |  | 1,055 |  | 1,076 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Operating Costs |  | 79,409 |  | 88,961 |  | 95,770 |  | 101,635 |  | 109,184 |
| Internal Services Used |  | 12,644 |  | 12,897 |  | 13,155 |  | 13,417 |  | 13,685 |
| Internal Services Recovered |  | $(7,017)$ |  | $(7,158)$ |  | $(7,301)$ |  | $(7,447)$ |  | $(7,595)$ |
| External Recoveries |  | - |  | - |  | - |  | - |  | - |
| TOTAL EXPENDITURE | \$ | 86,030 | \$ | 95,714 | \$ | 102,658 | \$ | 108,660 | \$ | 116,350 |

TRANSFERS SUMMARY

| Transfers To/(From) Capital Sources | \$ | 9,761 | \$ | 9,897 | \$ | 11,817 | \$ | 13,866 | \$ | 16,530 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Operating Sources |  | 3,990 |  | 8,283 |  | 8,794 |  | 8,970 |  | 9,149 |
| TOTAL TRANSFERS | \$ | 13,751 | \$ | 18,180 | \$ | 20,611 | \$ | 22,836 | \$ | 25,679 |
| NET SEWER | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## Appendix "III"

## 2024-2028 FINANCIAL PLAN <br> DRAINAGE - FINANCIAL SUMMMARY <br> (in thousands)

| (in thousands) |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| REVENUE SUMMARY | $\begin{gathered} 2024 \\ \text { BUDGET } \end{gathered}$ |  | $\begin{gathered} 2025 \\ \text { PLAN } \end{gathered}$ |  | $\begin{gathered} 2026 \\ \text { PLAN } \end{gathered}$ |  | $\begin{aligned} & 2027 \\ & \text { PLAN } \end{aligned}$ |  | 2028 <br> PLAN |  |
| Drainage Parcel Tax | \$ | 46,425 | \$ | 47,255 | \$ | 48,101 | \$ | 48,965 | \$ | 49,844 |
| Special Assessment |  | 27 |  | 28 |  | 29 |  | 30 |  | 31 |
| Taxation |  | 46,452 |  | 47,283 |  | 48,130 |  | 48,995 |  | 49,875 |
| Sale of Goods and Services |  | 20 |  | 20 |  | 20 |  | 20 |  | 20 |
| Developer Contributions |  | 182 |  | 182 |  | 182 |  | 182 |  | 182 |
| Investment Income |  | 824 |  | 800 |  | 661 |  | 317 |  | 214 |
| Transfers from Other Governments |  | 94 |  | 4 |  | 4 |  | 4 |  | 4 |
| Other Revenue |  | 329 |  | 332 |  | 335 |  | 338 |  | 341 |
| TOTAL REVENUE | \$ | 47,901 | \$ | 48,621 | \$ | 49,332 | \$ | 49,856 | \$ | 50,636 |
| EXPENDITURE SUMMARY |  |  |  |  |  |  |  |  |  |  |
| Salaries and Benefits |  | 2,339 |  | 2,386 |  | 2,434 |  | 2,483 |  | 2,533 |
| Operating Costs |  | 7,241 |  | 7,386 |  | 7,534 |  | 7,684 |  | 7,838 |
| Internal Services Used |  | 6,313 |  | 6,396 |  | 6,523 |  | 6,653 |  | 6,786 |
| Internal Services Recovered |  | (388) |  | (396) |  | (404) |  | (412) |  | (420) |
| External Recoveries |  | - |  | - |  | - |  | - |  | - |
| TOTAL EXPENDITURE | \$ | 15,505 | \$ | 15,772 | \$ | 16,087 | \$ | 16,408 | \$ | 16,737 |

TRANSFERS SUMMARY
Transfers To/(From) Capital Sources
Transfers To/(From) Operating Sources
TOTAL TRANSFERS

NET DRAINAGE

| \$ | $\begin{array}{r} 23,306 \\ 9,090 \end{array}$ | \$ | $\begin{array}{r} 27,791 \\ 5,058 \end{array}$ | \$ | $\begin{array}{r} 28,431 \\ 4,814 \end{array}$ | \$ | $\begin{array}{r} 28,537 \\ 4,911 \end{array}$ | \$ | $\begin{array}{r} 28,890 \\ 5,009 \end{array}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ | 32,396 | \$ | 32,849 | \$ | 33,245 | \$ | 33,448 | \$ | 33,899 |
| \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## Appendix "IV"

## 2024-2028 FINANCIAL PLAN SOLID WASTE - FINANCIAL SUMMARY <br> (in thousands)

| REVENUE SUMMARY |  | 2024 <br> JDGET |  | $\begin{aligned} & 2025 \\ & \text { PLAN } \end{aligned}$ |  | $\begin{aligned} & 2026 \\ & \text { PLAN } \end{aligned}$ |  | $\begin{aligned} & 2027 \\ & \text { PLAN } \end{aligned}$ | $\begin{gathered} 2028 \\ \text { PLAN } \end{gathered}$ |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Sale of Goods and Services | \$ | 52,715 | \$ | 54,145 | \$ | 55,617 | \$ | 57,133 | \$ | 58,694 |
| Investment Income |  | 370 |  | 287 |  | 228 |  | 168 |  | 98 |
| Penalties and Interest |  | 176 |  | 178 |  | 180 |  | 182 |  | 184 |
| Grants, Donations and Other |  | - |  | - |  | - |  | - |  | - |
| Other Revenue |  | 176 |  | 178 |  | 180 |  | 182 |  | 184 |
| TOTAL REVENUE | \$ | 53,261 | \$ | 54,610 | \$ | 56,025 | \$ | 57,483 | \$ | 58,976 |

EXPENDITURE SUMMARY

| Operating Costs |  | 36,867 |  | 37,756 |  | 38,801 |  | 39,677 |  | 41,054 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Internal Services Used |  | 5,626 |  | 5,757 |  | 5,913 |  | 6,060 |  | 6,248 |
| Internal Services Recovered |  | (143) |  | (145) |  | (148) |  | (151) |  | (156) |
| External Recoveries |  | - |  | - |  | - |  | - |  | - |
| Debt Interest |  | 1,623 |  | 1,569 |  | 1,513 |  | 1,453 |  | 1,390 |
| Debt Principal |  | 1,035 |  | 1,089 |  | 1,146 |  | 1,205 |  | 1,268 |
| TOTAL EXPENDITURE | \$ | 45,008 | \$ | 46,026 | \$ | 47,225 | \$ | 48,244 | \$ | 49,804 |

TRANSFERS SUMMARY

| Transfers To/(From) Capital Sources | \$ | 298 | \$ | 530 | \$ | 645 | \$ | 981 | \$ | 809 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Operating Sources |  | 7,955 |  | 8,054 |  | 8,155 |  | 8,258 |  | 8,363 |
| TOTAL TRANSFERS | \$ | 8,253 | \$ | 8,584 | \$ | 8,800 | \$ | 9,239 | \$ | 9,172 |
| NET SOLID WASTE | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |


| REVENUE SUMMARY | $\begin{gathered} 2024 \\ \text { BUDGET } \end{gathered}$ |  | $\begin{aligned} & 2025 \\ & \text { PLAN } \end{aligned}$ |  | $\begin{aligned} & 2026 \\ & \text { PLAN } \end{aligned}$ |  | $\begin{aligned} & 2027 \\ & \text { PLAN } \end{aligned}$ |  | $\begin{aligned} & 2028 \\ & \text { PLAN } \end{aligned}$ |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Sale of Goods and Services | \$ | 52,715 | \$ | 54,145 | \$ | 55,617 | \$ | 57,133 | \$ | 58,694 |
| Investment Income |  | 370 |  | 287 |  | 228 |  | 168 |  | 98 |
| Penalties and Interest <br> Grants, Donations and Other |  | 176 |  | 178 |  | 180 |  | 182 |  | 184 |
| Other Revenue |  | 176 |  | 178 |  | 180 |  | 182 |  | 184 |
| total revenue | \$ | 53,261 | \$ | 54,610 | \$ | 56,025 | \$ | 57,483 | \$ | 58,976 |

## EXPENDITURE SUMMARY

| Operating Costs |  | 36,867 |  | 37,756 |  | 38,801 |  | 39,677 |  | 41,054 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Internal Services Used |  | 5,626 |  | 5,757 |  | 5,913 |  | 6,060 |  | 6,248 |
| Internal Services Recovered |  | (143) |  | (145) |  | (148) |  | (151) |  | (156) |
| External Recoveries |  | - |  | - |  | - |  | - |  | - |
| Debt Interest |  | 1,623 |  | 1,569 |  | 1,513 |  | 1,453 |  | 1,390 |
| Debt Principal |  | 1,035 |  | 1,089 |  | 1,146 |  | 1,205 |  | 1,268 |
| TOTAL EXPENDITURE | \$ | 45,008 | \$ | 46,026 | \$ | 47,225 | \$ | 48,244 | \$ | 49,804 |

TRANSFERS SUMMARY
Transfers To/(From) Capital Sources
Transfers To/(From) Operating Sources
TOTAL TRANSFERS
NET SOLID WASTE

| \$ | $\begin{array}{r} 298 \\ 7,955 \end{array}$ | \$ | $\begin{array}{r} 530 \\ 8.054 \end{array}$ | \$ | $\begin{array}{r} 645 \\ 8.155 \end{array}$ | \$ | $\begin{array}{r} 981 \\ 8.258 \end{array}$ | \$ | $\begin{array}{r} 809 \\ 8.363 \end{array}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ | 8,253 | \$ | 8,584 | \$ | 8,800 | \$ | 9,239 | \$ | 9,172 |
| \$ | - | \$ |  | \$ | - |  | - | \$ | - |

## Appendix "V"

## 2024-2028 FINANCIAL PLAN <br> PARKING AUTHORITY - FINANCIAL SUMMARY <br> (in thousands)

| REVENUE SUMMARY | $\begin{gathered} 2024 \\ \text { BUDGET } \end{gathered}$ |  | $\begin{gathered} 2025 \\ \text { PLAN } \end{gathered}$ |  | $\begin{gathered} 2026 \\ \text { PLAN } \end{gathered}$ |  | $\begin{aligned} & 2027 \\ & \text { PLAN } \end{aligned}$ |  | $\begin{gathered} 2028 \\ \text { PLAN } \\ \hline \end{gathered}$ |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Sale of Goods and Services | \$ | 2,459 | \$ | 2,509 | \$ | 2,559 | \$ | 2,610 | \$ | 2,661 |
| Other Revenue |  | 72 |  | 74 |  | 76 |  | 78 |  | 80 |
| TOTAL REVENUE | \$ | 2,531 | \$ | 2,583 | \$ | 2,635 | \$ | 2,688 | \$ | 2,741 |

EXPENDITURE SUMMARY
Salaries and Benefits
Operating Costs
Internal Services Used
Internal Services Recovered
External Recoveries
TOTAL EXPENDITURE
TRANSFERS SUMMARY

Transfers To/(From) Capital Sources
Transfers To/(From) Operating Sources

TOTAL TRANSFERS

NET PARKING AUTHORITY

|  | 860 |  | 877 |  | 895 |  | 913 |  | 931 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 675 |  | 684 |  | 693 |  | 702 |  | 711 |
|  | 56 |  | 57 |  | 58 |  | 59 |  | 60 |
|  | (83) |  | (85) |  | (87) |  | (89) |  | (91) |
|  | - |  | - |  | - |  | - |  | - |
| \$ | 1,508 | \$ | 1,533 | \$ | 1,559 | \$ | 1,585 | \$ | 1,611 |

TRANSFERS SUMMARY

| \$ | 705 | \$ | 729 | \$ | 187 | \$ | (575) | \$ | (551) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 318 |  | 321 |  | 889 |  | 1,678 |  | 1,681 |
| \$ | 1,023 | \$ | 1,050 | \$ | 1,076 | \$ | 1,103 | \$ | 1,130 |
| \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## 2024-2028 FINANCIAL PLAN SURREY CITY ENERGY - FINANCIAL SUMMARY (in thousands)

| REVENUE SUMMARY | $\begin{gathered} 2024 \\ \text { BUDGET } \\ \hline \end{gathered}$ |  | $\begin{aligned} & 2025 \\ & \text { PLAN } \\ & \hline \end{aligned}$ |  | $\begin{aligned} & 2026 \\ & \text { PLAN } \\ & \hline \end{aligned}$ |  | $\begin{aligned} & 2027 \\ & \text { PLAN } \\ & \hline \end{aligned}$ |  | $\begin{aligned} & 2028 \\ & \text { PLAN } \\ & \hline \end{aligned}$ |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Sale of Goods and Services | \$ | 8,043 | \$ | 10,581 | \$ | 12,920 | \$ | 15,046 | \$ | 17,300 |
| Other Revenue |  | 40 |  | 40 |  | 40 |  | 40 |  | 40 |
| total revenue | \$ | 8,083 | \$ | 10,621 | \$ | 12,960 | \$ | 15,086 |  | 17,340 |

## EXPENDITURE SUMMARY

| Salaries and Benefits |  | 987 |  | 1,006 |  | 1,026 |  | 1,046 |  | 1,067 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Operating Costs |  | 4,390 |  | 5,612 |  | 6,164 |  | 7,263 |  | 8,358 |
| Internal Services Used |  | - |  | - |  | - |  | - |  | - |
| Internal Services Recovered |  | (100) |  | (102) |  | (104) |  | (106) |  | (108) |
| External Recoveries |  | - |  | - |  | - |  | - |  | - |
| TOTAL EXPENDITURE | \$ | 5,277 | \$ | 6,516 | \$ | 7,086 | \$ | 8,203 | \$ | 9,317 |

TRANSFERS SUMMARY
Transfers To/(From) Capital Sources
Transfers To/(From) Operating Sources
TOTAL TRANSFERS
NET SURREY CITY ENERGY

| \$ | $\begin{array}{r} 2,283 \\ 523 \end{array}$ | \$ | $\begin{array}{r} 3,572 \\ 533 \end{array}$ | \$ | $\begin{array}{r} 5,330 \\ 544 \end{array}$ | \$ | $\begin{array}{r} 6,328 \\ 555 \end{array}$ | \$ | $\begin{array}{r} 7,457 \\ 566 \end{array}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ | 2,806 | \$ | 4,105 | \$ | 5,874 | \$ | 6,883 | \$ | 8,023 |
| \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

Present:<br>Councillor Kooner, Chairperson<br>C. Girardi<br>H. Madsen<br>R. Pandher

Absent:<br>Councillor Stutt, Vice-Chair<br>K. Cheung<br>C. Henry<br>M. Cheema<br>Staff Present:<br>L. Cavan, General Manager, Parks, Culture \& Recreation R. Gallagher, Manager, Culture<br>J. Kuzemski, Special Events Marketing Coordinator<br>M. Rukavina, Film and Events Manager<br>S. Nichols, Deputy City Clerk<br>P. Yadav, Special Events Coordinator

## A. ADOPTIONS

## 1. Adoption of the Agenda

It was
Moved by C. Girardi
Seconded by R. Pandher
That the agenda of the Arts and Culture
Advisory Committee meeting of October 17, 2023, be adopted.
Carried
2. Adoption of the Minutes

It was
Moved by C. Girardi
Seconded by H. Madsen
That the minutes of the Arts and Culture
Advisory Committee meeting of September 14, 2023, be adopted.
Carried

## STAFF PRESENTATIONS

1. Special Events Update

Jenna Kuzemski, Special Events Marketing Coordinator and Preeti Yadav, Special Events Coordinator

Staff provided a PowerPoint presentation highlighting Surrey's signature events.
The Canada Day event had an expanded Indigenous Village and a new Community Hub which included a Community Stage featuring local Surrey dance groups and the very popular dance battles, food trucks, licensed area and an eating area. Over 70,000 people attended, $50 \%$ of which were first time attendees.

The Surrey Fusion Festival hosted 110,000 people during the two day event which took place at Holland Park on July 22, 2023 and July 23, 2023. The event included 50 cultural pavilions and vendors, exhibitors, non-profit organizations and corporate sponsors, and six music stages. In response to questions from the committee, staff advised that the event started with 22 cultural pavilions in 2008.

Due to popularity, the Surrey Tree Lighting Festival has been expanded to a twoday event. The 2023 event will feature the holiday market which showcases local
artisans, family entertainment, live music and dance performances, light displays and photo opportunities. The 6oft Christmas tree will be lit by Mayor and Council at 6:30pm on Saturday, November 25, 2023.

## 2. Public Art Updates

Ryan Gallagher, Manager of Culture
Staff provided a PowerPoint presentation highlighting various public art projects underway and upcoming, including:

- Restoration work on Under the Double Eagle \& Elder Moon artwork by Leonard Wells and Leslie Wells
- Potential mural project at the South Surrey Arena;
- Implementation of the Poetry Project which will see poems from Surrey poets integrated within the community;
- New public art opportunities on the washroom structures at Edgewood Park and Latimer Park. Artist call to be released late this year.
- Future artist call for Indigenous artists for the community living room at the Ocean Park Library;
- future artist call for the Port Kells Roundabout; and
- future artist calls for two public artworks for the new Cloverdale Sport and Ice Complex, in the south entry plaza and the main lobby.

In response to questions from the Committee staff advised that artists are compensated for their work and that there is an interactive map for arts and culture on surrey.ca.

## 3. Overview of Cultural Programs

Ryan Gallagher, Manager of Culture
Staff provided a PowerPoint presentation which gave a detailed overview of cultural services and programs throughout the City.

The Committee questioned whether consideration has been given to including a photo lab, like the one at the Vancouver Public Library, in a location such as Clayton. Staff advised that they could look into this request.

## 4. Cultural Facility Upgrades

Ryan Gallagher, Manager of Culture
Staff provided a PowerPoint presentation on various cultural facility upgrades at the Surrey Arts Centre, and the Clayton Community Centre.

Staff advised that the Clayton Community Centre is a busy location for youth and families.
5. Cultural Grants Application Update

Ryan Gallager, Manager of Culture
Staff provided a PowerPoint presentation on the cultural grants program, noting that the 2024 grant application closed on October 3, 2023, with 77 eligible grants received.

In response from questions from the Committee, staff advised that grants funding is capped at $\$ 10,000$ within the project stream of funding.
6. Culture Days Update

Ryan Gallager, Manager of Culture
Staff provided a PowerPoint presentation on Culture Days which launched on September 23, 2023. Staff provided information on the four events held across the City, including Culture Days Launch event at Clayton Community Centre, Harvest Fair at Elgin Heritage Park, Filipino Fest at the Museum of Surrey, and the Surrey Art Gallery Fall Exhibition Opening. Staff noted that there were over 7,70o in attendance.

## C. NEW BUSINESS

1. Surrey Music Strategy Update 2023

File: 0330-01
The purpose of this report is to provide the ACAC with information on the Surrey Music Strategy.

It was
Moved by C. Girardi Seconded by R. Pandher That the Arts \& Culture Advisory Committee receive the Surrey Music Strategy report for information.

Carried

## D. OTHER BUSINESS

## 1. Verbal Updates

The General Manager of Parks, Recreation and Culture provided a verbal update on current events within the Culture portfolio, including:

- Everything is Still Awesome Lego exhibit at the Museum of Surrey;
- All Hope and Healing by Metis artist Tracey-Mae Chambers at the Museum of Surrey on October 17, 2023;
- Canucks Autism Network is hosting a sensory friendly event on October 29 at the Museum of Surrey;
- Surrey Civic Theatres is hosting numerous shows as part of its Presentation Series
- Metro Vancouver will be renting the atrium and theatre for their Council of Councils event; and
- Diwali Fest, organized and produced by the Diwali Celebration Society will take place at City Hall on Sunday, November 5, 2023.


## E. NEXT MEETING

The next meeting of the Arts and Culture Advisory Committee is scheduled for November 21, 2023.

## F. ADJOURNMENT

It was Moved by H. Madsen
Seconded by R. Pandher
That the Arts and Culture Advisory
Committee meeting be adjourned.

## Carried

The adjourned at 6:44pm.

Jennifer Ficocelli, City Clerk
Councillor Kooner, Chairperson

## PUBLIC SAFETY COMMITTEE <br> RECOMMENDATION INDEX

Wednesday, November 22, 2023

NOTE: The following recommendation was rescinded at subsequent meeting on January $24,2024$. Council is not requested to consider this recommendation.

1. City Grants to the Surrey Crime Prevention Society

## Public Safety Committee Minutes

2E - Community Room A
City Hall
13450-104 Avenue
Surrey, B.C.
WEDNESDAY, NOVEMBER 22, 2023
Time: 6:04 p.m.

## Present:

Councillor Stutt, Chair
Councillor Kooner, Vice Chair
P. McEvoy
P. Richards
R. Rai
S. Dooley

| Absent: | Staff Present: <br> T. Waterhouse, General Manager, Community Services <br> P. Sanderson, Manager, Strategic Planning \& Responses <br> B. Aasebo, Community Safety Manager, Community Services <br> J. Tokaryk, Community Safety Coordinator, Community Services <br> P. Thiara, Community Safety Coordinator, Community Services <br> S. Sidhu, Community Safety Coordinator, Community Services <br> J. Cairney, Deputy Chief, Surrey Fire Services <br> A. Ordeman, Police Support Services Director, Community Services <br> S. Lee, Administrative Assistant <br> J. Sung, Administrative Assistant |
| :---: | :---: |
|  | Guests: <br> K. Sidhu, Executive Director, Surrey Crime Prevention Society <br> K. Toor, President, KidsPlay Youth Foundation <br> A. Gopal, Director of Mental Health Programs, KidsPlay Youth Foundation <br> S. Gill, Chief Superintendent, Surrey RCMP |

## A. ADOPTIONS

## 1. Adoption of the Agenda

It was
Moved by P. McEvoy
Seconded by P. Richards
That the agenda of the Public Safety Committee meeting of November 22, 2023 be adopted.

Carried
2. Adoption of the Minutes - October 25, 2023

It was
Moved by P. McEvoy
Seconded by Councillor Kooner
That the minutes of the Public Safety Committee
meeting held on October 25, 2023 be adopted.
Carried

## B. DELEGATIONS

## 1. Karen Reid Sidhu, Executive Director, Surrey Crime Prevention Society (SCPS)

The delegation provided a presentation regarding 2022 Community Safety Program Deliverables in Surrey. The following information was highlighted:

- SCPS started in 1984 and rebranded in 2012 to focus on community safety. In the past 11 years they have had 5000 youth volunteers contributing over 300,000 hours in enhancing community safety. Using Volunteer BC's in-kind value per hour at $\$ 31.87$ per hour, SCPS volunteer hours equate to 9.5 million dollars over the past 11 years.
- SCPS offers unique and diverse community safety programs five days a week. Over $90 \%$ of the volunteers speak multiple languages. $35 \%$ of volunteers are international students that are learning about public safety and giving back to the community. Volunteers receive training from SCPS and community partners. The volunteering experience influences their personal and professional development, with over 700 volunteers going into public service over the life of the program to date.
- SCPS works with community partners, City of Surrey, police agencies, ICBC, Transit police, Surrey schools, vulnerable youths, and telecommunication companies. SCPS volunteers have contributed to stolen vehicles recovery, emergency service calls, traffic safety, graffiti removal, youth mentorship, and public awareness campaigns.

In response to questions from the Committee, the delegation advised that SCPS recruits volunteers from college and university by emailing professors or by word of mouth.

## 2. Kiran Toor, President and Akanksha Gopal, Director of Mental Health Programs, KidsPlay Youth Foundation

The delegation provided a presentation regarding Youth Programs - Providing Opportunities for Youth to Thrive. The following information was highlighted:

- The delegation provided several examples of youth counselling service and emotional support by KidsPlay and advised that there is an urgency for further financial support especially for prevention of unhealthy and unsafe choices by youth.
- KidsPlay began their mentorship program in 2016 in Whalley and has supported over 750 vulnerable youths. Youths that joined the program gained confidence, which enabled them to return to the organization to give back to their community.
- KidsPlay needs more resources to continue doing their work and provide more counselling services. The City could provide more resources to help support the vulnerable youth population.

In response to questions from the Committee, the delegation provided the following information:

- Any youths that seek assistance are accepted into KidsPlay program. The program is not limited to case referrals from Surrey schools as they consider all youths are potentially vulnerable.
- KidsPlay is supported by community donations, corporate funding, and grants from the provincial government.

The committee recessed at 6:55 p.m. and resumed at 6:59 p.m.

## 3. Shawn Gill, Chief Superintendent, Surrey RCMP

The delegation provided a verbal update on the Surrey RCMP Retail Theft Strategy outlining approaches to manage shoplifting and other retail theft in Surrey. The following information was highlighted:

- $\quad$ Retail theft has received significant media attention due to large retailers losing millions of dollars to theft that can sometimes be accompanied by violence. Surrey is taking a multi-tier approach to retail theft that peak around Christmas time at large malls.
- The first part of the approach was for police to meet with business associations, trade organizations, and large retailers. Retailers often experience theft as "shrinkage" that impacts their profitability but makes it hard to identify and target high theft areas. The RCMP campaigned with businesses to report more information and to hire more loss prevention officers. The second approach is crime prevention through environmental design. The third approach is a three week convert operation within the largest Surrey retailers to target frequent thieves and online resellers of stolen property. RCMP is investigating retailers that are reselling stolen grocery and meat.


## C. STAFF PRESENTATION

## 1. Deputy Chief, Surrey Fire Service

Staff provided an overview of the Community Risk Reduction work of Surrey Fire Service including the Distressed Properties, Community Property Safety Team (CPST). The following information was highlighted:

- Distressed Properties Model is a research method that looks at patterns of growth and decline related to stability within neighborhoods. Distressed properties are abandoned properties that attract unauthorized activities. The unauthorized activities create calls for service by the RCMP, bylaw, and fire to those locations. Program goals are to improve public safety, reduce fire occurrence, protect firefighters, and reduce calls for service. Distressed properties are identified by public complaint, prior fire response, partner agency referral, and available City data.
- The team began by examining regulatory authorities that can enable the program. The Fire Services Act, Fire Bylaw, Abandoned Property Bylaw, Community Charter, BC Fire Code, and Fire Prevention Bylaw provided the comprehensive legal process for fire team to act as inspectors and regulators for hazardous abandoned properties.
- CPST performs property assessment survey once it identifies a distressed property to determine if action is required. An inspection is performed at the property to allow CPST to issue further orders and educate the property owner on City standards by registered mail. CPST and Fire Suppression Crew will periodically patrol the distressed property to ensure continued compliance by the owner. Non-compliant owners will be charged the cost of CPST securing their properties for them.
- In 2019 the three stage Escalating Compliance Model was developed to secure properties with repeated break-ins after boarding and fencing. The first break-in of the property will require owner install a guard monitored camera system. The second break-in requires owner to have a guard patrol every three hours. On third break-in a $24 / 7$ guard service is required. The escalation is continued until the property is demolished or brought back into repair and is no longer abandoned.
- In the future, CPST will continue to focus on prevention and encourage voluntary compliance. Distressed Properties Model was built on residential area data, CPST is looking into building a model for commercial properties.

In response to questions from the Committee, staff provided the following information:

- Once owners understood the requirements, the willingness to reinvest or demolish is higher compared to in the past.
- CPST has yet to engage with insurance companies but will consider the suggestion to put a zero-dollar valuation on distressed properties.
- Apartments and condominiums are becoming more at risk due to redevelopment. Fire prevention inspectors handle abandoned units within buildings, CPST will take over once the entire building is abandoned.
- Distressed property owners are required to pay for fencing their own properties once the building has been identified by CPST.


## D. OTHER BUSINESS

## 1. City Grants to the Surrey Crime Prevention Society

File: 1850-20
The Committee noted the following comments:

- The City has proudly supported the Surrey Crime Prevention Society (SPCS) for many years. In 2023, the City provided the Surrey Crime Prevention Society a $\$ 330,000$ grant to provide a variety of proactive programs that enhance safety for residents and businesses in the City of Surrey. Over the years there have been attempts to align SCPS work more closely with the strategic objectives of the police of jurisdiction, which in this case is the Surrey RCMP. This motion is brought forward since there have been ongoing challenges with respect to aligning SCPS resources with the RCMP's strategic priorities and the City's goals.
- If the motion is adopted, SCPS would work to align its goals with the RCMP and ensure resource allocation of volunteer resources and patrols was informed by RCMP intelligence about known crime hot spots or areas of interest. The Surrey RCMP would measure volunteer hours and locations of patrol to monitor alignment with Surrey RCMP as the police of jurisdiction. The Surrey RCMP has many existing strategic objectives that will allow SCPS to better demonstrate their contribution. The aim of this motion is to ensure SCPS service delivery is aligned with the City's Public Safety goals and that volunteer hours are targeted at the areas of greatest need.
- The City should be able to see transparency on the grant spent as SCPS has one of the highest grants received. A requirement for reporting would therefore be made regarding SCPS funding.
- Associating contribution with hours and number of volunteers does not sufficiently show the outcome of the hours spent. The delegation was unable to identify clear accomplishments as the data was not displayed in a year-to-year format. There was no clear outreach data on how volunteers were impacted to continue onto public services.
- One suggestion to see impact is to send some SCPS volunteers into areas identified as crime prevention hot spots with a police officer to ensure their safety. The Surrey RCMP lost volunteers after COVID and is welcoming new volunteers. SCPS programs that involve RCMP are not currently being tracked. By cooperating with RCMP, the volunteer hours would be tracked by RCMP for each activity, and volunteers would have increased exposure to RCMP officers and support staff. This will help to identify development of career paths and have professional guidance on activities.
- Programs that are beneficial to young people should be supported and it should be ensured that the funding is valuable to programs.
- SCPS would be required to work more closely with the police of jurisdiction as a condition of funding. By working with the police of jurisdiction, volunteers can gain relationships and contacts with professionals that assist in their career paths.
- Another measurable metric for SCPS program is the number of stolen vehicles recovered by volunteer effort. The activity is not crime prevention by nature, but it is still a valuable public service. A good example of positive contribution is the speed watch program where SCPS volunteers reduced the number of vehicular crashes at 152 nd , 64th, and 72 nd intersections over a three-month period.
- The Surrey RCMP utilizes a 28-day cycle of analysis of crime trends and hot spots to inform operational deployments. By cooperating with RCMP, SCPS can be guided by that data and be directed to areas where their resources are better spent.
- The Surrey RCMP has a robust community engagement program that is very involved with Surrey Schools to present gang prevention message. The Surrey RCMP believes that with the assistance of Surrey Gang Enforcement Team or other officers, the volunteers would be able to give sustained and uniformed messages to the public in more strategic locations.
- Both SCPS and KidsPlay referred to Surrey Schools, but it is unclear if there are overlaps with existing City of Surrey Parks and Recreation programs. This motion is the first step to obtaining operational information so that analysis could be done for programs to align with City goals and improve effectiveness.

It was
Moved by P. McEvoy
Seconded by P. Richards
That the Public Safety Committee recommends that Council authorize the following requirements for the disbursement of any future grant funds to the Surrey Crime Prevention Society:

1. Future grant contributions provided by the City of Surrey to the Surrey Crime Prevention Society be apportioned on a quarterly basis; and
2. The funding for each quarter be dependent on at least $50 \%$ of Surrey Crime Prevention volunteer hours supporting identified program priorities of the police of jurisdiction, and with validation by police support services staff that services meet preapproved performance measures.

## Carried

## E. NEXT MEETING

The next meeting of the Public Safety Committee is scheduled for Wednesday, January 24, 2024.

## F. ADJOURNMENT

It was
Moved by S. Dooley
Seconded by P. Richards
That the Public Safety Committee meeting be adjourned.

## Carried

The Public Safety Committee adjourned at 7:47 p.m.

Jennifer Ficocelli, City Clerk
Councillor Stutt, Chairperson

## CITY OF SURREY

## BOARD/ COMMISSION REPORTS



## CITY OF SURREY

## MAYOR'S REPORT

SURREY

## CITY OF SURREY

## COUNCILLORS' REPORTS



## CITY OF SURREY

## CORPORATE REPORTS



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CORPORATE REPORT

COUNCIL DATE: January 29, 2024

## REGULAR COUNCIL

TO: Mayor \& Council
DATE: January 22, 2024

FROM: General Manager, Community Services
FILE: 4815-01
SUBJECT: Proposed Bylaw Amendments for the Management of Supportive Recovery Homes Update

## RECOMMENDATION

The Community Services Department recommends that Council:

1. Receive this report for information; and
2. Authorize the City Clerk to bring forward the proposed amendments to the Business License By-law, 1999, No. 13680 (the "Business License Bylaw") for final adoption.

## INTENT

The purpose of this report is to provide Council with written representations provided by the public with respect to proposed amendments to the Business License Bylaw and to seek Council authorization to bring forward the proposed amendments for final adoption.

## BACKGROUND

At the December 4, 2023 Council meeting, Council approved the recommendations in Corporate Report No. R205; 2023, attached to this report as Appendix "I".

The Community Charter requires that, before adopting bylaws regulating business matters, such as the proposed amendments to the Business License Bylaw, Council must give notice of its intention and provide an opportunity for persons who consider they are affected by the bylaws to make representations to Council.

Corporate Report No. R205; 2023 also proposed amendments to other bylaws, including the Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508 and the Surrey Bylaw Notice Enforcement Bylaw 2016, No. 18691. The Community Charter does not require public notice regarding amendments to these bylaws.

Pursuant to Council direction and the requirements of the Community Charter, notice was provided:

- At the City's Public Notice Posting Place, including the City's website and bulletin board;
- In the Surrey Now Leader, Peace Arch News, and Cloverdale Reporter on Thursday, December 7, 2023 and Thursday, December 14, 2023; and
- By letter to the following businesses in the City:
- Licensed operators of supportive recovery homes.

The notices and letters advised members of the public of the opportunity to provide submissions to Council in writing to the City Clerk by January 5, 2024.

## DISCUSSION

Staff received one letter from the public in response to the proposed amendments to the Business License Bylaw, which is attached to this report as Appendix "II".

## Legal Services Review

This report has been reviewed by Legal Services.

## CONCLUSION

Based on the above information, it is recommended that Council authorize the City Clerk to bring forward the proposed amendments to the Business License Bylaw for final adoption.

Terry Waterhouse<br>General Manager, Community Services<br>Appendix "I": Corporate Report No. R205; 2023<br>Appendix "II": Correspondence from the Public

https://surreybc.sharepoint.com/sites/community.services.hub/gm adminı/corporate reports/2024/final/o2-january 29/proposed bylaw amendments for the management of supportive recovery homes update.docx

## REGULAR COUNCIL

TO: Mayor \& Council
DATE: November 30, 2023
FROM: General Manager, Community Services
FILE: 4815-01
SUBJECT: Proposed Bylaw Amendments for the Management of Supportive Recovery Homes

## RECOMMENDATION

The Community Services Department recommends that Council:

1. Receive this report for information;
2. Approve the proposed amendments to the Business License By-law, 1999, No. 13680 (the "Business License Bylaw"), as per Appendix "I";
3. Approve the proposed amendments to the Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508 (the "MTI Bylaw"), as per Appendix "II";
4. Approve the proposed amendments to the Surrey Bylaw Notice Enforcement Bylaw 2016, No. 18691 (the "BEN Bylaw"), as per Appendix "III";
5. Direct the City Clerk to give public notice in the form of newspaper advertisements, once a week for two consecutive weeks of the proposed amendments to the Business License Bylaw in accordance with Section 59 of the Community Charter to provide an opportunity to persons who consider they are affected by the Business License Bylaw amendments to make written representations to Council;
6. Direct staff to report back to Council on any written representations received prior to Council considering the final adoption of the Business License Bylaw amendments; and
7. Authorize the City Clerk to bring forward the proposed amendments to the Business License Bylaw, the MTI Bylaw and the BEN Bylaw for the required readings.

## INTENT

The purpose of this report is to obtain Council approval to amend the Business License Bylaw, MTI Bylaw, and the BEN Bylaw (collectively "the Bylaws") to remove the requirement for Supportive Recovery Home operators to complete a Housing Agreement.

## BACKGROUND

Persons who are recovering from a substance abuse addiction may seek residential and treatment services in an assisted living residence for supportive recovery ("Supportive Recovery Home"). Supportive Recovery Homes provide care and supervision for adults who require low to moderate support before returning to independent settings in their community. Supportive Recovery Homes are typically located in single-family homes and operated by either not-for-profit agencies or for-profit businesses.

As one of the largest municipalities in Metro Vancouver, Surrey has the greatest number of licenced recovery homes of any municipality in the province necessitating the increased focus on enforcement with provincial regulations.

On December 16, 2016, Council authorized the introduction of a business license requirement for Supportive Recovery Homes and set a cap of number of licenses in the city at 55 . Corporate Report No. R262; 2016 is attached as Appendix "IV" for reference. Currently, there are 39 business licences approved by Council and issued to operators of Supportive Recovery Homes. There are currently 11 licences in varying stages of completion by staff.

In June 2020, Council approved the recommendations of Corporate Report No. Rio4; 2020, attached as Appendix " $V$ ", requiring operators of Supportive Recovery Homes to enter into a Housing Agreement with the City in order to improve the quality of care being provided to residents of Supportive Recovery Homes. Additionally, Housing Agreements served to highlight for operators their obligations under the provincial legislation and increased the visibility of these facilities to allow the City to better monitor their operations, as regulation of Supportive Recovery Homes is outside the City's authority and staff do not have powers to inspect sites for this purpose. The City's Bylaw Services Division can only respond to property use issues with the owner of the property who is often not the operator of the Supportive Recovery Home.

In February 2021, Council authorized amendments to the Business License Bylaw requiring Supportive Recovery Homes to complete a Housing Agreement as a condition for obtaining a new business license and all business license renewals, effective November 1, 2021. Corporate Report No. Ro26; 2021 is attached as Appendix "VI". Although not mentioned in Corporate Report No. Ro26; 2021, changes were also made to the MTI Bylaw to align with the changes noted in the report.

## DISCUSSION

Substance use services that seek to assist persons receiving supportive recovery services are regulated by the Province under the Community Care and Assisted Living Act, S.B.C., 2002, c.75. Private operators are required to be registered by the Assisted Living Registrar ("ALR") through the Ministry of Health.

Staff regularly liaise with staff from the ALR to ensure alignment of the City's approach with the mandate of the Province.

The ALR has recently confirmed that it will be increasing its monitoring and inspection of Supportive Recovery Homes in Surrey consistent with its responsibility as the provincial regulator. The ALR will soon have a team of nine staff located full-time in Surrey. This team, which includes senior investigators, will be responsible for responding to complaints and
ensuring the safe operation of Supportive Recovery Homes in Surrey. This increase in provincial staff with a mandate to conduct inspections will enhance the regulation of Supportive Recovery Homes in Surrey. The ALR will work closely with City staff to ensure the timely exchange of information.

Given that the ALR is employing additional inspectors to fulfil its responsibility for provincial regulation of Supportive Recovery Homes, staff recommend that the City amend the Bylaws to remove the requirement for a completed housing agreement, as outlined in Appendices " I " "II" and "III".

## Public Notice and Bylaw Readings

Under section 59 of the Community Charter, public notice must be given of an amendment to the Business License Bylaw. Staff therefore recommend that Council grant three readings to the proposed amending bylaw and direct that notice be provided in the usual course in the newspapers once a week for two consecutive weeks before final adoption of the bylaw is granted at the next available Council Meeting.

## Legal Service Review

Legal Services has reviewed this report.

## CONCLUSION

With the addition of nine new ALR staff located full-time in Surrey, staff recommend amendments to the Bylaws to remove the requirement for housing agreements which have proven an ineffective policy tool.


General Manager, Community Services
Appendices available upon request
Appendix "I": Proposed amendments to the Business Licence By-law, 1999, No. 13680
Appendix "II": Proposed amendments to the Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508
Appendix "III": Proposed amendments to the By-law Notice Enforcement By-law 2016, No. 18691 Appendix "IV": Corporate Report No. R262; 2016
Appendix "V": Corporate Report No. R104; 2020
Appendix "VI":Corporate Report No. Ro26; 2021

Phillipa Sanderson<br>Manager, Strategic Planning \& Responses<br>City of Surrey<br>13450104 Avenue<br>Surrey, BC V3T 1V8

Dear Ms. Sanderson:

Re: Proposed Amendments to By-law, 199.13680

I am pleased to receive the proposed amendments to Bylaw, 199.13680. The requirement to have landlords sign the Housing Agreement in order to receive a business license to operate a supportive recovery house is onerous. The Realistic Success Recovery Society supports the proposed amendments.

Sincerely,
fear


Susan Sanderson
Executive Director

## REGULAR COUNCIL

TO: Mayor \& Council DATE: January 22, 2024

FROM: General Manager, Parks, Recreation and Culture FILE: 0550-20

SUBJECT: Age Friendly for Seniors Strategy Update

## RECOMMENDATION

The Parks, Recreation and Culture Department recommend that Council:

1. Receive this Report as information; and
2. Endorse the updated Age Friendly Strategy, (attached as Appendix " I ").

## INTENT

The purpose of this report is to obtain Council's endorsement of the updated Age Friendly Strategy for Seniors.

## BACKGROUND

With the population of Surrey growing exponentially, the City is also experiencing a significant population increase of older adults who are living longer and healthier lives. This demographic shift aligns with a national and global phenomenon; population aging, and urbanization are the two major forces shaping the $21^{\text {st }}$ century. As the senior population continues to grow, it is more important than ever to support the health and wellbeing of older adults.

The World Health Organization's ("WHO") Global Age-Friendly Cities: A Guide, has spurred worldwide responses to support healthy and active aging. Aligning with this approach, Surrey developed its Age Friendly Strategy for Seniors in 2014 through extensive community consultation (attached as Appendix "II"). The 2014 strategy outlines the important plans and goals for creating a community that is friendly for people of all ages, and supports the framework that identifies four key outcomes of an age friendly city,

- Safety, Health and Wellness;
- Transportation and Mobility;
- Home; and
- Buildings and Outdoor Spaces.

Over the past decade, Surrey has evolved into an age friendly city, implementing recommendations from the initial strategy. In collaboration with multiple community partners, an average of twenty forums, workshops and webinars are offered each year. Programs, events,
and services designed for residents aged 55 and above have helped to reduce barriers and enhance wellbeing of older adults, caregivers, and their families.

## DISCUSSION

The City has experienced significant changes since the initial development of the Age Friendly Strategy for Seniors in 2014. The City's operating environment has become more complex due to several factors and emerging issues. These include COVID-19, the health care crisis, climate change, housing affordability, increasing food insecurity, changing demographics, population growth, and a deeper understanding of the need for actions in support of Truth and Reconciliation. These factors have created a dynamic community landscape that prompted staff to revisit and update the Age Friendly Strategy for Seniors.

In 2023, the City took steps to update its Age Friendly Strategy for Seniors, ensuring it stays comprehensive, inclusive, and adaptive to the evolving trends and challenges faced by the aging population.

The update process engaged the Surrey Age Friendly for Seniors Network which consists of a wellinformed sector, seniors in the community, and expansive representation from various departments in the city. Input from people with a variety of lived experiences and diverse perspectives were collected and shaped the update of the strategy. Stakeholders, residents, and caregivers were encouraged to share their thoughts through participation in focus groups and an online survey. Input covered a range of vital topics such as healthcare, housing, transportation, social connections, and recreational opportunities. City staff teams were also engaged including staff from Transportation, Social Planning, Community Services, Fire Services and Surrey Libraries.

As a result of the engagement, staff successfully identified overall strategic goals and key priority areas that contributed significantly to shaping and updating the strategy. The top three priorities identified were access to medical care, health and wellness programs and services, housing, and transportation.

As a result of this work, the City has successfully been awarded a BC Healthy Communities Grant of $\$ 25,000$ to develop the associated action plan in 2024, which is currently being developed and will be made available on the City's website as a support document of the Age Friendly Strategy.

## CONCLUSION

Based on the above discussion, it is recommended that Council endorse the updated Age Friendly Strategy.

Laurie Cavan<br>General Manager<br>Parks, Recreation \& Culture<br>Appendix "I": City of Surrey - Age Friendly Strategy (2023)<br>Appendix "II": Corporate Report Ro93; 2014

City of Surrey

# Age Friendly Strategy 



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We recognize and are grateful that we are situated on the traditional, ancestral and unceded territories of the Coast Salish Peoples, including the q́ićəý (Katzie), q́a ${ }^{\text {wa }}$ :ń̇̇əŕn (Kwantlen) and səmyámə (Semiahmoo) land-based Nations who have been stewards of this land since time immemorial.

# Message from Mayor 



I am proud to introduce the updated Age Friendly Strategy for Seniors, reaffirming the City of Surrey's commitment to create an age friendly community where seniors enjoy lifelong activity and engagement.

In Surrey, over 28\% of the population is aged 55 and older (2021 Census). This strategy represents a crucial step towards meeting the evolving needs of our aging population and will serve as our guiding framework in the years to come.

Since the strategy was first created in 2014, Surrey has experienced significant changes, dealing with shifting demographics and more complex challenges related to healthcare, housing, climate change, and more.

Hearing from residents and community stakeholders about what matters to them has been vital in understanding the current needs of our senior community. I want to express my gratitude to everyone who took part in this process. Your feedback played a significant role in updating this strategy.

Looking ahead, our next step is to develop an action plan to ensure the effective implementation of the strategy. Together, we will work towards fostering an age friendly city that not only meets the needs of our senior community but enhances the well-being of all residents.

Mayor Brenda Locke
City of Surrey

## Introduction

With the population of Surrey growing exponentially, we are also experiencing a significant population increase of older adults who are living longer and healthier lives. This change in population is happening not only in Surrey but also globally. The aging of populations and urbanization are two significant factors shaping the 21st century. As the senior population continues to grow, it is more important than ever to support the health and well-being of older adults.

World Health Organization's (WHO) Global Age-Friendly Cities: A Guide has spurred worldwide responses to support healthy and active aging. Aligning with this approach, Surrey initiated the development of its Age Friendly Strategy for Seniors (2014) through extensive community consultation. The strategy outlines the important plans and goals for creating a community that is friendly for people of all ages.

Over the past decade, Surrey has evolved into an age friendly city, implementing recommendations from the initial plan. Programs, events, services and facilities designed for residents aged 55 and above have effectively reduced barriers and enhanced well-being.

## Integration with key strategies

This strategy builds on the City's many overarching plans and strategies to provide an integrated approach to address the comprehensive needs of seniors across the city. These include: the Sustainability Charter, Public Safety Strategy, Official Community Plan, Social Action Plan, Transportation Plan, Surrey Poverty Reduction Plan, Accessibility Action Plan, Parks, Recreation and Culture Ten-Year Strategic Plan, New Walking Plan, and Greenways Master Plan. All these plans collectively contribute to the well-being of seniors. A common theme across these plans is the idea that a community that meets the needs of seniors is a community that meets the needs of residents of all ages and abilities.

## Responding to change

The City of Surrey has experienced significant changes since the initial development of the Age Friendly Strategy for Seniors in 2014. While this strategy update focuses on actions that fall under the City's responsibility, the City's operating environment has become more complex due to a number of factors and emerging issues such as COVID-19, health care crisis, climate change, housing affordability, increasing food insecurity, changing demographics, population growth, deeper understanding of the need for actions in support of Truth and Reconciliation and our relationships with the urban and land based Indigenous communities in Surrey. All of this has created a different and constantly changing community landscape.

Given this context, the updated strategy seeks to define new opportunities for partnerships and collaborations - both internally across City departments as well as externally with various community organizations and groups to meet the needs of our senior community.

New factors that have informed the updated strategy:
> Impact of COVID-19
> Climate change
> Shifting demographics
> Engagement with Indigenous communities' leaders in strategy development

Housing affordability and food insecurity
> City plans and strategies that intersect with positive outcomes for seniors

> Creating age-friendly environments is one way to address the determinants of health

Dr. Theresa Tam Chief Public Health Officer
Public Health Agency of Canada

# Community Profile of Seniors in Surrey 

Like many other cities, Surrey is experiencing an increase in both the number and percentage of seniors, aged 55 and older. The growing aging population in Surrey will impact various aspects of the community, such as facilities, infrastructure, programs, and services. Creating opportunities that foster active and healthy aging is now more essential than ever.

In 2021, 156,765 seniors (people aged 55 and older) were living in Surrey which represents $28 \%$ of the total population of 568,320.

TABLE 1: NUMBER AND PERCENTAGE OF SENIORS AGED 55 AND OVER IN SURREY FROM 1991 TO 2021

Seniors aged 55+


Statistics Canada Census Profile, 2021

TABLE 2: NUMBER OF SENIORS AGED 55 TO 64 IN SURREY FROM 1991 TO 2021

Population of 55-64


Statistics Canada Census Profile, 2021

TABLE 3: NUMBER OF SENIORS AGED 65 TO 74 IN SURREY FROM 1991 TO 2021


Statistics Canada Census Profile, 2021

TABLE 4: NUMBER OF SENIORS AGED 75 AND OVER IN SURREY FROM 1991 TO 2021

Population of 75+


Statistics Canada Census Profile, 2021

## TABLE 5: MOST COMMON LANGUAGE SPOKEN AT HOME IN SURREY



City of Surrey Statistics 2021 Census Data

Surrey's demographics are changing and social-cultural services need to anticipate and adapt to these changes. Surrey's population is becoming more culturally and linguistically diverse, with a growing proportion of seniors and a continuous growth in the numbers of children, youth and young families.

City of Surrey Official Community Plan


Seniors participating in Carpet
Ten percent (10\%) of recent Bowling, Newton Seniors Centre immigrants who arrived in 2021 are 55 or older.

Surrey LIP factsheet

## What is an age friendly community?

In an age friendly community, the policies, services and structures related to the physical and social environment are designed to help seniors age actively by living safely, enjoying good health and staying involved.

Public Health Agency of Canada: Age-friendly Communities


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Seniors participating in Pickleball, Guildford Recreation Centre

# Age Friendly Cities 

Surrey's Age Friendly Strategy for Seniors is based on the following key features which have been adapted from the World Health Organization's Global Age Friendly Cities.

1. Outdoor spaces and public buildings are pleasant, clean, secure and physically accessible.
2. Public transportation is accessible and affordable.
3. Housing is affordable, appropriately located, well built, well designed and secure.
4. Opportunities exist for social participation in leisure, social, cultural and spiritual activities with people of all ages and cultures.
5. Older people are treated with respect and are included in civic life.
6. Opportunities exist for employment and volunteerism.
7. Age friendly communication and information is available.
8. Community support and health services are tailored to older persons' needs.

## Age Friendly Strategy Framework

The following framework for the Age Friendly Strategy was initially developed with significant community input. It contains the vision and four anticipated outcomes related to Safety, Health and Wellness, Transportation and Mobility, Home and Buildings and Outdoor Spaces.


SAFETY, HEALTH AND WELLNESS
Seniors are supported to be active and engaged in their community and engagement practices are in place to prevent isolation

## TRANSPORTATION AND MOBILITY

Seniors have a range of safe, convenient, and affordable transportation choices

## HOME

Seniors have access to affordable and appropriate housing, and support necessary to remain as independent as possible

## BUILDINGS AND OUTDOOR SPACES

Public places, outdoor spaces and buildings are designed to be welcoming, safe and accessible

Seniors aged 85 and older are growing in number and as a proportion of the population. These older Canadians have contributed greatly to society through their long working lives, by taking care of younger generations, transmitting their experience and knowledge, acting as role models for younger people, and being memory-keepers of the past and of family traditions.

Statistics Canada April 2022 A portrait of
Canada's growing population aged 85 and
older from the 2021 Census
-


## Guiding Principles

The Age Friendly Strategy is based upon these guiding principles:


# Development of the Age Friendly Strategy 

The initial Age Friendly Strategy for Seniors was adopted in May 2014. This inclusive process involved:
> Conducting focus groups with key stakeholders.
> Delivering presentations to gather insights.
> Administering surveys both online and in-person at community locations.
> Engaging City staff in the consultation to ensure diverse perspectives from different disciplines and sectors.

## Updated Strategy (2023)

In 2023, the City of Surrey took steps to update its Age Friendly Strategy for Seniors, ensuring it stays comprehensive, inclusive, and adaptive to the evolving trends and challenges faced by our aging population.

The process engaged the Surrey Age Friendly for Seniors Network that consists of a well-informed sector, seniors in the community and expansive representation from various departments in the city. Valuable, insightful input from lived experiences and diverse perspectives were collected and shaped the update of the strategy.

Stakeholders, residents, and caregivers were encouraged to share their thoughts through participation in focus groups and an online survey. Their input covered a range of topics such as healthcare, housing, transportation, social connections, and recreational opportunities.

This consultation process successfully identified overall strategic goals and key priority areas, contributing significantly to shaping and updating of the strategy and will be used to develop the action plan.

## Overall Strategic Goals

> Collaborate with community partners to address issues outside of City mandate.
> Support innovation within City departments, while building on existing plans and strategies.
> Apply an age friendly seniors' perspective to existing and future City plans and strategies.
> Define Age Friendly for Seniors Project Manager role as a direct link to seniors serving as a key contact to provide information and assistance in navigating City programs and community resources.
> Explore alternative models and successful practices, and customize for local implementation.
> Engage with Indigenous leaders for ongoing input and feedback.

At over 12,000 people, the Indigenous population in Surrey is the second largest Indigenous population in BC, behind Vancouver.

City of Surrey City Profile
2021 Census Data

## Key Priority Focus Areas

The collected data during consultation highlighted key areas that have been identified as top priorities to be addressed in the action plan.

The plan will aim to reduce barriers and gaps in Equity, Diversity, Inclusion and Accessibility for Seniors.
> Health and wellness emerged as the top priority in the survey and consultations. Specifically, access to primary care and City health and wellness programs.
> Navigation of City and community services was identified as a significant gap. The City needs to increase the use of diverse communication channels, formal and informal (including digital literacy) to ensure that seniors are aware of City and community programs.
> The City needs to employ multiple channels to raise awareness about:
> The Housing Needs Report and ensure that a seniors' voice continues to be included in future policy and strategic developments.
> Surrey's Emergency Program: The Emergency Notification app "Alertable" which will notify people of an imminent threat to health and safety with some instructions. In addition, City of Surrey heat preparedness resources and supports. Heat Season Preparedness | City of Surrey
> The Surrey Transportation Plan and ensure that a seniors' voice continues to be included in future policy and strategic developments.
> Build on and expand coordination of events that support social connections in parks and public spaces.
> Establish an ongoing and consistent relationship with Indigenous communities' leadership.


## Outcomes

## Safety, Health and Wellness

Seniors are supported to be active and engaged in their community and engagement practices are in place to prevent isolation.

## Communications

> Make it easy for seniors to learn about and access the City and community-based programs and services.
> Improve communications to inform seniors about City programs, services and resources.
> Provide channels for seniors to learn about and be engaged in the development of City plans and strategies.

## Accessibility and Inclusion

> Reduce language and equity barriers.
> Facilitate information flow about primary health care and access to City wellness programs.

## Collaboration with Indigenous Communities

Continue to collaborate with the Surrey Urban Indigenous Leadership Committee to support implementation of recommendations from the All Our Relations A Social Innovation Strategy (2017)
Phase 2 of the Surrey Urban Aboriginal Social
Innovation Project

## Transportation and Mobility

Seniors have a range of safe, convenient and affordable transportation options.

## Promote walking, cycling and rolling to neighbourhood destinations

Staying active is one of the most important ways to maintain physical and mental health for seniors. Providing safe, connected and accessible networks of walking and cycling routes is a fundamental role of the City. The City has in place a number of comprehensive policies within the Walking Plan, Transit Action Plan, Cycling Plan and Greenways Plan. There are a range of specifications to improve opportunities and promote walking, including creating a pedestrian environment that is safe, accessible and interesting.
> Enhance awareness among seniors regarding the Surrey Transportation Plan.
> Create meaningful participatory opportunities for seniors to provide input in City's initiatives/plans aimed at achieving the goals outlined in the Surrey Transportation Plan.
> Advocate for seniors by sharing their viewpoints when the City works towards achieving goals in its transportation plan.

## Education

> Increase seniors' awareness of road safety and active transportation choices, such as walking, biking and taking transit.


Fifteen percent of non-driving seniors aged 65-74 report that walking or cycling is their most common form of transportation, while this drops to less than $5 \%$ of non-driving seniors aged 85 and older.

Seniors Transportation (2018).
Office of the Seniors Advocate.
Seniors Transportation Report

Seniors participating in WALKit Activity Program, Fraser Heights Recreation Centre


Seniors participating in WALKit Activity Program, Sunnyside Acres Park in South Surrey

The City of Surrey Transportation Plan recognizes that seniors need access to a full range of transportation options enabling them to go where they want, when they want, so they can continue to live full and active lives.

## Home

Seniors have access to affordable and appropriate housing, and supports necessary to remain as independent as possible.

## Information and Inclusion

> Promote and educate seniors about the Surrey Housing Needs Report (updated in March 2022).
> Facilitate all possible opportunities for seniors to be represented at any learning sessions or discussions related to housing needs.
"The City has a role to play in ensuring there's an adequate supply of housing to meet demographic needs, and to make that happen, to work in partnership with the development and homebuilding industry, senior levels of government and community-based housing societies"
Housing \& Homelessness | City of Surrey

Due to limited, fixed incomes, changing physical abilities and mobility issues, seniors 65+ face the greatest housing challenges.

More options are needed to enable seniors to age in their own homes by improving accessibility and in-home care.
, Seniors identified the need for more housing types that enable downsizing during retirement.

Seniors on fixed incomes are at risk of significant housing vulnerability if they are forced to move out of rental that they have been living in long-term due to the high cost of vacant units and/or newer rental.
, There are increasing numbers of seniors who are homeless. 22\% of survey respondents to the Homeless Count were 55 and over.

Surrey Housing Needs Report

## Buildings and Outdoor Spaces

Public places, outdoor spaces and buildings are designed to be welcoming, safe and accessible.

## Advocacy and Inclusion

> Continue to work with community-based service organizations to identify opportunities for creative use of public space.
> Reduce barriers and improve seniors access to public spaces.
> Collaboration with Indigenous communities.
> Work with the Surrey Urban Indigenous Leadership Committee (SUILC) to support their vision for public spaces where cultural gathering places are created and meet the needs of healing, integration and connection.
> Ensure buildings and outdoor spaces are accessible for seniors of all abilities.
> Provide parks and outdoor spaces that support healthy and active living.
> Provide public places that support social connections and gatherings.
> Design public places based on the Crime Prevention through Environmental Design (CPTED) principles.

City of Surrey Parks /planning


The Official Community Plan (OCP) is a statement of objectives and policies that guide the growth of the City. Taking a comprehensive and long-term perspective, the Plan provides guidance for: the physical structure of the City, land use management, industrial, commercial and residential growth, transportation systems, community development, provision of City services and amenities, agricultural land use, environmental protection, and enhanced social well-being.

Official Community Plan | City of Surrey

## Examples of Age Friendly Programs and Services for Seniors

The following are some of the age friendly services and programs that are happening in Surrey.


## Age Friendly for Seniors Network

The purpose of the Age Friendly Strategy for Seniors Network is to
> Connect individuals, service agencies, and organizations working with seniors.
> Carry out initiatives supporting the goals of the strategy.
> Share information about the various programs and services for seniors, caregivers, and families in the City of Surrey.

The Network is a collective of diverse Community-based sector (includes, Settlement Services), academia, Fraser Health, Division of Family Practice, faith based groups, City of Surrey (e.g. Fire Services, Surrey Libraries, By-Laws, Transportation, Social Planning, Community Services), Police, TransLink, Surrey Accessibility Leadership Committee (SALT), and Fraser Region Aboriginal Friendship Centre (FRAFCA).

## Forums and Events

Throughout the year, forums on various topics are offered, made possible through the AgeFriendly for Seniors Network collective. These forums cover subjects such as Technology, Transportation, Housing, Elder Abuse prevention, Frauds and Scams, Safety, health, and wellness, and are organized through multiple partnerships.

In an age-friendly city, policies, services, settings and structures support and enable people to age actively by:
recognizing the wide range of capacities and resources among older people;
> anticipating and responding flexibly to ageing-related needs and preferences;
> respecting their decisions and lifestyle choices;
> protecting those who are most vulnerable; and
promoting their inclusion in and contribution to all areas of community life.

World Health Organization (2007).
Global Age-friendly Cities: A Guide. (p.5)

## Canadian seniors <br> report strong levels of social support, social networks and social engagement, but <br> social isolation is a <br> growing concern

Dr. Theresa Tam
Chief Public Health Officer
Public Health Agency of Canada

## Digital Technology Hub

The Digital Technology Hub is a free platform to help older adults benefit from digital technologies in their lives and to help make transition into the digital world more comfortable. This hub has resources that can help users navigate the digital world and make life easier to connect to services and programs. It was developed through a community-based and City collaboration.

## WALKit Web Map

The WALKit Web Map was created through a community and City collaboration. It promotes age friendly pedestrian routes, and is a tool that supports individuals to explore their neighbourhood, build social connections and promote active transportation.

Key features of the map include a zoom in/out function, a search option, and a locator (if you choose to enable it). The layer list offers information on important elements such as the location of washrooms, lighting, bus stops, and stairs-features identified by seniors as crucial. Additionally, the map includes a link to the City's 'report a problem' feature.

## Seniors' life expectancy is <br> increasing and they report overall good health, although the risk of developing chronic diseases increases with age

Dr. Theresa Tam
Chief Public Health Officer
Public Health Agency of Canada

## Home Safe: Fire, Safety and Prevention

The HomeSafe Program, created by the Surrey Fire Service, aims to enhance safety from potential fires in Surrey. Firefighters will:
> schedule a free in home inspection of your private residence
> provide recommendations to improve fire safety
test the smoke alarm to ensure it is working and install one for free if it is found not to be in working condition
Smoke Alarms | City of Surrey

## Fall Prevention

Anyone can fall, but the risk of falling becomes greater with age. Most falls are predictable and preventable. Fall prevention focuses on promoting independence and activity.

In collaboration with Fraser Health, Falls Prevention Mobile Clinics are offered throughout Surrey, held at many different locations including community recreation centres. The clinics are free and involve a personalized assessment session and education session that provides information on fall risk factors, and the four pillars of fall prevention (vision, medication, exercise, and home safety). In the assessment session, participants sit one-on-one with health professionals (pharmacist, kinesiologist and physiotherapist). At that time, various aspects of the senior's fall risk status will be assessed, and interventions will be discussed. A detailed report of all the recommendations is provided to the participant and sent his or her primary physician and any referring health professional, if applicable.
Falls Prevention Mobile Clinic

- Fraser Health Authority



## Conclusion and Next Steps

The updated Age Friendly Strategy serves as a framework to guide future decisions and address the needs of Surrey's growing and diverse community of older adults and seniors.

Next, the City will create an action plan to put recommendations into action and improve Surrey's age friendly initiatives over the next five years, aiming to build a community where seniors thrive, connect, and enjoy an exceptional quality of life.

Thank you to all those who contributed to the Age Friendly Strategy for Seniors.


## References

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Public Health Agency of Canada: Age-Friendly Communities

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Statistics Canada 1991 Census Area Profile

Statistics Canada 2001 Census
Statistics Canada Census 2006 Community Profile
Statistics Canada 2011 Census Profile

Statistics Canada 2016 Census Profile
Statistics Canada 2021 Census of Population

Statistics Canada April 2022 A portrait of Canada's growing population aged 85 and older from 2021 Census
Surrey Housing Needs Report (updated March 2022) Surrey Housing Needs Report March 2022

Originally created 2014；updated 2023

For more information on the Age Friendly Strategy please contact：

## City of Surrey

13450104 Avenue
Surrey，BC Canada V3T 1V8
agefriendlystrategyforseniors＠surrey．ca

## REGULAR COUNCIL

TO: $\quad$ Mayor \& Council
DATE: May 22, 2014
FROM: General Manager, Parks, Recreation and Culture FILE: 5000-o1 General Manager, Planning \& Development Acting General Manager, Engineering

SUBJECT: Age-Friendly Strategy for Seniors

## RECOMMENDATION

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

1. receive this report as information; and
2. adopt the City of Surrey Age-Friendly Strategy for Seniors, attached as Appendix I of this report.

## INTENT

The purpose of this report is to present the City of Surrey, Age-Friendly Strategy for Seniors for Council's consideration. The Strategy identifies a framework for an age-friendly city, including a vision, four defined outcome streams, and recommendations for actions. The City, community partners and stakeholders can reference the strategy to ensure that policies, programs and practices are consistent in promoting an age-friendly community for Surrey's Seniors.

## BACKGROUND

The Mayor's Task Force, Focus on Seniors was appointed 2008 in response to the City's Crime Reduction Strategy's goal of generating awareness and education about elder abuse and neglect. The task force was successful in bringing together community stakeholders, government representatives and city staff, and to date has hosted twenty-five community forums, in four languages, involving each of the City's town centres.

In 2011, the Focus on Seniors Task force was replaced with the Seniors Advisory and Accessibility Committee of Council, (SAAC); the Committee has been actively engaged in the development of the Strategy. In 2012, the City received recognition and designation from the provincial government as an Age-friendly City.

In March 2012, Council authorized staff to proceed with the development of a City of Surrey Strategy for Seniors. Development of the City of Surrey Age-Friendly Strategy for Seniors included the following activities:

## Framework Development

Members of the SAAC, City staff, and key stakeholders worked together to develop an AgeFriendly Strategy for Seniors Framework. The Framework referenced the World Health Organization's Global Age-Friendly Cities: A Guide and the Provincial Government's AgeFriendly BC guide.

## Research

Age-friendly policies and practices from other cities, such as Edmonton, Richmond, Mississauga and London Ontario were reviewed. Reports on age- friendly cities was considered including information from Global Age-Friendly Cities: A Guide and Seniors in the Lower Mainland: A Snapshot of Facts to ensure Surrey's Strategy incorporates the best thinking and promising practices from other jurisdictions.

## Consultation

Consultation occurred with members of the public, interested stakeholders including members of SAAC Committee, community partners, provincial service agencies and with city staff from each department.

Input received from Seniors was extensive and occurred over a six month period. The city hosted a focus group of twelve senior representatives from across the city in partnership with Provincial Age-Friendly representatives. Using surveys input from seniors was solicited both on-line and in person. Over two hundred completed forms were received. Seniors also provided comments and recommendations via City Speaks and facilitated workshop sessions were hosted by city staff during the Seniors Conference in May 2013 and at the Focus on Seniors Forum in September 2013.

Staff from a number of City departments contributed to the development of the Strategy. The staff consultations focused on gathering information on current City of Surrey policies and programs that promote an age- friendly city, as well as eliciting staff ideas on additional actions that the City could take.

Representatives from community and government agencies concerned with seniors in Surrey were invited to participate in consultation workshops. The Fraser Health Authority, DIVERSEcity Community Resource Society, Options Community Services, Sources BC, Seniors Comeshare Society, BC Responsible Gambling and the Surrey Seniors Planning Table were all involved in the strategy development process.

Initial framework and strategy development were presented in May and June of 2013 to City of Surrey Mayor and Council, the Social Planning Advisory Committee, Parks, Recreation and Sport Tourism Committee and the Diversity Advisory Committee for information and comment.

## DISCUSSION

The draft City of Surrey Age- Friendly Strategy for Seniors is attached as Appendix I of this report. Key features include:

Vision: Surrey is an Age-Friendly City Where People Enjoy Lifelong Activity and Engagement

Four Outcome Streams: Safety, Health \& Wellness<br>Transportation and Mobility<br>Home<br>Buildings and Outdoor Spaces

## Strategies to Achieve Outcomes:

Programs and Services
Engagement with Seniors
Collaboration with Partners
Communication and Promotion

## Implementing the Strategy

The Age-Friendly Strategy outlines recommended actions to either achieve or maintain features that support seniors to live active and engaged lives. Some recommendations are achievable in the short-term and others will require a longer time frame. The recommendations also acknowledge features and measures that are already in place and contributing to an age-friendly city.

The successful implementation of the Strategy will involve the continued commitment of Council and staff from multiple departments. The Strategy's recommendations include monitoring and evaluating the City's progress and responding to emerging issues related to seniors. The recommendations are:

- Report on an annual basis to Mayor and Council on the implementation of the AgeFriendly Strategy for Seniors.
- Convene community stakeholders on an annual basis to reflect on the implementation of the Strategy and to identify any emerging issues or priorities.
- Prepare a Profile of Seniors in Surrey that includes demographic and other relevant information that will provide an evidence-base for policy and program development.
- Treat the Strategy as a "living document" and introduce new actions in response to new opportunities and emerging community issues identified by seniors, community stakeholders, and the City.


## Budget Considerations

Some of the recommendations of the Age-Friendly Strategy for Seniors will be implemented using existing staff resources and budgets. Where additional funds are required, funding will be sought on a project-by-project basis through the annual budget process.

## Policy and Plan considerations

The Age-Friendly Strategy for Seniors responds to a number of corporate plans and priorities and reflects a coordination of policies and practices in supporting an age-friendly community.

- Sustainability Charter: The Age-Friendly Strategy for Seniors reflects one of the key themes of the Sustainability Charter that states Surrey is a city that "is responsive to the needs of seniors and people of all abilities". The strategy is also reflective of the Charter's Socio Cultural goals of providing livable communities that are inclusive, accessible, and affordable.
- Official Community Plan (OCP): Diversity and affordability in housing, practices to actively engage with seniors, addressing and removing barriers (physical, economic and social), and supporting community safety and perceptions about safety are all identified as important focuses for seniors in the current draft of the OCP.
- Plan for the Social Well-being of Surrey Residents (Social Plan): Elder Abuse was identified as a priority issue in the Social Plan. The Plan recommended focused outreach and dissemination of information on elder abuse, especially to immigrant and ethnic communities.
- Crime Reduction Strategy: The Crime Reduction Strategy includes recommendations related to crime prevention through social development and the need to "prioritize actions to address the most vulnerable first". The Age-Friendly Strategy responds to some of the "social and physical support" recommendations in the Crime Reduction Strategy's "Prevent and Deter" Strand as well as the "Reality and Perceptions of Crime Strand".


## SUSTAINABILITY CONSIDERATIONS

The Age-Friendly Strategy for Seniors reflects SC 5, "Adapting to Demographic Change" and SC 12, "Create a Fully Accessible City" of the City's Sustainability Charter.

## CONCLUSION

Twelve percent of the current, overall population of Surrey are over the age of 65 years with higher concentrations living in certain areas and these numbers will continue to grow. An AgeFriendly Strategy for Seniors confirms and formalizes the City of Surrey's commitment to being a community in which all seniors have opportunities to feel safe and connected to their community. It will contribute to making Surrey a vibrant, caring and sustainable city.

The City of Surrey Age-Friendly Strategy was developed:

- with the expertise from across all departments, community stakeholders, other municipalities and academics;
- to reflect the current strengths, practices and assets of the City of Surrey; and
- with active engagement and participation of seniors.

It is recommended that Council adopt the City of Surrey Age-Friendly Strategy for Seniors attached as Appendix I of this report.

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Gerry McKinnon Acting General Manager Engineering

Appendix I - City of Surrey Age-Friendly Strategy

## REGULAR COUNCIL

| TO: | Mayor \& Council | DATE: January 22, 2024 |  |
| :--- | :--- | ---: | :--- |
| FROM: | General Manager, Parks, Recreation \& Culture | FILE: | o550-20 |

## RECOMMENDATION

The Parks, Recreation \& Culture Department recommends that Council:

1. Receive this report for information;
2. Award Contract No. 1220-040-2023-083 to ABC Maintenance Ltd. for refuse collection and disposal services in City parks for an initial one-year term, commencing March 1, 2024, with an estimated annual base cost in the first year of $\$ 621,608.61$ (including applicable taxes);
3. Set the expenditure authorization limit for the first year of Contract No. 1220-040-2023-083 at $\$ 651,209.02$ (including applicable taxes and contingency);
4. Approve the option to extend Contract No. 1220-040-2023-083 for four additional one-year terms at the City's sole discretion;
5. Authorize the General Manager, Parks, Recreation \& Culture to execute Contract No. 1220-040-2023-083 and annual contract amendments, adjusting the cost of the goods and services based on changes to inventory to be maintained and the Vancouver Area Consumer Price Index as published by Statistics Canada ("CPI") for years two through five of the term.

## INTENT

The purpose of this report is to obtain Council's approval to award Contract No. 1220-040-2023-083 for refuse collection and disposal services in city parks, with the option to extend the contract for up to four additional one-year terms at the City's sole discretion.

## BACKGROUND

The five-year term of current contract No. 1220-040-2021-064 for refuse collection and disposal services in city parks with Horizon Landscape Contractors ("Horizon"), is up for its second renewal option on March 1, 2024. On October 5, 2023, Horizon requested a 30 percent increase in value (approximately $\$ 163,00.00$ ), plus CPI, to renew the contract and continue services.

Purchasing and Parks staff evaluated the request and determined the significant increase in cost, as well as the time elapsed since the original request for quotations, warranted a return to market.

On November 30, 2023, a Request for Quotations ("RFQ") was posted to BC Bid and the City of Surrey's website.

## DISCUSSION

## Scope of Work

The Parks, Recreation \& Culture Department maintains approximately 790 refuse collection cans throughout the city's parks. The services for Contract No. 1220-040-2023-083 include all labour, materials, equipment, and transportation necessary to collect and dispose of refuse from City owned containers ( 45 -gallon bins) and the surrounding area at designated locations.

## Evaluation

In November 2023, a Request for Quotations ("RFQ") was publicly posted on the BC Bid and City of Surrey websites. The RFQ closed on Dember 14, 2023, and the City received a total of three proposals from the following proponents:

|  | Amount <br> (including GST) | Corrected Amount |  |
| :--- | :--- | :---: | :---: |
| 1 | Proponent | On the Spot Services | $\$ 405,418.13$ |

An Evaluation Committee comprised of staff from Purchasing and Parks reviewed the quotations for accuracy and completeness and all proposals were found to be compliant. The Evaluation Committee brought proponents in for interviews to better understand their bids.

During the interview process, it was determined that On the Spot Services would be unable to deliver the full scope of services related to Contract No. 1220-040-2023-083. ABC Maintenance Ltd. submitted the next lowest cost proposal to deliver the full scope of services, which provides the best overall value to the City. ABC Maintenance Ltd. has provided similar refuse and collection disposal services to the City since 2017 and their performance has been satisfactory.

## Legal Services Review

This report has been reviewed by Legal Services.

## FUNDING

Funding for this contract is available in the Parks, Recreation \& Culture Operating Budget.

## CONCLUSION

Based on the above discussion, it is recommended that ABC Maintenance Ltd. be awarded Contract No. 1220-040-2023-083 for Refuse Collection and Disposal Services in City Parks.

[^0]
## REGULAR COUNCIL

TO: Mayor \& Council DATE: January 22, 2024

FROM: General Manager, Parks, Recreation \& Culture FILE: 1855-o1 General Manager, Finance

SUBJECT: Sports Tourism Grant Program - 2023 Year-end Reporting

## RECOMMENDATION

The Parks, Recreation \& Culture Department and the Finance Department recommend that Council receive this report for information.

## INTENT

The purpose of this report is to provide Council with an overview of the Sports Tourism Grant Program ("the Program"), and to provide information on the 18 grants awarded for the first intake and nine grants awarded for the second intake.

## BACKGROUND

In 2015 Council adopted the Program, which is intended to incentivize and support sport organizations by offsetting facility rental costs. The Program outlines that funding is considered for sport tourism events taking place in Surrey.

On May 1, 2023, Council endorsed updates to the Sports Tourism Grant Program (Corporate Report No Ro54; 2023, attached as Appendix "I"). These program updates were implemented to improve the efficiency and effectiveness of the City's grant administration process for sport organizations. The program adjustments included authorization for the General Manager of Parks, Recreation \& Culture, and the General Manager of Finance to approve grants up to the award maximum of \$5,000 effective May 2, 2023. Annual reporting of the approved grants to Council will continue to provide accountability for the grant process.

The Grant Selection Committee ("the committee"), which includes staff from the Parks, Recreation \& Culture Department, Finance Department, and one representative from Discover Surrey is responsible for assessing grant applications that are received under the Program using the grant criteria outlined in the Program Guidelines (attached as Appendix "II"). If supported, grants applications are approved by the General Manager, Finance and the General Manager Parks, Recreation \& Culture.

## DISCUSSION

## Sport Tourism Grants Awarded in 2023

The Program held two intake periods in 2023 with 32 applications resulting in 27 grants awarded, totaling \$92,700. Three grant applications did not meet the criteria as per the Program Guidelines and were not approved for funding. Additionally, two applications were incomplete and were deferred to be reviewed in intake one of 2024.

Submissions for the first intake were reviewed by the committee on March 30, 2023. In this intake 20 applications were received, and 18 applications were approved, totaling $\$ 64,700$ (attached as Appendix "III"). These grant applications were approved by Council on May 1, 2023 (Corporate Report No Ro54; 2023) along with the overall modifications to the grant program.

Submissions for the second intake were reviewed on September 26, 2023, by the committee. In this intake 12 applications were received, and nine applications were approved, totaling $\$ 28$,ooo (attached as Appendix "IV").

In addition to the two Sport Tourism Grant program intakes, Council approved a proposal on September 26, 2023, to provide one time funding for Play On! Canada for $\$ 60,000$ (Corporate Report No R149; 2023, attached as Appendix "V"). The funding was allocated by Council from the Sports Tourism Grant Program.

## FUNDING

Funding for the Sports Tourism Grant Program is provided through an annual allocation of \$50,000 from the City Grants Program. Most sport tourism events were cancelled or deferred during the COVID-19 Pandemic which allowed the City to roll over unused funds from those years. In 2023, the Sport Tourism Grant fund had an opening balance of $\$ 191,400$. The remaining $\$ 38,700$ in the Sport Tourism Grant fund at the end of 2023 has been carried forward for new sports tourism grant opportunities in 2024.

## CONCLUSION

The Parks, Recreation \& Culture Department and the Finance Department recommend that Council receive this report as information for the 27 Sport Tourism Grants awarded totaling $\$ 92,700$. Sport tourism events not only foster a healthy and engaged community but also provide a significant positive economic impact to the City of Surrey.

Laurie Cavan
General Manager
Parks, Recreation \& Culture

Kam Grewal, CPA, CMA
General Manager
Finance

Appendix "I": Corporate Report No Ro54; 2023
Appendix "II": Amended Sport Tourism Grant Program Guidelines (updated March 2023)
Appendix "III": 2023 Sport Tourism Grant Program Funding Intake \#1
Appendix "IV": 2023 Sport Tourism Grant Program Funding Intake \#2
Appendix "V": Corporate Report No R149; 2023

$$
\text { NO: Ro54 COUNCILDATE: May } 1,2023
$$

## REGULAR COUNCIL

TO: Mayor \& Council DATE: April 25, 2023
FROM: General Manager, Parks, Recreation \& Culture FILE: 1855-01 General Manager, Finance

SUBJECT: 2023 Sport Tourism Grant Program Recommendations and Process Update

## RECOMMENDATION

The Parks, Recreation \& Culture Department and the Finance Department recommend that Council:

1. Receive this report for information;
2. Approve 18 Sport Tourism Grants totaling $\$ 64,700$, in accordance with the City's Sport Tourism Grant Program Guidelines (attached as Appendix "I"); and
3. Authorize the General Manager of Parks, Recreation \& Culture and the General Manager of Finance to approve all Sport Tourism grants up to the award maximum of $\$ 5,000$ effective May 2, 2023; and
4. Direct staff to report annually on the previous year's approved Sport Tourism Program grants to Council beginning in 2024; and
5. Approve updates to the Sport Tourism Grant Program Guidelines as amended in the attached Appendix "II".

## INTENT

The purpose of this report is to obtain Council's approval for the issuance of grants under the Sport Tourism Grant Program for the first biannual intake in 2023 and to obtain Council approval to authorize the General Manager Parks, Recreation \& Culture and General Manager Finance, to approve future Sport Tourism grants and annually report the previous year's grant allocations to Council.

## BACKGROUND

On April 27, 2015, Council adopted the City of Surrey's Sport Tourism Grant Program (Corporate Report No Ro61; 2015, attached as Appendix "III"). The Sport Tourism Grant Program supports the goals established in the Sport Tourism Strategy endorsed by Council in 2013.

## DISCUSSION

Submissions for the first intake of Sport Tourism Grants were reviewed on March 30, 2023; 20 applications were received (attached as Appendix "IV"). The total combined expenditure budget of these events is $\$ 2,859,668.32$, which demonstrates the investments local sport organizations are making towards hosting events in Surrey. An evaluation committee, composed of City staff from the Parks, Recreation \& Culture Department and Finance Department as well as one representative from Discover Surrey, reviewed the applications ensuring consistency with the Program Guidelines. The Evaluation Committee recommends awarding 18 grants totaling $\$ 64,700$. Two grant applicants did not meet the criteria as per the Sport Tourism Grant Program Guidelines (outlined in Appendix "IV").

## Sport Tourism Grant Program Updates

The Program originally implemented in 2015, was updated in 2017 and 2021, and further updates to improve the administration of the program are proposed in the amended Program Guidelines (attached as Appendix "II"). The proposed updates include removing the current bi-annual deadlines for intakes of the grant, moving to an ongoing intake model to be reviewed as received by staff and allowing applicants to apply for grants up to two months prior to event hosting.

Given the timing of grant applications and sport hosting events, staff recommend that Council delegate the authority to approve grants to the General Manager of Parks, Recreation \& Culture and the General Manager of Finance up to the award maximum of $\$ 5,000$ effective May 2, 2023. The delegation of the grant approval process will improve the efficiency and effectiveness of the City's grant administration process for sport organizations. Annual reporting of the approved grants to Council will continue to provide accountability for the grant process.

## FUNDING

Appendix "IV" attached to this report documents the balance in the Sport Tourism Grant Program based on an assumption that Council will approve the recommendations of this report.

## CONCLUSION

The Parks, Recreation \& Culture Department and the Finance Department recommend that Council approve 18 Sport Tourism Grants totaling $\$ 64,700$ and the recommended Program improvements to improve efficiencies regarding the process to award grant funding to organizations to support event hosting in Surrey.


Laurie Cavan
General Manager
Parks, Recreation \& Culture


Kam Grewal, CPA, CMA
General Manager
Finance

Appendix "I": Sport Tourism Grant Program Guidelines (updated September 2021)
Appendix "II" Amended Sport Tourism Grant Program Guidelines (updated March 2023)
Appendix "III": Corporate Report No Ro6i; 2015
Appendix "IV": 2023 Sport Tourism Grant Program Funding Recommendations

# Sport Tourism Grant Program Guidelines <br> Updated March 30, 2023 

## General Information

1. Funding is intended to support sporting events being held in the City of Surrey with participants staying in local accommodation.
2. Grants are intended to offset the cost of facility rentals for the purpose of the sporting event only and will not be provided to cover deficits or on-going operating costs.
3. Grants will be distributed within the following guidelines:

| Event Location | Maximum Value |
| :---: | :---: |
| Provincial | $\$ 3,000$ |
| Western Canada | $\$ 4,000$ |
| National | $\$ 5,000$ |
| International | $\$ 5,000$ |

4. Where a grant is awarded, $100 \%$ of the grant amount will be forwarded to the applicant once the General Manager of Parks, Recreation \& Culture and the General Manager of Finance has approved the grant and once the event and final report are completed.
5. Major national and international events with a significant bid/funding commitment and economic impact will be presented to Council for consideration through the annual operating budget, i.e., BC Summer Games, 55+ Games, Swim Canada Nationals etc.
6. Applicants must submit their application to Sport Surrey at sportsurrey@surrey.ca no later than two months prior to the actual event date.
7. Requests for grants will be considered on an ongoing basis. Requests received outside these intake periods may be considered for funding if:
a. The requirement for the grant was not reasonably foreseeable prior to the deadline; and
b. The requirement for funding is critical to the implementation of the organization's event.

## Criteria for Grant Eligibility

1. The Sporting Event must be sanctioned by the appropriate, recognized organization (PSO, NSO, International Federation (IF), etc. if applicable.
2. Sport Event must be at the provincial, western Canadian, national, international, or invitational level.
3. Events must take place within the City of Surrey and be sponsored by local organizations and have direct local economic impact, e.g., Surrey room night counts.
4. Grant applications for the same event multiple years in a row must demonstrate significant growth of the event. Priority will be given to new events in their initial years to help them become established.
5. Grants for annual recurring events in the same location each year may be considered for funding.
6. Applicants must submit a completed application form including all requested additional supporting documents and information.
7. More favorable consideration may be given to sport events that are outside the main tourism season and are held mid-week. Events for one day will be considered, however, events taking place over two or more consecutive days will be given higher priority.
8. Requests must be made in advance of the event (no retroactive requests).
9. The organization shall show evidence that it has fully explored all other viable sources of financial support.
10. The organization must submit an evaluation of the use of the grant and feedback on the event hosting experience within 30 days of event completion, this will initiate the payment of the grant's funds.
11. The organization must not view the grant as an automatic ongoing source of funding.
12. Previous grant recipients must have submitted final reports from past events to be eligible for future grants.
13. Grant applications will only be considered if the organization has cleared all outstanding balances from previous events.
14. In the case of event cancellation, repayment of the grant will be required.

## Guidelines for Grant Priorities

The following factors will be used to determine priorities for allocating grants to eligible applicants:

1. The magnitude of event:
a. Number many days
b. Number of room nights
c. What age group
d. Type of sport
e. Number of out-of-town visitors
f. Cost of facility rental
g. Level of competition etc.
2. Does the event advance Surrey's profile as a Sport Hosting City or diversify the hosting portfolio?
a. What is the level of the event?
b. Does the event showcase existing City of Surrey facilities?
c. Is there media exposure?
3. How will Surrey residents be impacted by the hosting of this event?
a. Is there community support?
b. How much facility use/schedule disruption?
c. Are there spectator opportunities for Surrey residents?
d. Are there volunteer opportunities for Surrey residents?
4. The quality and history of the organization's administration and management:
a. Is the organization well known to Surrey residents for their service?
b. What are the overall financial conditions of the event?
c. Will the lack of City funding result in the cancellation of the event?
d. Have all other funding options been investigated?
5. The appropriateness, effectiveness, and quality of delivery of the event:
a. How well will it be organized?
b. Will there be coordination with other organizations, which might be interested or affected?
c. Has the organization previously demonstrated success with a similar undertaking?

## Procedure for Processing Grant Requests

1. Applicants must submit a grant application to sportsurrey@surrey.com on the prescribed form, not later than two months prior to the actual event date to be considered for funding.
2. A Sport Tourism Grant Committee, consisting of one staff representative from each of the following: Finance, Parks Recreation and Culture, and Discover Surrey, will review all grant applications to ensure completeness and to ensure grant eligibility as specified by the program.
3. The Sport Tourism Grant Committee will review the request and make recommendations to GM of PRC and Finance; GM of PRC and Finance will sign off on requests if supported, and an annual information report will be shared with Council.
4. Sport Surrey shall notify all applicants of the Sport Tourism Grant Committee's initial decision and shall advise them of the Appeal Procedure. Applicants shall be advised that grant amounts are subject to final approval by Council after all appeals have been reviewed.
5. The Sport Tourism Grant Committee shall be responsible for ensuring that all organizations that are approved for a grant submit an evaluation report on the use of the grant funds upon completion of the event.

## Procedure for Grant Appeals

1. Appeals of Council's decisions will be considered only in instances where additional grant funds are required to prevent unforeseen circumstances which could result in employee lay-offs or threaten the financial well-being or implementation of the organization's event, or where significant new information will be presented which was not available during the grants review process.
2. Organizations must notify the City Clerk in writing, within 14 days from the date that the grant notifications were e-mailed, that they wish to appeal Council's decision. The grant applicants must give a clear explanation of why they feel they qualify for an appeal. The appeal request will be presented to Council for a decision on whether the appeal will be considered, and the applicant shall be notified accordingly. If the appeal is not successful, that organization may not reapply for funding of the same service in the same funding year.

## Procedure for Processing Late Grant Applications

Grant applications received outside of the intake periods will be referred to the Sport Tourism Grant Committee for the following action:

1. If the requirement for grant funds was not reasonably foreseeable two months prior to the actual event date, and if the requirement for immediate funding is critical to the implementation of the organization's event, then the Sport Tourism Grant Committee may review the grant application.
2. The Sport Tourism Grant Committee may only approve grants up to $\$ 5000$. If a grant is approved, it will be reflected in the next report to Council. If the Sport Tourism Grant Committee believes that the grant application does not qualify for consideration, then the Committee shall advise the grant applicant in writing that they do not qualify for consideration, but that they may reapply the following year. The applicant shall be advised that they may appeal against this action of the Committee by requesting the City Clerk in writing to refer their application directly to Council, and by explaining why they should receive special late consideration for a grant. The appeal will be forwarded to Council for consideration, along with a recommendation from the Sport Tourism Grant Committee.

# APPENDIX "III" 

## 2023 Sport Tourism Grant Program Funding Intake \#1

Grant Funding Available:

| 2023 Approved Budget | $\$ 50,000$ |
| :--- | :--- |
| Eligible Grant Funding carried over from 2022 | $\$ 141,400$ |
| Total Available Grant Funding | $\$ 191,400$ |
| Total Grants Approved for Intake \#1 (Corporate Report No Ro54; 2023) | $\$ 64,700$ |
| Unallocated Grant Funding Balance after Intake\# 1: | $\$ 124,700$ |


|  | Organization/Event | Funding Amount | About the Event |
| :---: | :---: | :---: | :---: |
| 1. | BC School Sports 2023 BC School Sports <br> 'A' Girls Soccer <br> Provincial <br> Championship | \$1,100 | This event will take place May 31 - June 2, 2023, bringing the top 16 girls' soccer team and approx. 375 athletes to Surrey over 3 days where the teams will compete in an elimination draw tournament to determine the provincial school champion. |
| 2. | BC School Sports -AA-AAA Ultimate <br> Provincial Championship 2023 | \$1,100 | This event brings two ultimate tournaments on the same field of play from May 25-26, 2023. Each tournament will feature 16 teams (approx. 625 athletes) who will compete in a knockout tournament for the Top AA and Top AAA Championship. |
| 3. | British Columbia Rugby Union - BC Rugby Senior Club Finals 2023 | \$3,000 | This event took place on April 29, 2023, at South Surrey Athletic Park. Approx. 2000 participants and their teams competed in a knockout competition leading into the finals where one team was crowned as the league champion. |
| 4. | Canadian Amateur Sport Society Canada Cup | \$5,000 | This event will be held at Softball City in South Surrey from July 716, 2023. With over 105 teams (approx. 2000 athletes) participating from outside of the province and outside of the country, there will be a significant increase in tourism in Surrey and the Lower Mainland. |
| 5. | Canadian Amateur Sport Society - Men's and Master Men's Canadian Championships | \$5,000 | This event will take place at Softball City in South Surrey from August 30 - September 3, 2023, and will showcase the top Men's teams (approx. 250 athletes) from across Canada and will bring in an influx of athletes and their families travelling to Surrey for this tournament. |
| 6. | Climbing Escalade Canada - Youth Boulder Regionals (Western) | \$3,000 | This event was held at the Hive, an indoor climbing gym from April 22-23, 2023, and drew approx. 250 athletes coming from as far as Saskatchewan for this regional event. |
| 7. | Cloverdale Minor Hockey Association BC Hockey Uı3 Tier 1 Championship | \$3,000 | This event was held March 17-22, 2023, at Surrey Sport and Leisure Complex which attracted approx. 130 athletes who represented the district winners of each division and category in British Columbia. |


| 8 | Heavy Dinkers Pickleball Club Super Senior Slam Pickleball Tournament | \$2,500 | This tournament will be held from August 4-6, 2023, at South Surrey Athletic Park and will bring approx. 500 athletes out along with avid pickleball spectators to witness this growing sport. |
| :---: | :---: | :---: | :---: |
| 9. | Ocean Athletics Track \& Field Canada - BC Cross Country Championships | \$2,000 | This event will be held on October 21, 2023, at Crescent Park and will bring out approximately 600 athletes with $90 \%$ coming from outside of Surrey and more than 200 travelling from outside of the Lower Mainland. |
| 10. | Surrey Orcas Water <br> Polo Club-15U <br> Western <br> Championships | \$4,000 | This event will take place from May 3-6, 2024, at the Guildford Recreation Centre and will draw approximately 400 athletes to the facility including teams from across Western Canada from provinces such as Manitoba, Saskatchewan, Alberta, and BC. |
| 11. | Surrey Orcas Water Polo Club - West Coast Invitational | \$4,000 | This event is held November 17-19, 2023, at Guildford Recreation Centre and will attract about 200 athletes from BC, Alberta, and Washington. |
| 12. | World Round-Up <br> Productions - The <br> World Freestyle <br> Round-Up <br> Skateboarding <br> Championships | \$5,000 | This event will be held May 19-22, 2023, at the Cloverdale Curling Rink during the Cloverdale Rodeo \& Country Fair with approx. 50 to 65 athletes participating who are the world's top Professional and Amateur freestyle skateboarders. The event will also have the capacity for international participation via their live stream participation category. |
| 13. | Vancouver Goalball Club-2023 VGC <br> Surrey Goalball Grand Slam | \$5,000 | This event was held from March 10-12, 2023, at the Pacific Academy. Approximately 80 athletes came out to play this paralympic sport and stayed at the Guildford Sheraton Hotel. Blind athletes showcased their talent, their determination, and their drive. As a result, the City of Surrey is continuing to have increased recognition as being a leader in Para-Sport and disability initiatives. |
| 14. | Eneven Management - 2023 Premier Spring Showcase | \$5,000 | This event was held from April 7-9, 2023, at South Surrey Athletic Park where approximately 3000 soccer players participated in this annual soccer tournament. This is part of one of the largest tournament/event series in Canada for soccer and brings Surrey significant business revenue and sport tourism initiatives. |
| 15. | Eneven Management <br> - Premier Spring Cup | \$3,000 | This event will be held June 17-18, 2023, at South Surrey Athletic Park, Newton Athletic Park, Cloverdale Athletic Park, and Hjorth Road Park and will bring out approximately 3000 soccer players with many teams travelling from out of town. The tournament will bring a high level of competition focusing on the sport and tourism/travel opportunities for Surrey. |
| 16. | Eneven Management <br> - Premier <br> International Cup | \$5,000 | This event will be held from September 1-2, 2023, at South Surrey Athletic Park, Newton Athletic Park, Cloverdale Athletic Park, and Hjorth Road Park with approximately 12,000 soccer players competing, making this the biggest tournament/event series in Canada for soccer. This tournament will bring Surrey significant business revenue and sport tourism initiatives. |


| 17. | Eneven Management <br> - Premier Cup | $\$ 5,000$ | This event is taking place over Thanksgiving weekend on October <br> $6-9,2023$, at South Surrey Athletic Park, Newton Athletic Park, and <br> Cloverdale Athletic Park with approximately 300o soccer players of <br> various ages participating in one of the largest tournament/event <br> series in Canada for soccer which will bring Surrey significant <br> business revenue and sport tourism initiatives. |
| :--- | :--- | :--- | :--- |
| 18. | Eneven Management <br> - Coastal Spring <br> Classic | $\$ 3,000$ | This event will be held May 20-22, 2023, at South Surrey Athletic <br> Park, Newton Athletic Park, Cloverdale Athletic Park, and Hjorth <br> Road Park with approximately 4ooo athletes ranging from ages 8- <br> 18 participating in this multi-day tournament which will bring <br> multiple teams from out of town who will stay in Surrey's hotels, <br> eat at local restaurants, and shop in Surrey. |
|  | Total | $\$ 64,700$ |  |

## Not Recommended for Funding:

Funding declined because a) proposed activities are ineligible under the Sport Tourism Grant Guidelines, b) proposed initiative offers limited community benefit to merit funding; and/or c) proposed initiative lacks feasibility.

1. Last Man Stands Canada DEI Foundation
2. Cloverdale Skating Club

## 2023 Sports Tourism Grant Program Funding Intake \#2

## Grant Funding Available:

2023 Approved Budget
\$50,000
Total unused funds rolled over from 2022
Opening balance of Sport Tourism Grant Fund in 2023
$\$ 141,400$
\$191,400

Total grant funding approved in intake \#1 (Corporate Report No Ro54; 2023)
\$64,700
Play On! funding approval by Council (Corporate Report No R149; 2023)

Total grants allocation in intake \#2:
$\$ 28,000$

Remaining unallocated grant funding balance to roll over to 2024:
\$38,700
*Unallocated funding is retained to support future events.

|  | Organization/Event | Funding Amount | About the Event |
| :---: | :---: | :---: | :---: |
| 1. | BC School Sports - BC Cross Country Provincials | \$3,000 | This event took place August 4-6, 2023, at Crescent Park and brought 1500 athletes to Surrey over 3 days. Athletes competed in multiple races to determine the provincial school champion. |
| 2. | $\begin{aligned} & \text { BC Ultimate Society - } \\ & \text { Junior \& Senior } \\ & \text { Canadian Ultimate } \\ & \text { Championships } \end{aligned}$ | \$3,500 | This event took place August 12-20, 2023, at Newton Athletic Park. 2,000 athletes between the ages of 15 and 30. This event was categorized into two divisions, Junior (ages 15-18) and Senior (ages 19-35). The City of Surrey bid for this event and was successful. This event acquired 1,500 room nights. |
| 3. | Canadian Pickleball Series - Surrey Cup | \$1,500 | This event took place September 15-17, 2023, at South Surrey Athletic Park. 200 participants from 18 to 65 compete for a chance to be crowned the Surrey Cup Champions. This event acquired 100 room nights. |
| 4. | Canucks Autism <br> Network - Pro Am | \$3,000 | This event took place November 3-4, 2023, and celebrated its fifth year in a row at the North Surrey Sport \& Ice Complex. The ProAm hosted over 300 individuals throughout the event and incorporated NHL Alumni into each game. |
| 5. | Cloverdale Baseball Association - U13 AA Provincials | \$2,600 | This event took place July 26-30, 2023, at Cloverdale Baseball Park. Athletes from all over the province attended to be crowned provincial champions. This event acquired 120 room nights. |
| 6. | Deaf Pickleball Club BC <br> - Canada Deaf <br> Pickleball Tournament | \$1,400 | This event took place between August 4-6, 2023, at Greenway Pickleball Courts and hosted 47 teams throughout the region. The event catered specifically to deaf or hard of hearing individuals collaborating with BC Deaf Sports. This event acquired 40 room nights. |


| 7. | Field Hockey Canada Junior Pan American Championships | \$5,000 | This event is set to take place June 26 - July 12, 2024, at Tamanawis Park and will host over 400 athletes representing their countries from around the world. This event is set to generate 6,000 room nights. This tournament was previously hosted in Canada in 2016, in Toronto. This is the second time that Canada will play host in the history of the event. |
| :---: | :---: | :---: | :---: |
| 8. | Skate Canada BC Coast Region - Jingle Blades | \$3,000 | This event took place November 24-26,2023 at the North Surrey Ice Complex and hosted 750 athletes. Jingle Blades Competition is an annual figure skating competition for skaters participating in the STARSkate stream of development, as well as Special Olympics and Adult competitors. This event acquired 175 room nights. |
| 9. | Swimming Canada - <br> Ken Demchuk <br> International <br> Invitational | \$5,000 | This event took place December 2-4, 2023, at the Guildford Recreation Centre. This international para swimming event saw over 300 participants and acquired 200 room nights. The Ken Demchuk International Invitational brought para swimmers from across the country for the only Paralympic Program event offered in Canada. This long course, 3-day competition had some of Canada's best para swimmers and attracted international federations. |
|  | Total | \$28,000 |  |

## Not Recommended for Funding:

The grant review committee is recommending not to approving the following event on the grounds that a) proposed activities are ineligible under the Sport Tourism Grant Guidelines, b) proposed activities lack sufficient financial details related to their grant application and event.

1. John Main Tournament - Cloverdale Baseball Association

## Applications relocated to next intake period:

The grant review committee is recommending reviewing the following grant applications at the 2024 intake \#1 due to a) insufficient supporting documentation on grant applications, b) lack of details and information to make funding recommendations for proposed activites.

1. Surrey FC - Mayors Cup
2. Surrey FC - Canada Soccer Toyota National Championships

## CORPORATE REPORT

no: R149
council date: Septenber 25, 2023

## REGULAR COUNCIL

TO: Mayor \& Council
DATE: September 21, 2023
FROM: General Manager, Parks, Recreation \& Culture FILE: 0550-20 General Manager, Finance

Request for Funding in Support of Play On! Canada's 2024 Event

## RECOMMENDATION

The Parks, Recreation \& Culture Department recommends that Council:

1. Receive this report for information; and
2. Approve $\$ 60,000$ one-time allocation from the Sport Tourism Grant Program in support of Play On! Canada's proposed 2024 event.

## INTENT

The purpose of this report is to obtain Council's endorsement for providing $\$ 60,000$ in funding to Play On! Canada in support of their 2024 Play On! Canada event. Play On! Canada's funding request is attached as Appendix " I ".

## BACKGROUND

Play On! Canada is a non-profit, inclusive, national mass participation street hockey event positioned to reconnect and unify Canadians, promote health, sport participation, physical activity, and economic recovery. The event has a festival atmosphere with divisions for all ages and skill levels. Play On! is Canada's largest sports festival with 2.5 million Canadians in 37 communities participating since 2003. Drawing on the power of street hockey, Play On! Canada brings sports fans and communities together. Each festival sees thousands of players and spectators converge on host cities providing a boost to the local economy.

In 2022 Play On! Canada hosted an event in downtown Cloverdale on September 23-25, 2022, that attracted approximately 100 teams and received a Sport Tourism Grant of \$3,ooo to support the event.

## DISCUSSION

Play On! Canada has approached the City of Surrey with a proposal to host another event in Surrey in 2024. Play On Canada! hosted their 2022 Surrey event from September 23-25,2022. This event had 98 teams registered for all ages, which resulted in 772 athletes participating and roughly 1770 community members spectating over the weekend long tournament. A Sports Tourism Economic Assessment Model ("STEAM") was completed based on Play On! Canada’s 2022 survey which indicated that Surrey's local economic impact for their event was $\$ 748,306$ to the communities across Surrey. The 2024 event is planned to take place on June 7-9, 2024 at both the Cloverdale Fairgrounds and within the Cloverdale community, and will be larger in scale than the 2022 event. Play On! Canada is hoping to attract more than 200 teams to play in both downtown Cloverdale and at the Cloverdale Fairgrounds in 2024.

Play On! Canada utilizes street hockey to unify local communities through its national level resources as an organization. This event will have long-lasting economic impact on the city and offer a unique opportunity to build sport tourism in the City of Surrey through the low barrier and accessible sport of street hockey.

Play On! Canada anticipates the 2024 event will attract up to 4,000 players and up to 10,000 spectators to the event bringing up to $\$ 3.3$ million dollars in economic benefit and will garner national level coverage through TV, social media and radio. The media coverage will showcase Surrey as a premier sport tourism destination.

## FUNDING

## Sport Tourism Grant Program Funding

The Sports Tourism Grant Program is intended to cover facility related costs for sporting events that are hosted in the City of Surrey. The Sport Tourism Grant guidelines allow for a maximum grant allocation of $\$ 5,000$; this level of funding would not be sufficient to support the 2024 Play On! Canada event. For significant sport tourism events, additional City funding has been approved by Council in the past to secure events.

With the projected increase of 100 teams for the 2024 Surrey event, Play On! Canada is forecasting increased operational expenses that will be necessary to ensure a safe and effectively operated event in the City of Surrey for the magnitude of this size of sporting event. Due to the increase of athlete participation, Play On! Canada will require double their floor hockey rinks for their 2024 event and anticipate increased costs for equipment, staffing, marketing, traffic management and technology.

Most sport tourism events were cancelled or deferred during the COVID-19 Pandemic, as such fewer grants were allocated resulting in sufficient funding to support this one-time Play On! Canada grant request. Appendix "II" attached to this report documents the balance in the Sport Tourism Grant Program based on an assumption that Council will approve the recommendations of this report.

## Additional Funding Information

Play On! Canada has requested and received similar funding levels from other municipalities across Canada for their past events. Previously, Play On! Canada has received more substantial
funding from other levels of government, however Federal funding (COVID recovery funding) that was previously available for this program is not currently available. In additional to municipal funding requests, Play On! Canada is also actively seeking funding through local grant opportunities such as Discover Surrey's Tourism Event Marketing Grant and through the Surrey Hotel and Motel Association. Play On! Canda has confirmed they have also received similar levels of funding commitments from Lethbridge, Calgary, Saskatoon, Nanaimo, and Dawson Creek to host this event.

Due to the time required for planning of this national tour, staff are bringing Play On! Canada's funding request forward for Council's consideration at this time.

## CONCLUSION

The Parks, Recreation and Culture and Finance Department recommends that Council approve $\$ 60$, ooo one-time allocation from the Sport Tourism Grant Program in support of Play On! Canada's proposed 2024 event.


Laurie Cavan
General Manager,
Parks, Recreation \& Culture


Kam Grewal, CPA, CMA
General Manager,
Finance

Appendix "I": Play On! Canada's Funding Request
Appendix "II": Sport Tourism Grant Program
Appendices available upon request
REGULAR COUNCIL
TO: $\quad$ Mayor \& Council
DATE: January 22, 2024
FROM: General Manager, Parks, Recreation \& Culture FILE: 1850-o1 General Manager, Finance
SUBJECT: Community Enhancement Partnership Program Grants - 2023 Year-end Reporting

## RECOMMENDATION

The Parks, Recreation \& Culture Department and the Finance Department recommend that Council receive this report for information.

## INTENT

The purpose of this report is to provide Council with an overview of the Community Enhancement Partnership Grant Program (the "CEP Program") and information on the 48 grants awarded in 2023.

## BACKGROUND

In January 2010, Council adopted the CEP Program, which is intended to provide financial support for projects focussed on community engagement and neighbourhood enhancement. Under the CEP Program, residents, businesses and community groups may apply to the City for a grant under three separate categories; these being:

- Small Project Grants - to support in planning, organizing, and implementing projects intended to directly improve the physical aesthetic appeal of a neighbourhood.
- Partnership Grants - to support projects that build community relationships through celebration and activity.
- Façade Grants - enable small businesses or commercial property owners to apply for funding to renovate or improve their building facades.

Supported projects, activities, and celebrations include block parties, community festivals, cleanups, and beautification projects. The level of funding awarded to the recipients is based on the contribution or value of time by a group to support, plan and organize eligible activities and can include volunteer labour, donated materials, and/or professional services.

The Grant Selections Committee, which includes staff from Parks, Recreation \& Culture Department and Finance Department, is responsible for assessing grant applications that are received under the CEP Program throughout the year, using the grant criteria outlined in the CEP Program Guidelines (Appendix "I"). If supported, grants applications are approved by the General Manager, Finance and the General Manager Parks, Recreation \& Culture.

## DISCUSSION

## CEP Program Grants Awarded in 2023

48 CEP Program grants were awarded in 2023, totalling \$48,974 (see Appendix "II"). The awarded grants contributed to neighbourhood block parties, community clean ups, community gardens, a pollinator pathway, small business exterior renovation, and smaller scale festivals. Following these allocations, $\$ 142,183$ funding is available to carry forward for new grant opportunities in 2024.

## Marketing and Promotion

The COVID-19 Pandemic deterred the number of applications received under the CEP Program from 2020-2022. In 2023, with a targeted focus to promote the grant program options, the CEP program approved 48 applications. In 2024, the program will continue to be promoted through social media, grant information sessions with direct stakeholders, general public information sessions, through outreach programs, and to organized neighbourhood clean up groups.

## FUNDING

Funding for CEP Program is provided through an annual allocation of $\$ 45,000$ from the City Grants Program. Appendix "II" provides information on the 48 grants awarded in 2023 and the status of funding related to the CEP Program.

## CONCLUSION

The CEP Program funds projects that promote community-based projects and celebrations to improve the quality of life for Surrey residents and fosters strong community building and resiliency.

Laurie Cavan
General Manager
Parks, Recreation \& Culture

Kam Grewal, CPA, CMA
General Manager
Finance

Appendix "I": CEP Program Overview and Guidelines
Appendix "II": 2023 CEP Program Funding

## CEP Program Overview and Guidelines

## Community Enhancement Partnership Program (CEPP) <br> Program Overview and Guidelines

The Community Enhancement Partnership Program (CEPP) is an initiative of Council to encourage neighbourhood projects and activities that beautify our streets and public spaces. Through the Program, residents, groups and businesses can apply to the City for a grant to plan, organize and implement small beautification and place-making projects, activities and celebrations. Successful applicants match their requested grant amount with contributions of volunteer labour and services, donated materials, and/or cash. The Grant program is a partnership in which the applicant and the City contribute towards the applicants proposed project. Projects must be completed within twelve (12) months of a grant being awarded.

## FUNDING CRITERIA \& ELIGIBILITY

Grants are available to all Surrey residents, students, community groups, organizations or associations. Small businesses will also be considered for building or landscaping beautification projects in targeted areas. All applications must encourage inclusive neighbourhood participation. Projects must be undertaken within the geographic boundaries of Surrey. All applicants must demonstrate their project or activity will:

- focus on beautifying, celebrating and creating engaging places in Surrey;
- generate a public benefit in an inclusive and cooperative manner;
- involve members of the community in the project;
- commit to overseeing the project and any resulting maintenance;
- have broad neighbourhood support.
- improve the look and feel of City streets


## PROJECT GRANT CATEGORIES



## i) Small Project Grants

Small project grants have a maximum amount of $\$ 3,000$ per project. They are offered to support planning, organizing and implementing projects that physically improve the appearance of the City. As examples, a neighbourhood garden, boulevard landscaping, community pathway, floral tree plantings, decorative lighting display or a neighbourhood entrance feature would fall under this category.

## ii) Celebration \& Activity Grants

Celebration \& Activity grants have a maximum amount of \$1,000 per project. They are offered to support community activism and celebration. As examples, a neighbourhood festival or block party or a neighbourhood improvement campaign would fall under this category. Projects that create opportunities to develop neighbourhood organization and promote community leadership are encouraged. Ideally, the community celebration will ultimately encourage people to get involved in improving their neighbourhood for the long term.

## iii) Facade Enhancement Grants

Facade Enhancement Grants help to encourage commercial property owners and businesses to invest in their buildings and storefronts through façade renovations. Property owners are urged to renovate, building façades through grants, matching up to $30 \%$ of the eligible costs to a maximum of $\$ 3,000$. Through the Facade Enhancement Grant Program, property owners and businesses will help to improve the streetscape of the local community, attracting residents, businesses and customers to the area. Façade grants are targeted towards different areas around the City each year.

## PROJECT MANAGEMENT \& RECOGNITION

For awarded projects, photos must be submitted to the City as a permanent record and for potential posting on the City's website and within local newspapers.

Awarded projects may be subject to inspection by City staff. Annual inspections may be undertaken to monitor maintenance and upkeep of projects.

- Applicants that have failed to undertake or maintain projects, as outlined on submitted applications, may be eliminated from consideration for future City grant opportunities.
- Applicants are required to abide by all Municipal, Provincial and Federal laws and regulations.
- The City of Surrey reserves the right to remove any physical installations or improvements on public land at any time.


## APPLICATION REVIEW PROCESS

Each application will be evaluated by a grant evaluation committee using the following evaluation criteria and within available funding.

## Evaluation Criteria

## Overall Community Enhancement Program Objective

- Project corresponds with the objective to "beautify, animate and celebrate Surrey".


## Project Proposal \& Feasibility

- Provides a clear description of what the project is and why it is proposed.
- Provides a clear public benefit.
- Is well planned with a realistic timeline and a clear beginning and end.
- Has a reasonable budget.


## Community Building

- Community contribution is documented, demonstrating broad community participation and support for the project.
- Encourages inclusive community participation and provides opportunity to bring people together.
- Encourages interaction between different groups, such as different cultural groups, tenants, seniors and business owners.
- Encourages collaboration between all age groups, particularly youth and adults.

Outcomes

- There is a clear understanding of how the community will be improved as a result of the project, with anticipated outcomes clearly documented.
- Project is designed for low maintenance and the applicant and stakeholders commit to project maintenance, with the majority of maintenance undertaken by the applicant.

Grants will NOT be awarded to/for:

- The purpose of private gain.
- Government agencies, political or partisan groups, formal business associations, universities, exclusive clubs or associations, newspapers and non-Surrey-based organizations (based or originating).
- Applicants who have failed to document a community contribution.
- Applicants who have failed to successfully carry out or maintain a project for which a grant was previously awarded.


## Grants must NOT be used to:

- Duplicate an existing public or private program
- Support ongoing programs or services.
- Replace funding lost from other sources or provide gap funding.
- Pay for the applicants operating expenses that are not directly related to the project for which the grant is awarded.
- Purchase land or buildings.
- Pay for out of City travel expenses.
- Pay for expenditures or financial commitments made before the organization's grant application was submitted.


## 2023 CEP Program Funding

## 2023 FINANCIAL PLAN <br> COMMUNITY ENHANCEMENT PARTNERSHIP PROGRAM

Description Amount Allocation to date Remaining

| Carried Forward from Prior Year | $\$$ | 146,259 |  |
| :--- | ---: | ---: | ---: |
| $\mathbf{2 0 2 3}$ Adopted Budget | $\$$ | $\mathbf{4 5 , 0 0 0}$ | $\mathbf{1 9 1 , 2 5 9}$ |

## Grants Awarded in 2023

| 1. | Clothesline Consignment | * | 1,500 |
| :---: | :---: | :---: | :---: |
| 2. | 154A Street Block Party | * | 500 |
| 3. | 141 Street Block Party | \$ | 500 |
| 4. | Street Iftaar Block Party | \$ | 500 |
| 5. | Bonnydoon Community BBQ | * | 500 |
| 6. | 129A Street Block Party | \$ | 500 |
| 7. | 58A. Avenue Block Party | * | 500 |
| 8. | 61 Avenue Block Party | \$ | 500 |
| 9. | Chantrell Place Block Party | * | 500 |
| 10. | Harvest W'ynde Block Party | \$ | 500 |
| 11. | The Woods Annual Block Party | * | 500 |
| 12. | Canada Day Block Party | \$ | 500 |
| 13. | Juneteenth BBQ Block Party | * | 500 |
| 14. | Cardinal Court Block Party | * | 450 |
| 15. | Hycroft Block Party | * | 500 |
| 16. | Parkway Dr Summer Kick Off Block Party | \$ | 500 |
| 17. | Com Roast | * | 305 |
| 18. | 149 Street Block Party | * | 200 |
| 19. | Car Show and Family Fun Day | * | 1,000 |
| 20. | Sports Day BBQ and Carnival | \$ | 800 |
| 21. | Odyssey Towers Block Party | \$ | 500 |
| 22. | Spooktacular Halloween Market | * | 1,000 |
| 23. | Nightshift Summer BBQ | * | 1,000 |
| 24. | Green Neighbourhood Volunteers | * | 3,000 |
| 25. | 140th Social Spotlight Project | * | 1,505 |
| 26. | New MeLellan Pollinators Pathway | * | 2,100 |
| 27. | Crescent Park Community Garden Project | * | 2,833 |
| 28. | Village Street Banners Small Project | * | 3.000 |
| 29. | Redwood Park Youth Outdoor Activity | \$ | 500 |
| 30. | 169A St Annual Block Party | * | 500 |
| 31. | 166A Street Block Party | * | 500 |
| 32. | 14B Ave End of Summer Block Party | \$ | 500 |

## 2023 FINANCIAL PLAN COMMUNITY ENHANCEMENT PARTNERSHIP PROGRAM

|  | Description | Amount | Allocation to date | Remaining |
| :---: | :---: | :---: | :---: | :---: |
|  | - | - |  |  |
| 33. | 85A Ave Block Party | * | 500 |  |
| 34. | 128A Street Block Party | * | 500 |  |
| 35. | Rock the Block Party | * | 500 |  |
| 36. | McLellan Mews Block Party | * | 500 |  |
| 37. | Abbey Ridge Summer Block Party | \$ | 500 |  |
| 38. | 129B Street Block Party | * | 500 |  |
| 39. | Sept 56 Ave Block Party | \$ | 500 |  |
| 40. | Daventry Lane Enhancement | * | 1,800 |  |
| 41. | DlvERSEcity Awning Replacement | * | 2,927 |  |
| 42. | CoBrokr Investments Façade Enhancement | * | 3,000 |  |
| 43. | Dunsmuir Garden Patio Shelter | \$ | 3,000 |  |
| 44. | 151A St Lavender Garden | * | 1,034 |  |
| 45. | Herb Garden and Mason Bees houses | * | 500 |  |
| 46. | Spirit of Giving | * | 500 |  |
| 47. | Fleetwood Boulevard Enhancement and Free Library | * | 1,770 |  |
| 48. | Bald Eagle Conservation Project | \$ | 2,750 |  |
|  | cations for 2023 | \$ | 48.974 $\leqslant$ | 142,285 |

## CORPORATE REPORT

## REGULAR COUNCIL

TO: Mayor \& Council DATE: January 25, 2024
FROM: General Manager, Planning \& Development FILE: 1855-03
General Manager, Community Services
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
SUBJECT: Housing Accelerator Fund Application Update

## RECOMMENDATION

The Planning \& Development Department, Community Services Department, Corporate Services Department, Engineering Department, and Finance Department recommend that Council receive this report for information.

## INTENT

The intent of this report is to update Council on the City's Housing Accelerator Fund ("HAF") application and to provide information on Surrey's approved application, including the Action Plan, anticipated incented growth, and financial considerations.

## BACKGROUND

On March 17, 2023, the Canada Mortgage and Housing Corporation ("CMHC") launched the HAF. This $\$ 4.0$ billion fund aims to provide Canadian local authorities with financial incentives to remove barriers to housing supply, accelerate growth, and support community development over the next three years.

With Council support, the City applied for the HAF on June 13, 2023. On December 4, 2023, the City received final approval for a $\$ 95.6$ million grant from CMHC and the program was formally launched on January 10, 2024.

## DISCUSSION

The City's HAF application seeks to accelerate the delivery of housing for the next three years (through December 2026) with ongoing positive impacts on the approval process. The application is composed of several elements, including a Housing Growth Target, Action Plan, and Spending Plan.

## Housing Baseline and Growth Targets

As part of the application, the City provided two housing projections: the total number of permitted housing units projected without the Action Plan, and the total number of permitted housing units projected with the Action Plan (the "Housing Growth Targets").

Through the Action Plan, the City seeks to increase the number of housing units delivered by $27.8 \%$, to an average 4,283 issued dwellings per year.

## Action Plan

The Action Plan includes a series of initiatives that are intended to increase Surrey's housing supply in both the short-term and long-term. There are eight key initiatives in the Action Plan, as outlined in Appendix " I ".

Surrey's Action Plan allows for faster development of higher density, multi-unit housing projects. Initiatives include policy changes to expedite development of below-market housing, expanding the use of professional reliance for faster approvals, expanding the guaranteed permitting timelines program, and leveraging artificial intelligence ("AI") to facilitate faster development and permit approvals.

Several initiatives are already underway, including development of the Building Inquiry Chatbot, Digital Compliance Project, continued expansion of end-to-end Digital Permitting capabilities, and policy work to respond to the new Provincial legislation.

A dedicated webpage, www.surrey.ca/housingaccelerator, has been created to provide information and progress updates on the initiatives.

## Spending Plan

The City was awarded $\$ 95.6$ million (the "Funds") to be received over four equal payments, concluding by December 2026. The Funds will be received as follows:

1. $25 \%$ initial payment;
2. $50 \%$ based on annual progress report to CMHC on the implementation of the Action Plan; and
3. $25 \%$ based on meeting the Housing Growth Targets.

The City will have until September 2027 to spend the Funds, based on key priorities as shown in Appendix "II" (the "Spending Plan").

## Council Engagement

Staff will provide Council with annual progress reports on the implementation of the Action Plan and Spending Plan.

Additional Council Reports will be provided at key implementation milestones or when approval is needed for any required bylaw amendments and contract awards.

## Next Steps

Staff are prioritizing several actions, including:

1. Hiring of additional staff to support implementation of the Action Plan and continued processing of applications;
2. Drafting the terms of the Development Incentive Program for Council consideration in early 2024;
3. Refining the Spending Plan to ensure that investments are focused on unlocking housing supply;
4. Developing AI-powered tools to assist improved communication and quality of development and building permit submissions; and
5. Continuing to draft policies and Zoning bylaw amendments to respond to the Provincial housing legislation.

Implementing staff augmentation efforts, process improvements, and legislative changes will require focused actions with continued oversight from the respective department General Managers to ensure that these efforts do not result in undue application processing delays.

## CONCLUSION

The HAF is an opportunity for Surrey to implement significant advancements in streamlining the land development approval process and increasing the delivery of housing, including affordable housing. This partnership with the Federal Government is appreciated and will help support housing access for Surrey's population growth.

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

Original signed by
Joey Brar
Acting General Manager, Corporate Services

Original signed by
Terry Waterhouse
General Manager, Community Services

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

## Original signed by

Kam Grewal, CPA, CMA
General Manager, Finance
Appendix "I" Housing Accelerator Fund - Action Plan Framework Appendix "II" Housing Accelerator Fund - Spending Plan

## HOUSING ACCELERATOR FUND ACTION PLAN FRAMEWORK

The following is an outline of the approved Action Plan to support the City's Housing Accelerator Fund ("HAF") application. These eight initiatives support the City's HAF application and will require further refinements, including Council engagement to approve related incentives, policies, procedures, and bylaws.

1. Stimulate development through a Rapid Transit Development Incentives Program and an Affordable Housing Development Incentives Program.

In 2020, the City Centre Incentives Program incentivized 2,200 units and helped soften the impact of the COVID-19 pandemic on the land development industry. Similarly, the City seeks to create two short-term project incentives to attract and stimulate development in Surrey using the HAF grant.

The Rapid Transit Development Incentives Program for projects near frequent transit seeks to advance projects at third reading that are within proximity $(1.5 \mathrm{~km})$ of SkyTrain stations or RapidBus along the 104 Avenue corridor in the Guildford Town Centre - 104 Avenue Plan Area, King George Boulevard to Newton Town Centre, Scott Road to 72 Avenue, and 72 Avenue between Scott Road and King George Boulevard. This incentive would offer a fee rebate (e.g., rezoning, engineering site servicing, and building permit fees) for eligible projects receiving building permit issuance by the proposed deadline of August 31, 2026.

The City also seeks to offer a development incentives program for projects with a significant affordable housing component. The Affordable Housing Development Incentives Program would help accelerate the issuance of building permits anywhere in the City for projects that have the ability to provide either a portion or the entirety of the development as affordable units, defined as below-market units secured by a housing agreement. This incentive would offer a permit fee rebate (e.g., rezoning fees, engineering site servicing, and building permit fees), Development Cost Charge ("DCC") rebates, and acceptance of a Surety Bond, in lieu of a Letter of Credit, for Servicing Agreements on eligible projects receiving building permit issuance by the proposed deadline of August 31, 2026.

Funds received from the HAF would reimburse the City for the financial incentives.
Identified incentivized projects for each of these programs would be reviewed in an expedited fashion.

## 2. Expand the Guaranteed Permitting Program.

In July 2022, the City launched the Guaranteed Permitting Program with the introduction of guaranteed processing times for single-family building permits, tenant improvement building permits, and rezoning applications. This innovative partnership program provides applicants and the City significant improvements for ongoing, shared success.

Through the HAF grant, the City seeks to increase the scope of the Guaranteed Permitting Program across high-volume permit types with the:

- Implementation of processing timelines in additional permitting areas, including townhouse building permits, low-rise building permits, high-rise building permits, and rezoning applications with plan amendments;
- Establishment of incremental performance measures at key milestones in the approval process to provide additional insights into the approval process and seek to reduce the overall application processing times for applicants; and
- Exploration of policies to promote project completion, lowering the amount of idle land in Surrey.

3. Increase the use of Professional Reliance in the Permit Approval Process.

This initiative seeks to review and implement professional reliance in the development approval process as a means for the City to further delegate some decision-making authority to trusted qualified professionals and increase the speed of the permit issuance process.

In this approach, a professional's assessment becomes the basis for the municipality's decision to issue a building permit, rather than the municipality conducting its own independent evaluation. A high degree of trust in the professionalism and expertise of the delegated professionals is critical to the success of such a program.

This initiative seeks to provide the City and the development industry with further clarity to the legal framework around professional reliance, enhancements to existing professional reliance programs (including the Certified Professional Program), and a data-driven model to assess quality and implement training and support to professionals to ensure they have the necessary skills and knowledge to conduct assessments effectively.

Professional reliance could greatly impact the permit issuance of low-rise and high-rise building permits and would address the belief from applicants that the Certified Professional Program could be enhanced, reducing the need for the City to perform in-depth reviews. As well, professional reliance could help streamline other review processes, including environmental reviews, geotechnical reviews, erosion and sediment control, and traffic permits.

## 4. Leverage Digital Permitting, including the use of AI.

Digital permitting, supplemented with AI, can provide significant improvements to the permitting process, allowing for enhanced transparency, reduced errors, process automation, and reduced costs.

In 2020, the City began the shift toward digital permitting with the acquisition of the Citizen Portal, a new product from Granicus, to enable digital permitting for municipalities using AMANDA as their land management system. In April 2022, the City launched the Building Permit Inspection Request Online Module, providing significant online capabilities for building permits.

Through expansion of this initiative, the City seeks to provide end-to-end digital permitting capabilities across all permits - including building permits, area planning permits, and engineering permits - with the phased release of functionalities, including:

- Provide end-to-end online permitting capabilities for building, planning, and engineering permits;
- Research and implement AI-powered digital compliance capabilities to support staff's work in evaluating submissions; and
- Research and develop an AI-powered development inquiry tool to better support applicants in understanding development requirements and fostering increased development.

5. Increase the supply of Multi-Unit Housing near Transit.

This initiative intends to update the City's Zoning By-law to readily accommodate high density residential uses within rapid transit corridors. Short-term actions include the creation of new multi-family zones that are market responsive and adjusted parking requirements to reflect transit proximity. Policy changes include a review of the City's Official Community Plan ("OCP") and existing Neighbourhood Concept Plans ("NCP") to permit higher density apartment designations in transit areas without the need for undertaking a lengthy secondary land use planning process.

## Zoning By-law Updates

- Create new multi-family zones (six-storey, mid-rise, mixed-use zones);
- Introduce rental zoning as an option within multi-family zones; and
- Reduce parking requirements for rental near rapid transit.


## Policy Updates

- NCP review and update of South Newton and King George Corridor; update old designations with market ready designations;
- Review land use designations in the OCP to permit higher density along rapid transit without the need for undertaking an NCP amendment;
- Refine the existing Density Bonus Policy to include affordable rental incentives for multifamily projects in transit corridors;
- Review specific office designation locations to allow rental residential uses; and
- Review use of pre-approved multi-family plans

6. Support the creation of "Missing Middle" Housing.

The initiative supports diversifying housing stock in existing infill neighbourhoods to support the 15-minute neighbourhood concept, as well as market responsive designations in new neighbourhood plan areas. The initiative will be facilitated by implementing the necessary policy and regulatory framework to permit Accessory Dwelling Units ("ADU") and other additional units "as of right" through Zoning By-law updates to existing zones as well as creation of new zones. It will be further supported by amendments to the OCP and development of Design Guidelines for pre-approved ADU plans.

## Zoning By-law Updates

- Accelerate conversion of Single-Family Comprehensive Development ("CD") Zones to permit secondary suites;
- Update existing zones to support infill densification:
- Coach house/garden apartment use for RA - One-Acre, RH - Half-Acre, and RF -Single-Family Zones;
- Lock-off suites in Multi-Family Zones;
- Secondary suites in RM-D - Duplex and RF-SD - Semi-Detached Residential Zones; and
- Create new zones (triplex, quadplex, 25 u.p.a. townhouse, stacked townhouse)

OCP Update

- Review OCP to determine criteria and suitable locations for multi-unit on one lot; and
- Update OCP policies to encourage intensification of infill area (15-minute neighbourhoods).

Developing sets of pre-approved plans for ADU and "Missing Middle" units (coach house, manor house, etc.).

## 7. Increase supply of Below Market Affordable Housing.

This initiative aims to remove barriers to the provision of below market housing units through analysis of financial considerations based on Surrey's market context as well as implementation of "as of right" zoning and fast track building issuance strategies.

- Partner with external agencies to expedite affordable rental (Metro Vancouver Regional District Housing or BC Housing partnerships) to fast-track building permit issuance for pre-approved plans;
- Provide "as of right" zoning for below market affordable and supportive housing units that are OCP compliant;
- Review/increase the Community Amenity Contribution ("CAC") amounts for the Affordable Housing Reserve Fund; and
- Review the affordable housing policies, including:
- DCC subsidy, CAC, and Density Bonus Program;
- Rental Housing Redevelopment Policy; and
- Inclusionary Housing Policy.

8. Review and Increase Staff Capacity.

The City seeks to provide short-term and inform long-term staffing complements through the following:

- Increase staffing complement through temporary project positions;
- Implement staff retention strategies (e.g., Love Where You Work); and
- Review staffing complement and capacity.

The Action Plan will generate significant increases in permitting demands, from inquiries to applications to be processed. To accommodate this surge, new temporary project positions will be sought to maintain and improve service levels.

The HAF may create several opportunities in other municipalities for existing City staff, and retention of existing staff will be paramount. Managers and Supervisors will develop and implement a comprehensive staff retention plan to prevent losing experienced staff. This plan will also include measures to facilitate the onboarding of new staff.

Through a review of regular full-time positions and associated workload, managers seek to better inform long-term staffing plans, including individual file-load, role expectations, decision-making authority, and advance a proactive approach to the approval process.

# APPENDIX "II" 

## HOUSING ACCELERATOR FUND <br> SPENDING PLAN

The City will have until December 2027 to spend the Funds, based on the following priorities:

1. Support the implementation of the Action Plan, including temporary project staff positions, consultant and legal services, securing office space, implementation of new software, and development incentives.
2. Invest in Engineering utility infrastructure to unlock housing capacity.
3. Seed funding to initiate and advance housing related Surrey City Development Corporation ("SCDC") projects, which may also qualify for incentives under the Action Plan.
4. Acquisition of land for future affordable housing partnership opportunities with qualified providers.
5. Any other acceptable use of the Funds, as defined in the HAF, to support the development of complete communities, including investment in affordable housing initiatives, community infrastructures, and housing related infrastructures.

## REGULAR COUNCIL

| TO: | Mayor \& Council | DATE: January 23, 2024 |  |
| :--- | :--- | ---: | :--- |
| FROM: | General Manager, Community Services | FILE: | $\mathbf{4 7 1 0}$-o1 |
| SUBJECT: | $\mathbf{2 0 2 4}$ CanExport Community Investments Sub-Program Grant Agreement |  |  |

## RECOMMENDATION

The Community Services Department recommends that Council:

1. Receive this report for information; and
2. Authorize the Mayor and City Clerk to execute a grant agreement between the City of Surrey with His Majesty the King in Right of Canada for the 2024 CanExport Community Investments Sub-Program Grant (attached as Appendix " I ") between January 1, 2024 and May 15, 2025 as generally described in this report.

## INTENT

The purpose of this report is to seek Council authorization to enter into an agreement with the Government of Canada to receive funds from the 2024 CanExport Community Investment SubProgram Grant in support of key economic development activities in the City of Surrey.

## BACKGROUND

The CanExport Community Investments is a national program administered by Global Affairs Canada ("GAC") to provide municipalities with matching funds up to $\$ 500,000$ to develop foreign direct investment ("FDI") strategies, develop marketing collateral, promote investment opportunities, lead generation, and meetings with potential investors to attract investments to communities in Canada.

The City of Surrey has applied for and consistently received funding from this grant over the past decade but has been increasingly successful with increasing the funded amounts in 2023 and 2024. In 2023, the City received approximately 20\% of British Columbia's allocation from the program.

## DISCUSSION

The City of Surrey was successful in its recent application to the 2024 CanExport Community Investments program for the amount of \$105,140.03 (see Appendix "II"). The approved funding for 2024 will be used to increase our international investment attraction efforts, in alignment with
federally established priorities and markets for the fiscal year. Specifically, the funding will be used to support three distinct activities.

1. An Updated FDI Strategy. The City's FDI strategy will be updated to achieve a goal of 48 priority investment leads;
2. An Investment Attraction Marketing Campaign. The campaign will include two elements:
a. Targeting priority markets in the Indo-Pacific Region, Europe, and the United States to promote investment opportunities in technology piloting, local talent availability, and Surrey's innovation ecosystem.
b. A relaunch of the Invest Surrey brand to increase investor awareness of the City's value proposition.
3. Travel to the GAC Spring and Fall Investment Roadshow and Dallas-Fort Worth Mission to allow staff to participate in the Government of Canada/Trade Commissioner Service-led Global Investment Roadshows in the Spring and Fall of 2024, as well as travel to DallasFort Worth to promote investment opportunities in Surrey.

The approved funding period is between January 1, 2024 and March 31, 2025.

## CONCLUSION

Funding secured from the CanExport Community Investments program will allow the City to continue to expand our investment attraction efforts and proactively target major corporations and entities that could support the transformation of Surrey's economy. The Community Services Department recommends that Council authorize the execution of the grant agreement for the 2024 CanExport Community Investments Sub-Program Grant.

Terry Waterhouse<br>General Manager, Community Services

Appendix "I": CanExport Community Investments Sub-Program Grant Agreement to Recipients Appendix "II": CanExport Community Investments Adjudication Results Summary

Project No.: 2024/25-BC-04

## CanExport Community Investments Sub-Program Grant Agreement to Recipients

## This Grant Agreement is made in duplicate between:

HIS MAJESTY THE KING IN RIGHT OF CANADA (the "Crown"), as represented by the Minister for International Trade (the "Department" or "Global Affairs Canada")
125 Sussex Drive
Ottawa, ON K1A 0G2
Email: communities.communautes@international.gc.ca
and:
City of Surrey
13450-104 Avenue
Surrey, BC V3T 1V8
Email: Brenda.locke@surrey.ca
(herein referred to as the "Recipient")
(jointly referred to as the "Parties"), agree as follows:

## 1. PURPOSE OF GRANT

1.1 The purpose of this Grant Agreement (the "Agreement") is to enable the Recipient to carry out the Project as described below.
1.2 The grant is funded through the CanExport Community Investments Sub-Program (the "Program") of the Department of Foreign Affairs, Trade and Development (DFATD), administered by the Government of Canada's Trade Commissioner Service's CanExport Program.
2. PROJECT
2.1 The Recipient has submitted an application to the Program for the funding of a Project called "2024/25-BC-04" which is considered eligible for financial support under the Program.
2.2 The Recipient undertakes to use the funds provided pursuant to the Agreement to achieve the following objectives and expected results:

- Objectives: This Project supports the Canadian community's efforts to attract, retain and expand foreign direct investment (FDI) and is ultimately designed to strengthen the economy at the community level.
- Expected results: The expected results of this Project is to enhance the capability and effectiveness of Canadian communities to attract, retain and expand foreign direct investment (FDI), as measured by analysis of recipient performance reports and surveys.
2.3 During the Project Phase of the Agreement the Recipient will implement the following Components and activities therein as set out in the Adjudication Results document:

| Component Category (and activities therein) | Approved Funding Amount |
| :--- | :--- |
| FDI Strategic Planning and Analysis | $\$ 61,250.00$ |
| FDI Tool and Material Development | $\$ 35,349.66$ |
| FDI Lead Generation and Meetings with Potential Investors | $\$ 8,540.37$ |
| Total Approved Funding | $\mathbf{\$ 1 0 5 , 1 4 0 . 0 3}$ |

## 3. MODIFICATIONS/AMENDMENTS

3.1 Modifications to the terms and conditions of this Grant Agreement made by the Recipient and approved by the Department in writing or by electronic correspondence may include, but are not limited to, changes to contacts or signing authorities, or the cancellation of a Component. Modifications require an Amendment to this Grant Agreement if the following terms and conditions are affected:

- change the objectives of the Project;
- extend the Expiration Date of the Grant Agreement;
- change the legal name of the Recipient.
3.2 Any other Modification may require an Amendment to this Grant Agreement approved by the authorized representative of the Department.
3.3 The Department and the Recipient may amend the terms and conditions of this Grant Agreement at any time prior to the expiration or earlier termination of this Grant Agreement, provided that such Amendment is in writing and signed and dated by both Parties.


## 4. KEY DATES

4.1 This Agreement shall come into effect upon the date of the last signature. Notwithstanding the previous sentence, at the discretion of the Department, the Agreement may be null and void if not signed and returned to the Department within thirty (30) days of receipt.
4.2 Project Phase

- Project Start Date: January 1, 2024
- Project Completion Date: March 31, 2025
- Agreement Expiry date: May 15, 2025
4.3 The Effective Date is the date on which this Grant Agreement is signed by the respective Parties. If the signing occurs on two different dates, this Grant Agreement will take effect on the date of the last signature.
4.4 Retroactive Eligible Expenditures from January 1, 2024 to the Effective Date of this Grant agreement may be considered to be included as eligible expenses and may be reimbursed under the terms and conditions of this Grant Agreement.


## 5. MAXIMUM AMOUNT OF GRANT AWARDED BY THE DEPARTMENT

5.1 Subject to all terms and conditions indicated in the Agreement, the Department agrees to provide a grant contributing up to $50 \%$ of Total Eligible Project Costs, not to exceed the amount of $\$ 105,140.03$ associated with the approved Components (and activities therein) of the project identified in section 2.
5.2 Unless otherwise specifically provided, nothing in the Agreement shall imply the assumption of any responsibility by the Department or its representatives for any aspect of the organization, management, or financing of the Project. Notwithstanding anything in the Agreement, the Department does not by financial or other assistance to the Recipient undertake any responsibility for errors, negligence, mismanagement or debts incurred by the Recipient or any other persons, group, or agent associated with it.
5.3 Disbursements of the grant to the Recipient will not exceed the following amount(s) for the applicable fiscal year(s),

Federal Government Fiscal Year 2023/24:
\$19,181.27
Federal Government Fiscal Year 2024/25:
\$85,958.76
Total Funding Amount:
\$105,140.03

## 6. GRANT PAYMENT(S) AND REPORTING

6.1 Payment of the grant will be made in one installment for each of the Federal Government's Fiscal Years covered by the Project. The initial payment will be processed once the Agreement has been signed and returned to the Department in accordance with section 4.1. Subsequent payments will be processed at the beginning of the following Federal Government Fiscal Year.
6.2 The Recipient shall inform the department in writing when the Recipient is no longer eligible in accordance with the eligibility criteria of the Program, maintained on the Program website, found at https://www.tradecommissioner.gc.ca/funding-financement/canexport/communitycommunaute/index.aspx?.
6.3 The Department reserves the right to verify the Recipient's continued eligibility and entitlement to the grant, prior to any payment being made.
6.4 For the purposes of verifying the Recipient's eligibility and entitlement to the grant, the Recipient agrees to provide the Department with reports on the progress of the eligible activities.
6.5 If requested by the Department, the Recipient agrees to submit to the Department an Interim Report for a given fiscal year no later than seven (7) days after March 31 (of that Federal Government Fiscal Year).
6.6 The Recipient agrees to submit to the Department a Final Report no later than thirty (30) days after the Project Completion Date.
6.7 The Recipient shall complete a questionnaire related to outcomes arising from the Project funded under this Grant Agreement up to 36 months after the Expiration Date of the Grant Agreement.
6.8 All reporting requirements form an integral part of this Agreement. Failure to submit reports as specified under this article can result in a Breach situation as specified in section 14 of this Agreement.

## 7. REDUCTION OF GRANT

7.1 Any payment made under the Agreement is subject to the appropriation of funds by the Parliament of Canada for the fiscal year in which the payment is to be made.
7.2 Funding under the Agreement may, at any time, upon not less than ninety (90) days written notice, be reduced or terminated at the Department's discretion if a parliamentary, governmental, departmental or program spending decision is made for any fiscal year in which payment is to be made under the Agreement, or if the mandate and responsibilities of the Program change.

## 8. ACKNOWLEDGMENT AND PUBLICATION

The Recipient shall identify to the Department any planned media releases announcing CanExport Community Investments Sub-Program support. Where appropriate, and in consultation with the Department, the Recipient shall acknowledge the contribution of the Department in any reference made by it with respect to the Project in publications, speeches, press releases or other similar communications.

## 9. BENEFITS TO CANADA

During the life of this Agreement, the Recipient agrees to commercially exploit the results of this Project with the intent of creating economic and social benefits for Canada.

## 10. REPRESENTATIONS BY THE RECIPIENT

The Recipient warrants and represents that:
(a) it and any person lobbying on its behalf to obtain the grant are in compliance with the Lobbying Act, R.S., 1985, c. 44 ( $4^{\text {th }}$ Supp.) and that it has not, directly or indirectly, paid or agreed to pay, to any person, a contingency fee for the solicitation, negotiation or obtaining of the Agreement;
(b) it will declare to the Department any amount owing to the Government of Canada under legislation, contract, or other agreements during the term of the Agreement and that it recognizes that amounts due to the Recipient may be withheld to offset amounts owing to the Government of Canada;
(c) No current or former public office holder, member of the Canadian House of Commons, member of the Senate, current or former public servant of the Government of Canada who is not in compliance with the Canadian Conflict of Interest Act, 2006, c. 9, s.2, the Conflict of Interest Code for Members of the House of Commons, the Conflict of interest Code for Senators, the Values and Ethics Code for the Public Service and the Values and Ethics Code for the Public Sector shall derive a direct benefit from this Agreement unless the provision or receipt of such benefit is in compliance with such legislation and codes.
(d) the project is not a "designated project" as defined in section 2 of Canadian Environmental Assessment Act 2012 (S.C. 2012, c. 19, s. 52) and is not a "project" as defined in section 66 of that Act; and
(e) no company that is related to the Recipient will benefit directly or indirectly pursuant to this Agreement, other than as the Recipient has declared.

## 11. DISCLOSURE OF INFORMATION

11.1 The Recipient acknowledges that the Department is subject to the Access to Information Act, R.S. 1985, c. A 1, and the Privacy Act, R.S., 1985, c. P-21 and acknowledges that the Department may be required to disclose information under those Acts.
11.2 The Recipient must indicate in writing, or by a clear label, the confidentiality of any specific information, which it wishes to be treated as confidential by the Department. Protection from third-party access to confidential business information supplied to the Department is established through the application of the federal Access to Information Act and Privacy Act.
11.3 The Recipient authorizes the Department to disclose any information required to comply with the Government of Canada Proactive Disclosure Guidelines on the Proactive Disclosure of Grants and Contributions, which requires that the Department publish certain information about the Agreement. Published information is in accordance with Treasury Board Policy and may include,
but is not limited to, Recipient name, project title, project dates, project summary and value of grant.

## 12. LIABILITY

The Recipient agrees that the Department and her/his employees and agents shall not be held liable for any injury, including death, to any person, or for any loss or damage to property of any person or for any obligation of the Recipient or anyone else, including any obligations arising from loans, capital leases, or other long-term obligations in relation to the Agreement.

## 13. INDEMNIFICATION

The Recipient shall indemnify and save harmless the Department and her/his employees and agents from and against all claims, losses, damages, costs, expenditures, actions, and other proceedings made, sustained, brought, prosecuted, threatened to be brought, or prosecuted in any manner based on, occasioned by, or attributable to any injury to, or death of a, person or damage to, or loss of, property arising from any act, omission, or delay on the part of the Recipient or its employees, servants, agents, or voluntary workers in carrying out the project, except that the Department shall not claim indemnification under this section to the extent that the injury, loss, or damage has been caused by the Department or her/his employees or agents.

## 14. BREACHES, OVERPAYMENTS \& REMEDIES

14.1 Each of the following constitutes a breach of the Agreement:
(a) misleading statement or representation in respect of any matter related to this Agreement other than in good faith;
(b) failure by the Recipient to disclose relevant information which may have a negative impact on the Recipient's financial position;
(c) the Recipient ceases to operate;
(d) in the Department's opinion, a term, condition, commitment or obligation provided for in the Agreement has not been respected or complied with;
(e) the Department has reason to believe that the Recipient has acted in breach of the laws of Canada in relation to activities carried out in relation to this Project;
(f) in the Department's opinion, there is a material adverse risk in the Recipient's ability to complete the Project; or
(g) the Recipient is no longer eligible under the eligibility criteria of the Program.
14.2 In the event of a breach, the Department shall inform the Recipient by written notice ("Notice of Breach"). The Recipient shall then have fourteen (14) days from the date of the Notice of Breach to demonstrate to the Department's satisfaction, that either the breach has not occurred or that the breach has been fully remedied. Should the Recipient fail to do so, then any, several or all of the consequences described in section 14.3 shall apply, if requested by the Department.
14.3 Consequences of a breach may be one or more of the following:
(a) suspension or termination by the Department of the Agreement;
(b) suspension or termination by the Department of any other Agreement that the Recipient may have with the Department;
(c) refusal by the Department to provide future assistance to the Recipient;
(d) the Department's demand for, and the Recipient's obligation to, immediately repay to the Department all or part of the amount paid by the Department to the Recipient under the Agreement. The amount demanded for repayment shall bear interest as described in section 14.7; and
(e) any other action by the Department permitted by law.
14.4 Failure on the part of the Department to act on any breach does not constitute a waiver of the Department's right to act on that breach or any other breach. The fact that the Department refrains from exercising a remedy or any right herein shall not be considered to be a waiver of such remedy or right and, furthermore, partial or limited exercise of a remedy or right conferred on him shall not prevent him/her in any way from later exercising any other remedy or right under the Agreement or other applicable law.
14.5 The Stacking Limit is $75 \%$ for total eligible expenditures of a project, with the exception of applications from federally-funded indigenous communities, the maximum level of government assistance is up to $100 \%$. In the event that actual total Canadian federal government funding for the Eligible Costs of a Component exceeds this Stacking Limit, the Department will have the right to adjust the amount of funding referred to in section 5.1of this Grant Agreement so that the Stacking Limit is not exceeded. The Department has the right to recover such equivalent amount directly from the Recipient as a Debt Due the Crown and/or by withholding payment of all or part of the Grant, as the case may be.
14.6 The maximum level of total funding received under this Grant Agreement and from the Recipient and Contributing Partners (e.g. Canadian government or private funding) for Eligible Costs is $100 \%$. In the event that actual total funding for an Eligible Cost exceeds this limit, the Department will have the right to adjust the amount of funding referred to in section 5.1 of this Grant Agreement so that the limit is not exceeded. The Department has the right to recover such equivalent amount directly from the Recipient as a Debt Due the Crown and/or by withholding payment of all or part of the Grant, as the case may be.
14.7 If the Department determines that:
(a) the Recipient is not entitled to the grant or a part thereof; or
(b) the amount of the grant paid under this Agreement exceeds the amount to which the Recipient is entitled under this Agreement;
the Recipient will repay the Department, promptly and by no later than thirty (30) days from the date of the Department's notice under this Agreement, the amount of the grant disbursed or the amount of the overpayment, as the case may be, together with interest calculated in accordance with the federal Interest and Administrative Charges Regulations. Any such amount is a Debts Due to the Crown and is recoverable as such.
14.8 Payments of Debts Due to the Crown, or of any other amounts owing to the Department must be made to "Receiver General - Department of Foreign Affairs, Trade and Development (DFATD)" and addressed to:

Cashier's Office
Department of Foreign Affairs, Trade and Development (DFATD)
125 Sussex Drive
Ottawa, ON, K1A 0G2
14.9 In order for the Recipient to best benefit from the resources of the Department, in Canada and abroad, the Recipient will share with the concerned Canadian missions abroad the information on Leads and Prospects generated as a result of international marketing activities carried out through this Grant Agreement. The information will not be used for the direct benefit of the Canadian missions. The Canadian missions will use the information for the purpose of assisting the Recipient to further pursue its investment prospecting activities and, therefore, not for the direct benefit of the Crown.
14.10 The Department shall keep in strict confidence any results shared as per section 14.9 of this Grant Agreement.

## 15. DISPUTE RESOLUTION

In the event that a dispute arises from or is related to the Agreement, the Department and the Recipient agree to attempt to resolve the dispute through good faith negotiation. If necessary, and if the Recipient and the Department consent in writing, the matter may be resolved through mediation by a mutually acceptable mediator or arbitration in accordance with the Commercial Arbitration Code set out in the schedule to the Commercial Arbitration Act (Canada), and all regulations made pursuant to that Act.

## 16. AUDIT, MONITORING AND EVALUATION

16.1 The Recipient acknowledges that, pursuant to section 7.1 of the Auditor General Act, R.S. (1985), c. A-17, the Auditor General of Canada may conduct compliance audits or performance evaluations with respect to the Agreement. The Recipient shall cooperate with the Auditor General or the Department and their representatives or agents relative to any such compliance audit or performance evaluation and shall grant same access to the Recipient's documents, records and premises as required by the Auditor General or the Department or their representatives or agents for purposes of such audit or evaluation. The auditor may discuss any concerns raised in such compliance audit or performance evaluations with the Recipient and with the Department. The results may be reported to Parliament in a report of the Auditor General.
16.2 The Recipient shall keep all records, information, databases, audit and evaluation reports, and all other documentation related to activities and associated expenditures for this project and at the request of the Department, permit reasonable access by the Department representatives to such records and documentation for a period of up to five (5) years after the end of the Agreement, for the purpose of verifying the use of the grant and compliance with the terms and conditions of this Agreement.
16.3 The evaluation of the Agreement is a joint concern of the Department and the Recipient. To this end, the Recipient agrees that:
(a) it shall provide reports in a way that shows progress in relation to the defined objectives and expected results of the Project and participate in any evaluation of the Project as required and as mutually agreed upon;
(b) the Department may use its own resources or retain an external monitor or evaluator for an independent evaluation of the Project; and
(c) the Department may make an evaluation at any time during the term of the Agreement and for a period of up to five (5) years after the end of the Agreement to ensure compliance with the terms and conditions of the Agreement.

## 17. NO EMPLOYEE OR AGENCY RELATIONSHIP

Nothing in this Agreement has the effect of creating a partnership, joint venture, agency or employment relationship between the Parties. The Recipient agrees that neither the Recipient nor any of its employees, agents or subcontractors shall represent themselves in any manner to be employees, agents, or partners of His Majesty or the Department.

## 18. APPLICABLE LEGISLATION

18.1 The Recipient must ensure that the Project is carried out in compliance with all applicable statutes, regulations, orders, standards and guidelines and shall ensure that any consultant used in completion of the Project also complies with this provision.
18.2 The Agreement shall be governed by and interpreted in accordance with the applicable federal laws and the laws enforced in the province of Ontario.

## 19. NOTICES

19.1 Any notices to be given and all reports, information, correspondence and other documents to be provided by either party under the Agreement shall be sent, through the online system or via email to the email address stated at the beginning of the Agreement or the last email address provided by the Recipient to the Department.
19.2 If there is any change to the postal address, email address or contact person of a party, the party concerned shall notify the other in writing of the change, as soon as possible.

## 20. ASSIGNMENT

This Grant Agreement, or any of the obligations arising hereunder, shall not be assigned without the Department's prior written consent. No assignment of this Grant Agreement, or any of the obligations arising hereunder, shall relieve the Recipient of any obligation under this Grant Agreement, or impose any liability on the Crown or the Department.

## 21. INTELLECTUAL PROPERTY

Any intellectual property created by the Recipient during the term of this Grant Agreement shall vest in the Recipient.

## 22. ANTI-CORRUPTION

22.1 The Recipient declares and guarantees that no offer, gift or payment, consideration or benefit of any kind, which constitutes an illegal or corrupt practice, has been or will be made to anyone by the Recipient, either directly or indirectly, as an inducement or reward for the award or execution of this Grant Agreement.
22.2 The Recipient declares and guarantees the Recipient:
(a) Was not convicted during a period of three (3) years prior to the submission of the application, by a court of law in Canada or in any other jurisdiction for an offence involving bribery or corruption or;
(b) Is not under sanction, for an offence involving bribery or corruption, imposed by a government or a governmental organization.
22.3 Should there be any changes; the Recipient shall promptly update this declaration by completing the Anti-Corruption Declaration form that can be obtained from Global Affairs Canada's Internet site at: https://www.international.gc.ca/department-ministere/assets/pdfs/formsformulaires/2521e.pdf. This updated declaration shall form an integral part of this Grant Agreement.
22.4 The Recipient declares and guarantees that neither the Recipient, nor any Third Party Recipients, nor, to the best of the Recipient's knowledge, any of its owners, officers or employees, or anyone acting on the Recipient's or Third Party Recipients' behalf, are currently under charge or have been convicted in a foreign jurisdiction within the past five years for bribery or corruption offences contrary to any applicable criminal law dealing with bribery or corruption of public officials. The Recipient understands that such foreign charges or convictions will be taken into account when the Department is considering whether to provide future funding;
22.5 The Recipient declares and guarantees that neither the Recipient, nor any Third Party Recipients, nor, to the best of the Recipient's knowledge, any of its owners, officers or employees, or anyone acting on the Recipient's or Third Party Recipients' behalf, are currently under charge in Canada for bribery or corruption of public officials under the Corruption of Foreign Public Officials

Act (CFPOA) or the Criminal Code; or have been convicted in Canada of such conduct during the past five years;
22.6 The Recipient declares and guarantees that neither the Recipient, nor any Third Party Recipients, nor, to the best of the Recipient's knowledge, any of its owners, officers or employees, or anyone acting on the Recipient's or Third Party Recipients' behalf, are currently barred from contracting with or are otherwise under sanction from the Government of Canada due to bribery or corruption offences; non-engagement with a National Contact Point (NCP) for the Organisation for Economic Co-operation and Development (OECD) Guidelines for Multinational Enterprises; or non-compliance with Responsible Business Conduct (RBC) best practices;
22.7 The Recipient declares and guarantees that neither the Recipient, nor any Third Party Recipients, nor, to the best of the Recipient's knowledge, any of its owners, officers or employees, or anyone acting on the Recipient's or Third Party Recipients' behalf, are currently barred from contracting with or are otherwise under sanction from an inter-governmental organization or an international financial institution due to bribery or corruption;
22.8 The Recipient declares and guarantees that neither the Recipient, nor any of its owners, officers or employees, nor any Third Party Recipients will knowingly engage, directly or indirectly, in bribery or corrupt business practices contrary to any applicable Canadian criminal law dealing with bribery or corruption of public officials, including but not limited to the Corruption of Foreign Public Officials Act (CFPOA) and the Criminal Code.
22.9 The Recipient acknowledges that the Department expects that the Recipient and any Third Party Recipients shall operate in a manner consistent with the OECD Guidelines for Multinational Enterprises on responsible business conduct. Further, the Recipient acknowledges that the Department expects that the Recipient and any Third Party Recipients shall cooperate with Canada's National Contact Point (NCP) for the Responsible Business Conduct (RBC) and the Canadian Ombudsperson for Responsible Enterprise (CORE) and that the Recipient and any Third Party Recipients shall cooperate with any proceedings before the NCP or CORE which involve a request for review that names the Recipient or any Third Party Recipients. The Recipient acknowledges that the Department shall not provide support to any Canadian organization or company that declines to engage in good faith with an NCP or CORE process and does not reflect RBC best practices.
22.10 The Recipient acknowledges that the Department may share information concerning bribery or corrupt business practices so obtained with Canadian law enforcement authorities.
22.11 The Recipient acknowledges that the Department expects the Recipient and any Third Party Recipients active in any country to operate in a manner that respects human rights, including with respect to forced or compulsory labour and all applicable laws, as well as to operate transparently and in a manner that seeks to meet or exceed international RBC standards such as the OECD Guidelines for Multinational Enterprises and the United Nations Guiding Principles on Business and Human Rights. The Recipient acknowledges that the Department will not provide funding to any Canadian organization or company that is found to be knowingly engaged in business conduct inconsistent with these standards.
22.12 The Recipient declares and guarantees that the Recipient and any Third Party Recipients have not knowingly sourced, directly or indirectly, products or services from a supplier implicated in forced or compulsory labour or other human rights violations. The Recipient acknowledges that any evidence that the Recipient has knowingly done so will result in the immediate termination of any existing funding agreement with the Department and a prohibition on any future applications.
22.13 The Recipient acknowledges that all declarations remain in effect for the duration that this agreement is in force. The Recipient also acknowledges that, during this period of validity, the Recipient has an ongoing obligation to report to the Department any material changes to statements in theses declarations concerning bribery, corrupt business practices and human rights violations, including with respect to forced or compulsory labour and all applicable laws. The Department reserves the right to terminate a contribution or grant agreement if and when a Recipient fails to meet its obligations.
22.14 The Recipient acknowledges that any declaration does not constitute a commitment by the Department to approve funding in the future. All funding decisions are made at the discretion of the Department based on information at their disposal.
22.15 The Recipient acknowledges that the Department is committed to protecting the privacy rights of individuals and safeguarding the personal information under its control. Personal information collected is administered in accordance with the Privacy Act. Individuals have the right to the protection of and access to their personal information and to request corrections where the individual believes there is an error or omission. Individuals may contact the Department's Access to Information and Privacy Protection Division to request corrections.
22.16 The Recipient shall include a corresponding provision in a Sub-Contract or SubAgreement that the Recipient enters into for the purpose of the Project.

## 23. ANTI-TERRORISM

23.1 The Recipient declares and guarantees that the funding for the purposes of the Project will not knowingly be used to benefit terrorist groups as defined in the Criminal Code R.S.C., 1985, c. C46 or individual members of those groups, or for terrorist activities, either directly or indirectly. The Canadian government list of terrorist entities can be found at the following web address: https://www.publicsafety.gc.ca/cnt/ntnl-scrt/cntr-trrrsm/lstd-ntts/crrnt-lstd-ntts-eng.aspx;
23.2 The Recipient is responsible for consulting the list in order to stay informed of the listed terrorist groups and their members and must ensure that the funding of the Department does not benefit any listed terrorist groups and their members during the period of the Agreement.

## 24. SANCTIONS

24.1 The Recipient warrants and covenants that neither the Recipient nor any of its directors or officers are a Designated Person, and the Recipient is in compliance with all applicable Sanctions and other controls.
24.2 The Recipient shall comply with all applicable Sanctions and other controls and shall not use, directly or indirectly, any of the financial contribution in violation of all applicable Sanctions and other controls. The Recipient will maintain in effect policies and procedures designed to reasonably ensure compliance with all applicable Sanctions and other controls by itself and its directors or officers.

## 25. EARLY EXIT

25.1 During the life of this Agreement, the Recipient retains the right at its sole discretion, to request a full release from this Grant Agreement, subject to the following:
(a) The Recipient shall inform the Department in writing of its desire to be relieved of its obligations under this Grant Agreement.
(b) The Recipient shall pay back to the Department the entirety of the amount paid by the Department to the Recipient by virtue of the Grant Agreement (herein call the "Exit Payment"). The Exit Payment shall constitute compensation for foregone Benefits to

Canada, that is, those economic and social benefits that will not be realized due to the early termination of this Grant Agreement; and
(c) At the sole discretion of the Department, and under exceptional circumstances when these are deemed by the Department to be in the best interests of Canada, the Department may consider accepting a reduced refund of the Grant known as an "Exit Payment" but this acceptance would be subject to the negotiation and signature of a "Termination and Settlement Agreement" setting out the Exit Payment and its method of payment.
25.2 The Recipient shall not be released from any of its obligations under the Grant Agreement until it complies with the requirements and conditions issued according to section 24.1.

## 26. SECURITY AND TRAVEL

The Recipient:

- Shall regularly consult the Country Travel Advice and Advisories issued by Government of Canada throughout the period that this Agreement is in effect and undertakes to respect any travel advisory or warning notice issued for a country/region to which it anticipates having to travel as a result of this Agreement. Country Travel Advice and Advisories are published on and are available at: http://travel.gc.ca/.
- Understands and agrees that the work and activities involved in this Project may expose the Recipient's employees and sub-contractors to risk of injury and/or death and that it is the Recipient's sole responsibility to disclose fully and openly the risks of the Project and its work and activities to the Recipient's employees and sub-contractors and that the Department shall not have any liability whatsoever in regard to such risks.


## 27. ENTIRE GRANT AGREEMENT

27.1 This Agreement, as well as the Adjudication Results document and declaration statements submitted by the Recipient and approved by the Program and any subsequently approved Modifications form an integral part of this Agreement.
27.2 This Agreement constitutes the entire agreement between the Parties and supersedes all previous documents, negotiations, arrangements, undertakings and understandings related to its subject matter except in relation to Eligible Expenses in the Recipient's Adjudication Results document, as noted above.
27.3 The Program has the right to refuse to award to the Recipient any subsequent grant should the Recipient fail to comply with any of the provisions of this Agreement.

The Recipient acknowledges having read and accepts the conditions set out in the Agreement. Each Party represents and warrants that the signatories to this Grant Agreement have been duly authorized to execute and deliver this Grant Agreement.

FOR HIS MAJESTY THE KING IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER FOR INTERNATIONAL TRADE

Executed on behalf of Global Affairs Canada

Jonathon Kupi<br>Director, Investment Promotion<br>Email: Jonathon.Kupi@international.gc.ca<br>Tel: 343-203-4140

Date

FOR THE RECIPIENT (Authorized Signing Authority)

| Brenda Locke | Date |  |
| :--- | :--- | :---: |
| Mayor |  |  |
| Email: Brenda.locke@surrey.ca |  |  |
| Tel: 604-591-4126 |  |  |

Mayor
Tel: 604-591-4126

Jennifer Ficocelli
Date
City Clerk
Email: Jennifer.ficocelli@surrey.ca
Tel: 604-591-4380

## ANNEX A: DEFINITIONS

"Adjudication Results" document is a PDF document confirming the approved activities as set out in the email sent to Recipients and maintained in the online system which includes the Components and all activities contained within, as well as a list of the eligible expenditures, as approved by the adjudication committee and which shall form an integral part of this Grant Agreement.
"Agreement" means an agreement entered into between the Department and the Recipient which describes the obligations of each party.
"Benefits to Canada" includes activities that increase communities' capacity to create jobs for Canadians, support innovation and increase exports through foreign direct investment attraction.
"Component(s)" means a category of Foreign Direct Investment activities approved by the Department. Components are listed in section 2.3.
"Designated Person" is an individual or entity that is:

- Designated in any Sanctions-related Canadian law;
- Identified in any Sanctions-related list maintained by the Government of Canada according to the most current version published by the Government of Canada via Global Affairs Canada and its official website or any replacement website or other replacement official publication of such list; or
- Identified in any other Sanctions-related list.
"Federal Government Fiscal Year" A one-year period, from April 1 to March 31, used for financial reporting and budgeting.
"Final Report" includes a comparison of planned versus actual activities, including an explanation of variances; results (both outputs and outcomes) achieved with a clear linkage to the program's objectives; an evaluation of the results; an opinion as to the successes or failure of the project in terms of meeting its objectives; and lessons learned and submitted no later than thirty (30) days after the Project Completion Date.
"Interim Report" includes an update on your organization and a description of activities and project outcomes accomplished during the government fiscal year.
"Project" is the set of Components and activities therein which are to be performed by the Recipient during the Project Phase.
"Project Phase" is the time periods between the start date of the Agreement, the Project Completion Date pursuant to article 4.2 and the expiry date of the Agreement.
"Sanctions" are economic, financial or technical assistance prohibitions, export or import restrictions, or trade, arms or material embargoes imposed, administered or enforced from time to time by the Government of Canada, including, without limiting the foregoing, pursuant to the Special Economic Measures Act, the United Nations Act, the Justice for Victims of Corrupt Foreign Officials Act, and any regulations made pursuant to those Acts.
"Total Eligible Project Costs" includes the costs by the Recipient for approved activities associated with the Project as set out in this Grant Agreement, Section 2, as well as the eligible expenditures contained in the Recipient's Adjudication Results document that was approved by the adjudication committee and the eligibility table on the Program website, found at https://www.tradecommissioner.gc.ca/funding-financement/canexport/community-communaute/index.aspx?


# CanExport 



CanExport Community Investments

## Adjudication Results Summary

Amount Requested: \$124,825.00
Amount Approved: \$105,140.03

Organization: City of Surrey
Primary Contact: Shulamie Liau
Signing Authority: Stephen Wu
Proposal Name: City of Surrey - 2024 - CanExport Community Investment Application
Call Year: 2024
Proposed Start Date: 1/1/2024
Proposed End Date: 3/31/2025

## Work Plan

| Component Number | Component Category | Expected Start Date | Expected End Date | Amount Requested | Amount Approved | Status |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 1 | FDI Strategic Planning and Analysis | 1/1/2024 | 3/31/2025 | \$70,000.00 | \$61,250.00 | Partially Approved |
| 2 | FDI Tool and Material Development | 1/1/2024 | 3/31/2025 | \$45,000.00 | \$35,349.66 | Partially Approved |
| 3 | FDI Lead Generation and Meetings with Potential Investors | 1/1/2024 | 3/1/2025 | \$9,825.00 | \$8,540.37 | Partially Approved |
| Total |  |  |  | \$124,825.00 | \$105,140.03 |  |

## Expense Types

| Component Number | Component Category | Expense Type | Item | Amount Requested | Amount Approved | Status |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 1 | FDI Strategic Planning and Analysis \| Planification stratégique et analyse en matière d'IDE | Intern Salary \| Salaire stagiaire | Updated FDI Strategy | \$40,000.00 | \$31,250.00 | Partially Approved |
| 1 | FDI Strategic Planning and Analysis \| Planification stratégique et analyse en matière d'IDE | Consultant Fee \| Frais de consultant | Updated FDI Strategy | \$30,000.00 | \$30,000.00 | Approved |
| 2 | FDI Tool and Material Development \| Élaboration d'outils et de matériel pour l'IDE | Consultant Fee \| Frais de consultant | Investment Attraction Marketing Campaigns Strategy \& Collateral | \$30,000.00 | \$20,349.66 | Partially Approved |
| 2 | FDI Tool and Material Development \| Élaboration d'outils et de matériel pour l'IDE | Consultant Fee \\| Frais de consultant | Investment Attraction Marketing Campaigns - Video | \$15,000.00 | \$15,000.00 | Approved |
| 3 | FDI Lead Generation and Meetings with Potential Investors \| Génération de pistes d'investissement et rencontres avec des investisseurs potentiels | Transportation \| Transport | GAC Spring Investment FDI Roadshow | \$1,250.00 | \$1,083.13 | Partially Approved |
| 3 | FDI Lead Generation and Meetings with Potential Investors \| Génération de pistes d'investissement et rencontres avec des investisseurs potentiels | Transportation \| Transport | GAC Fall Investment Roadshow | \$1,250.00 | \$1,111.15 | Partially Approved |


| 3 | FDI Lead Generation and Meetings with Potential Investors \| Génération de pistes d'investissement et rencontres avec des investisseurs potentiels | Transportation \| Transport | Dallas-Fort Worth Mission | \$500.00 | \$500.00 | Approved |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 3 | FDI Lead Generation and Meetings with Potential Investors \| Génération de pistes d'investissement et rencontres avec des investisseurs potentiels | Per-Diem \| Par jour | GAC Spring Investment Roadshow | \$2,275.00 | \$1,983.41 | Partially Approved |
| 3 | FDI Lead Generation and Meetings with Potential Investors \| Génération de pistes d'investissement et rencontres avec des investisseurs potentiels | Per-Diem \| Par jour | GAC Fall Investment Roadshow | \$2,275.00 | \$1,925.54 | Partially <br> Approved |
| 3 | FDI Lead Generation and Meetings with Potential Investors \| Génération de pistes d'investissement et rencontres avec des investisseurs potentiels | Per-Diem \| Par jour | Dall-Fort Worth Mission | \$2,275.00 | \$1,937.14 | Partially Approved |
| Total |  |  |  | \$124,825.00 | \$105,140.03 |  |

## REGULAR COUNCIL

| TO: | Mayor \& Council | DATE: January 24, 2024 |  |
| :--- | :--- | ---: | :--- |
| FROM: | General Manager, Engineering | FILE: | 1722-002-11 |
| SUBJECT: | Award of Contract No. 1722-002-11 <br> 64 Avenue Improvements from 177 B Street to 184 Street |  |  |

## RECOMMENDATION

The Engineering Department recommends that Council:

1. Award Contract No. 1722-002-1 to BA Blacktop Infrastructure Inc. in the amount of $\$ 15,685,263.89$ (including GST) for the 64 Avenue Improvements from ${ }_{177}$ B Street to 184 Street project;
2. Set the expenditure authorization limit for Contract No. 1722-002-11 at \$17,253,800.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1722-002-11.

## INTENT

The intent of this report is to seek Council's approval to award a contract for the 64 Avenue Improvements from 177B Street to 184 Street.

## DISCUSSION

## Scope of Work

At the May 15, 2023 Regular Council Meeting, Council endorsed, through Corporate Report No. Ro71; 2023 attached as Appendix "I", the strategic transportation short-term projects which identified and prioritized developing specific arterial roads to support the City's growth. One of the key corridors identified includes 64 Avenue between 177B Street and 184 Street.

The construction package related to this Contract consists of the widening of 64 Avenue from ${ }_{177}$ B Street to 184 Street from two lanes to four lanes, including pedestrian and cycling infrastructure, to support growth and increased traffic volumes. As well, the project will improve access and circulation in the neighborhood through the introduction of signalized intersections at 180 Street, 181A Street, and Claytonwood Gate. Furthermore, this Contract includes the coordinated installation of BC Hydro duct work, outlined Corporate Report No. Roo4; 2024 attached as Appendix "II", which is being delivered as part of the road works to minimize construction impacts on the road users.

The project locations are listed in the following table, which are also illustrated on the map attached to this report as Appendix "III":

| Map <br> Reference <br> Number | Project <br> $\#$ | Project Description | Location |
| :---: | :---: | :--- | :--- |
| 1 | R-7409 | Road Improvements | 64 Avenue: 177B Street to 184 Street |
| 2 | R-15546 | Intersections Improvements | 64 Avenue and 180 Street |
| 3 | R-15547 | New Pedestrian Signal | 64 Avenue and 181A Street |
| 4 | R-15550 | New Traffic Signal | 64 Avenue and Claytonwood Gate |
| 5 | W-4942 | 360 m of 350mm diameter | 64 Avenue: 178 Street to 180 Street |
| 6 | W-14016 | 650m of 200mm diameter | 64 Avenue: 180 Street to Lot 18303; <br> 181A Street |
| 7 | D-20540 | 250m of 525mm and 265 m of <br> 600mm diameter | 64 Avenue: 177B Street to 179 Street |

The Contract permits construction from 7:00 a.m. to $10: 00$ p.m., Monday through Friday, in compliance with the Surrey Noise Control Bylaw, 1982, No. 7044.

## Invitation to Tender Results

An Invitation to Tender followed the City's Purchasing Bylaw and was publicly posted on the BC Bid and City of Surrey websites. Tenders for the subject contract were opened on January 19, 2024, with the following results:

## Contractor

1. BA Blacktop Infrastructure Inc.
2. Lafarge Canada Inc.
3. B\&B Heavy Civil Construction Ltd.
4. Jack Cewe Construction Ltd.
5. Arsalan Construction Ltd.

## Tendered Amount with GST

$$
\begin{aligned}
& \$ 15,685,254 \cdot 4 \\
& \$ 15,750,525 \cdot 00 \\
& \$ 16,150,600.00 \\
& \$ 16,290,773.10 \\
& \$ 18,302,389.25
\end{aligned}
$$

## Corrected

 Amount\$15,685,263.89
No Change
\$16,256,599.99
No Change
$\$ 18,262,857.80$

The Engineer's (Aplin \& Martin Ltd.) and BC Hydro's pre-tender estimate was $\$ 17.6$ million, including GST.

## Evaluation

The submissions were reviewed for accuracy and completeness. There were three arithmetic errors that had no bearing on the outcome of the tender process. All submissions included the required $10 \%$ bid bond and were signed on the Tender Form.

The low bidder, _ BA Blacktop Infrastructure Inc., has provided a Consent of Surety for a Performance Bond and a Labour \& Materials Bond, and agreed to complete the work within 200 working days, as stipulated in the contract. BA Blacktop Infrastructure Inc.'s past performance on similar work has been satisfactory. They have no outstanding legal claims against the City. It is recommended that BA Blacktop Infrastructure Inc.be awarded Contract No. 1722-002-11.

## Project Schedule

The Contract work is expected to start in February 2024, and be completed by Spring 2025. A four-week road closure may be required during Summer 2024 to accommodate construction.

FUNDING

Funding for this Contract is available in the approved 2024 Transportation and Utilities Budget. Funding for the BC Hydro duct work under this Contract is being funded $100 \%$ by BC Hydro.

Scott Neuman, P.Eng.
General Manager, Engineering

VJ/cc

Appendix "I" - Corporate Report No. Ro71; 2023
Appendix "II" - Corporate Report No. Roo4; 2024
Appendix "III" - Map of Locations - Contract No. 1722-002-11

## REGULAR COUNCIL

| TO: | Mayor \& Council | DATE: | May 11, $\mathbf{2 0 2 3}$ |
| :--- | :--- | ---: | :--- |
| FROM: | General Manager, Engineering | FILE: | $\mathbf{5 2 6 0 - 0} \mathbf{7}$ |

SUBJECT: Short-Term Transportation Priorities

## RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report as information;
2. Endorse the proposed strategic Transportation short-term projects, as presented in this report;
3. Endorse staff to develop a strategy for advocating for increased transit service in Surrey; and
4. Direct staff to assess the feasibility, costs, benefits, and impacts of extending 72 Avenue between 152 Street and Highway 15.

## INTENT

The intent of this report is to obtain Council endorsement of the short-term transportation priorities to support the City's growth, including direction on proceeding with a feasibility study of extending 72 Avenue east of 152 Street.

## BACKGROUND

The Engineering Department's 10-Year Servicing Plan (2023-2032) was approved by Council at the Regular Council Meeting on March 6, 2023 through Corporate Report No. Ro31; 2023. The plan identifies the infrastructure investments required to support the City's anticipated population growth over the next ten years. At the March 6, 2023 Council Meeting, questions were raised by Council as to the ability to prioritize particular transportation projects in the short-term and the feasibility of extending 72 Avenue east of 152 Street. This report highlights the City's strategic transportation priorities and capital programming over the next few years.

## DISCUSSION

Transportation's short-term capital program focuses on delivering \$300 million in transportation investments over the next four years, primarily funded through Development Cost Charges and the recently approved increase in Road and Traffic Levy. City funds are complemented by
financial support from TransLink for major road, bike and transit networks, and the Ministry of Transportation and Infrastructure for Highway 99 interchange improvements. The following summarizes the recommended direction for key areas of investment:

1. Developing the arterial network to improve traffic movement, safety and integrated cycling-walking facilities where possible. The priority arterials are 20 Avenue, 32 Avenue, 72 Avenue, 8o Avenue, 132 Street, and 152 Street, as outlined in Appendix "I";
2. Prioritizing protected cycling around SkyTrain stations and connecting City Centre to Guildford and Fleetwood, as outlined in Appendix "II";
3. Working with TransLink and the Province to implement improved transit services essential for sustaining Surrey's continuous growth, focusing on the Surrey-Langley SkyTrain Project, Bus Rapid Transit to Newton, and RapidBus on Scott Road, as outlined in Appendix "III"; and
4. Advocating for strategic regional connections to Highway 99 in South Surrey, as outlined in Appendix "IV", to support population growth and manage congestion.

## 72 Avenue between 152 Street and Highway 15 (176 Street)

Over the past year, staff have received inquiries from both the public and Council regarding the need for additional east-west connectivity across the City, particularly the feasibility of connecting 72 Avenue. Two segments of 72 Avenue, 144 Street to 152 Street and Fraser Highway to 188 Street, are planned to be widened as part of the approved 10-Year Servicing Plan.

The central segment, between 152 Street and Highway 15, is not within the City's 10-Year Servicing Plan. Along this 5 km segment, a 20 m wide unopen road allowance exists through the Agricultural Land Reserve; however, a road through this area would require lengthy preloading, raising above the floodplain, and a bridge across Serpentine River. The estimated cost for this road segment is $\$ 75$ to $\$ 95$ million.

If Council desires, staff could commence a feasibility study of the costs, benefits, impacts, permit requirements, and project timeline for extending 72 Avenue east of 152 Street. This study would be completed by Q1 2024 and presented to Council.

## CONCLUSION

Council's approval of the proposed transportation short-term capital priorities will benefit residents and support growth across the City.

## RV/KS/AM/PK/BH/cc

Scott Neuman, P.Eng.
General Manager, Engineering
Scott Neuman, P.Eng.
General Manager, Engineering


Appendix "I" - Major Arterial Improvements
Appendix "II" - Cycling Connections
Appendix "III" - Rapid Transit
Appendix "IV" - Regional Projects
Note: Appendices available upon request

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\text { NO: RO04 council date: Januaul i5, } 2024
$$

## REGULAR COUNCIL

TO: Mayor \& Council
DATE: January 11, 2024
FROM: General Manager, Engineering FILE: 1722-002-11
SUBJECT: Coordinated Works Agreement with BC Hydro 64 Avenue Improvements from ${ }_{177}$ B Street to 184 Street

## RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information;
2. Approve entering into an Agreement with BC Hydro for the installation of BC Hydro duct work, which will be delivered as part of the upcoming 64 Avenue Improvements from ${ }_{177}$ B Street to 184 Street project; and
3. Authorize the Mayor and City Clerk to execute the finalized Agreement with BC Hydro for the installation of BC Hydro duct work as part of the upcoming 64 Avenue Improvements from ${ }_{177}$ B Street to 184 Street.

## INTENT

The intent of this Corporate Report is to seek Council's approval to enter into an Agreement with $B C$ Hydro for the purposes of installing $B C$ Hydro duct banks as part of the upcoming 64 Avenue Improvements from ${ }_{177}$ B Street to 184 Street project, which will be $100 \%$ funded by BC Hydro.

## BACKGROUND

At the May 15, 2023 Regular Council Meeting, Council endorsed through Corporate Report No. Ro71; 2023 (attached as Appendix "I"), the strategic transportation short-term projects which identified and prioritized developing specific arterial roads to support the City's growth. One of the key corridors identified includes 64 Avenue between ${ }_{177}$ B Street to 184 Street in the location illustrated in Appendix "II".

During the development of the project designs for the 64 Avenue road improvements, staff identified an opportunity to coordinate the road improvements with BC Hydro's planned duct bank project planned along the same segment of the planned 64 Avenue road improvements. BC Hydro's duct bank project is an important investment for Surrey as it will support growth in the Cloverdale community and service the new Surrey hospital and BC Cancer Centre. Delivering BC Hydro's planned duct bank project as part of the upcoming 64 Avenue road improvements will help minimize the associated impacts on the road users and provide improved opportunities for economies of scale.

## DISCUSSION

## Agreement

Staff are finalizing the agreement with BC Hydro in advance of construction of the 64 Avenue road improvements. The Agreement will establish BC Hydro as responsible for funding $100 \%$ of the construction cost related to the installation of the BC Hydro duct work.

## Project Schedule

An invitation for tender for the 64 Avenue road improvements and BC Hydro duct bank installation is currently posted on BC Bid and the City's website. Staff anticipate presenting a corporate report for the construction contract award to Council in February 2024. Subject to Council approval, construction is expected to start in late February 2024 and be completed by November 2024.

## Legal Services Review

This report and related Agreement have been reviewed by Legal Services

## FUNDING

Funding for the City's costs related to the installation of the BC Hydro duct work will be funded $100 \%$ by BC Hydro.


VJ/cc
Appendix "I" - Corporate Report No. Ro71; 2023
Appendix "II" - Map of Project Location
Note: Appendices available upon request


Contract No. 1722-002-11 64 Avenue Improvements 177B Street to 184 Street

ENGINEERING DEPARTMENT

## REGULAR COUNCIL

| TO: | Mayor \& Council | DATE: January 24, $\mathbf{2 0 2 4}$ |
| :--- | :--- | ---: | :--- |
| FROM: | General Manager, Engineering <br>  <br> Culture | FILE: 8740-40 |

SUBJECT: Surrey-Langley SkyTrain Project - Landscaping Works Agreement

## RECOMMENDATION

The Engineering and Parks, Recreation \& Culture Departments recommend that Council:

1. Receive this report as information;
2. Approve entering into a Landscaping Works Agreement (the "Agreement") with His Majesty the King in Right of the Province of British Columbia (the "Province") for the City to undertake the design and construction of landscaping for the Surrey-Langley Skytrain ("SLS") Project; and
3. Authorize Mayor and City Clerk to execute the finalized Agreement with His Majesty the King in Right of the Province of British Columbia for the design and installation of landscaping for the SLS Project.

## INTENT

The intent of this Corporate Report is to seek Council's approval to enter into the Agreement for the purpose of developing and implementing a landscaping plan for the SLS Project that the City will deliver on behalf of the Province, who will contribute up to $\$ 7.06$ million towards this work.

## BACKGROUND

The SLS Project will deliver a 16 kilometre extension to the existing Expo Line from King George Station to Langley City, adding eight new stations, six of which will be located in Surrey, at a total project cost of $\$ 4.01$ billion. Procurement for this project is expected to be completed in early 2024, with construction expected to be completed by late 2028.

In support of the SLS project, the City of Surrey has entered into a Municipal Agreement with the Province which primarily captures the construction requirements and long-term land tenures.

## DISCUSSION

Through the development of the Reference Concept Design ("RCD") for the SLS Project, staff have been able to quantify the landscaping requirements, areas of impact, and anticipated tree removals required to facilitate the construction of the SLS Project.

The SLS Project will require significant boulevard and median space for the SkyTrain column placement along Fraser Highway. To facilitate the construction of the SkyTrain system, road widening and accompanying relocation of BC Hydro services, sizeable areas of boulevards, and medians will be impacted resulting in a large number of trees that need to be removed along Fraser Highway. As part of the proposed landscaping plan, these trees will be replaced by the City under the proposed Agreement. The table below provides an indication of the size of existing softscape areas (i.e., boulevards) and the estimated number of trees that will be impacted during construction.

| Description | Estimate |
| :--- | :---: |
| Existing Boulevards Impacted | $27,983 \mathrm{~m}^{2}$ |
| New Boulevards Created by the SLS Project | $51,430 \mathrm{~m}^{2}$ |
| Net Gain | $23,447 \mathrm{~m}^{2}$ |
| Estimated Tree Loss/Replacement (1:1 Replacement) | 2,056 |

Recognizing the importance of landscaping and the experience the City has in designing and installing landscaping within City parks and road corridors, the City in collaboration with the SLS Project team has developed an Agreement for the City to undertake the landscaping work for the SLP Project, with the Province being responsible for $100 \%$ of the costs up to $\$ 7.06$ million.

There are a number of benefits in having the City undertake the landscaping development for the SLS Project, including:

- Ability to have greater input into landscaping design and softscape delivery;
- Ability to source higher quality horticulture materials;
- Ability to tailor plant species selection to better suit the micro-climates around and under the SkyTrain guideway structures;
- Ability to directly manage the installation process to ensure quality control and greater long-term survivability of plantings;
- Opportunities to incorporate contaminant treatment features as part of landscaping;
- Ability to explore opportunities to add additional softscaping in areas that would have otherwise been hardscaped (subject to available Parks maintenance budget); and
- Opportunity for the City's Parks, Recreations \& Culture Department to explore areas suitable for public art and flexible public space under, or near, the guideway to enhance the public realm.


## Landscaping Works Agreement

Staff are finalizing the Agreement with the Province. The Agreement will establish the Province as responsible for funding $100 \%$ of the cost related to the design and installation of the landscaping for the SLS Project up to a maximum of $\$ 7.06$ million.

## Legal Services Review

This report has been reviewed by Legal Services

## FUNDING

Funding for the City's costs related to the design and installation of the SLS Project landscaping will be $100 \%$ funded by the Province, up to a maximum amount of $\$ 7.06$ million.

## CONCLUSION

The Engineering Department and Parks, Recreation \& Culture Department recommend that Council approve the City entering into the Agreement with the Province for the City to undertake the design and construction of landscaping for the SLS project.

Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation \& Culture

VJ/MD/cc

## CORPORATE REPORT

## REGULAR COUNCIL

| TO: | Mayor \& Council | DATE: January 25, 2024 |  |
| :--- | :--- | ---: | :--- |
| FROM: | General Manager, Planning \& Development | FILE: | 0510-20 (SD36) |
| SUBJECT: | Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan <br> and School Site Acquisition Charge Rates |  |  |

## RECOMMENDATION

The Planning \& Development Department recommends that Council:

1. Receive this report for information;
2. Accept the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan, attached as Appendix "I";
3. Instruct the City Clerk to forward a copy of this report and related Council resolution to Surrey School District; and
4. Direct staff to work with the Surrey School District administration to send a joint letter to the Ministry of Education and Child Care requesting that the School Site Acquisition Charge rates are reviewed and amended in order to allow adequate financial supplementation to school districts in acquiring future school sites.

## INTENT

The intent of this report is to seek Council endorsement of the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan ("ESSP") and to receive approval to work collaboratively with Surrey Schools in preparing and sending a joint letter to the Ministry of Education and Child Care requesting that School Site Acquisition Charge ("SSAC") rates be reviewed and amended to better serve their intended purpose of adequately supplementing land acquisition for future school sites.

## BACKGROUND

## Eligible School Sites Proposal

On October 18, 2023, the Board of Education of School District No. 36 (Surrey) approved the ESSP incorporated into the Surrey School District's 2024-2025 Capital Plan submission to the Ministry. The ESSP was brought forward to Council under Corporate Report No. R212; 2023 at the Regular Council - Public Hearing meeting of December 4, 2023. The report is attached as Appendix "II".

The ESSP forms the basis for identifying new school sites to accommodate anticipated growth related to new development, and also forms the basis for levying a SSAC onto new housing development to partially pay for these new school sites.

The report was referred back to staff over concerns that the projected student numbers being forecast were not reflecting the actual enrolment growth in the Surrey School District and did not take into account potential growth related to recent changes in Provincial housing legislation.

## School Site Acquisition Charge Rates

The SSAC regulation is established through the authority of Sections 937.2 and 937.91 of the Local Government Act ("LGA"). The LGA empowers school districts to adopt a Bylaw establishing SSACs that are to be paid for each dwelling unit in new residential developments within the district. The SSACs, which are approved through Provincial legislation, are calculated with the intent to provide revenues to cover $35 \%$ of the acquisition costs and school site property expansions required within that jurisdiction over a 10 -year period.

As required under legislation, the City collects the SSACs on behalf of the Surrey School District and remits these charges to them each year.

## DISCUSSION

## Eligible School Sites Proposal

Since December 4, 2023, City staff and Surrey School District staff have met and been in communication over the ESSP. Staff clarified that the projections in the ESSP are specific to students from new home construction only, and do not capture the full picture of enrolment growth, which is also driven by increased student numbers in existing housing stock. Staff from both the City and the Surrey School District will continue to communicate and share data to further refine student projections, as well as explore other methods of data collection that may offer greater insights into narrowing any gap between projected and actual student enrolment. Staff will also be carefully monitoring the effect of new Provincial housing legislation over the coming years, to see whether this legislation translates into additional housing units and will adjust projections as necessary in subsequent ESSPs.

Staff also note that the need for new school sites identified in the ESSP greatly exceeds the number of new schools funded by the Provincial government. This disparity is partly due to a growing gap between the amount of funding realized through the SSAC and the funds required to purchase school sites in today's land market.

## School Sites Acquisition Charge Rates

The SSACs are only applicable to new residential development, and in Surrey, the SSACs have already reached the maximum amount allowed by the Provincial School Site Regulations, pursuant to the LGA. As such, there will be no increase in the SSACs in 2024 as a result of the ESSP. Based on current land values in Surrey, the SSACs are estimated to cover less than $10 \%$ of school site acquisition costs, well below the original $35 \%$ target.

The following table documents the current SSAC rates applicable to residential development in Surrey.

| Prescribed Category <br> of Eligible Development <br> (BC Regulation 17/oo) | School Site Acquisition <br> Charge Rates |
| :---: | :---: |
| (The SSAC rate is capped at maximum allowed |  |
| pursuant to Provincial regulations) |  |$|$| Low Density (<21 units / ha.) | $\$ 900$ per unit |
| :---: | :---: |
| Medium Low (21-50 units / ha) | $\$ 800$ per unit |
| Medium (51-125 units / ha) | $\$ 700$ per unit |
| Medium High (126-200 units / ha) | $\$ 600$ per unit |
| High Density (>200 units / ha) |  |

Given that the SSAC rates no longer meet their intended purpose of providing sufficient financial support to the land acquisition for future school sites in Surrey, it is recommended that the City and the Surrey School District work together to approach the Province with the intent of increasing the SSAC rates.

## CONCLUSION

Based on the information and discussion above, it is recommended that Council accept the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan (attached as Appendix "I"), instruct the City Clerk to forward a copy of this report and related Council resolution to the Surrey School District, and direct staff from the Planning \& Development Department to work with the Surrey School District to prepare and send a letter to the Provincial Ministry of Education and Child Care with respect to reviewing and amending the School Site Acquisition Charge rates.

Original signed by
Don Luymes
General Manager, Planning \& Development
SS/DL
Appendix "I" Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan Appendix "II" Corporate Report No. R212; 2023

File No: 0480-20 (d)
November 3, 2023
(by email)

Mr. R. A. Costanzo
City Manager (Acting)
City of Surrey
13450-104 Avenue
Surrey, BC V3T 1V8
Dear Mr. Costanzo:

## Re: Eligible School Site Proposal

Please be advised that at the public meeting of the Board of Education of School District No. 36 (Surrey), the 2024/2025 Eligible School Site Proposal was approved. As you are aware, the Eligible School Site Proposal is a required component of the annual capital plan submission and is referred to local governments in the district for acceptance pursuant to the Local Government Act. Please find attached the certified resolution of the Board of Education of School District No. 36 (Surrey) for acceptance by city council. A copy of the administrative memorandum considered by the board is also attached for your reference.

The 2024/2025 Eligible School Site Proposal indicates the following:

- Based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 44,858 ( 51,490 including secondary suites) development units constructed in the school district over the next 10 years (Schedule ' A ' - Table 2); and
- These 51,490 new development units will be home to an estimated 9,777 school age children (Schedule 'A' - Table 3); and
- The School Board expects 12 new school sites, 1 replacement site and 1 site expansion, over the ten-year period, will be required as the result of this growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and
- According to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 57 hectares (approx. 140.85 acres). These sites should be purchased within ten years and serviced land cost is estimated at $\$ 602,360,000$.


## LEADERSHIP IN LEARNING

## Surrey Schools

The School Site Acquisition Charge (SSAC) bylaw rate is currently set at the maximum allowed by the Local Government Act and Provincial Regulations. Therefore, no change is required to the SSAC bylaw rate applied to new development units, based on calculations consistent with Provincial SSAC Regulations.

Pursuant to the Education Statutes Act, local governments have 60 days to either:

1. Pass a resolution accepting the proposed eligible school site requirements for the school district;
2. Respond in writing to the school board indicating that it does not accept the school board's proposed site requirements for the school district and indicating

- Each proposed school site to which it objects; and
- The reason for the objection.

If no response is received within 60 days the legislation states that the local government will have been deemed to accept the proposal. Please place the resolution on your Council's agenda to meet this timeline.

Please feel free to contact this office through Mr. Dave Riley, Executive Director, Capital Project Office, by telephone at 604-595-5190 or by email at riley d@surreyschools.ca should you require any further information.

Yours truly,


Jon Harding, CPA, CA
Secretary-Treasurer

## Enclosures: 2

cc: Dave Riley, Executive Director, Capital Project Office, Surrey School District Stuart Jones, Senior Planner, Planning and Development Department, City of Surrey Heather McNell, Deputy CAO Policy and Planning, RPH, Regional Planning and Housing Services, Metro Vancouver

# Administrative Memorandum 

## Regular Board Meeting

Date: October 18, 2023<br>Topic:<br>Submitted by: Jon Harding, Secretary-Treasurer

Background:
A School Site Acquisition Charge (SSAC) is imposed on new eligible development units (residential development) for the purpose of providing funds to assist school boards in paying the capital cost of eligible school sites. To date, 21 eligible school sites (including new sites and site expansions) have been purchased since the inception of the SSAC in 2001.

Pursuant to the School Site Acquisition provisions of the Local Government Act, an Eligible School Site Proposal (ESSP) must be prepared, and approved by the Board of Education annually. Once approved, the ESSP is referred to the City of Surrey and City of White Rock for acceptance.

Development of the ESSP involves extensive consultation with the City of Surrey and the City of White Rock staff. Both local governments provide 10-year projections for residential development consistent with their Official Community Plans, Regional Context Statements and Neighbourhood Concept Plans. That information is then used to project the number of school age children that would be generated by the additional housing units. A review of the distribution of new housing units is used to project enrolment growth at schools and to estimate the general location, size and number of school sites and site expansions required to accommodate student growth.

Schedule B of the attached document outlines the draft ESSP, which identifies fourteen site acquisition proposals, including twelve new school site, one site expansion, and one replacement. The fourteen eligible school site acquisition proposals have been included as capital projects in the District's 2024/25 Five-Year Capital Plan.

The sites that are listed in the 2024/25 Five -Year Capital Plan and Eligible School Site Proposal were already identified in the 2023/24 Five -Year Capital Plan and Eligible School Site Proposal submitted with the addition of the proposed new Fleetwood Area Secondary site, and three new elementary school sites in the Fleetwood Area.

The SSAC bylaw rate is currently set at the maximum allowed by the Local Government Act and Provincial Regulations and the ESSP does not trigger a rate adjustment. Therefore, no change is required to the School Site Acquisition Charge (SSAC) bylaw rate applied to new development units, based on calculations consistent with Provincial School Site Acquisition Charge Regulations. It should be noted that the maximum (SSAC) has not increased since it was first established by government in 2000.

Prior to submitting the ESSP to the Ministry of Education, the proposal must formally be referred
to the City of Surrey and the City of White Rock who may:

- Pass a resolution accepting the proposed ESSP; or
- Respond in writing to the School District indicating that it does not accept the ESSP, documenting reasons for the objection.

If the Local Government fails to respond within 60 days of receiving such a request, it is deemed to have agreed to the proposed ESSP requirements.

The following information has been considered:

1. The Eligible School Site Proposal projections have been discussed with planning department staff for the City of Surrey and the City of White Rock. Municipal staff have provided updated growth projections for the period 2023/24 to 2032/33 based on the latest demographic data and market trends for housing (Schedule ' $A$ ').
2. A projection of the number of additional school age children, as defined in the School Act, generated by the projected eligible development units for the period 2023/24 to 2032/33 has been revised based on the projections provided by the City of Surrey and the City of White Rock (Schedule 'A').
3. The approximate size and the number of school sites required to accommodate the number of children projected (Schedule 'B').
4. The approximate location and value of school sites (Schedule ' B ').

## It is recommended:

THAT based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 44,858 ( 51,490 including secondary suites) development units constructed in the school district over the next 10 years (Schedule ' $A$ ' - Table 2); and

THAT these 51,490 new development units will be home to an estimated 9,777 school age children (Schedule ' $A$ ' - Table 3); and

THAT the School Board expects 12 new school sites, 1 replacement site and 1 site expansion, over the ten-year period, will be required as the result of this growth in the school district and the site acquisitions will be located as presented in Schedule 'B'; and

THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 57 hectares (approx. 140.85 acres). These sites should be purchased within ten years and serviced land cost is estimated at $\$ 602,360,000$; and

THAT the Eligible School Sites Proposal be forwarded to Local Governments for acceptance.

## Record of Board Approval

At its October 18, 2023 Regular Meeting the Board of Education of School District No. 36 (Surrey) approved the following motion:

## 2. (e) Eligible School Sites Proposal - 2024/25 Capital Plan

"THAT based on consultation with City of Surrey and the City of White Rock on the Eligible School Sites Proposal (ESSP), the Board of Education of School District No. 36 (Surrey) estimates that there will be 44,858 ( 51,490 including secondary suites) development units constructed in the school district over the next 10 years (Schedule ' $A$ ' - Table 2); and

THAT these 51,490 new development units will be home to an estimated 9,777 school age children (Schedule 'A' - Table 3); and

THAT the School Board expects 12 new school sites, 1 replacement site and 1 site expansion, over the ten-year period, will be required as the result of this growth in the school district and the site acquisitions will be located as presented in Schedule ' B '; and

THAT according to Ministry of Education site standards presented in Schedule 'B' these sites will require in total 57 hectares (approx. 140.85 acres). These sites should be purchased within ten years and serviced land cost is estimated at $\$ 602,360,000$; and

THAT the Eligible School Sites Proposal be forwarded to Local Governments for acceptance."


Jon Harding, CPA, CA
Secretary-Treasurer

Eligible School Site Proposal - 2023/24 Capital Plan
SCHEDULE 'A' 2023-2032 Projections - Eligible Development and School Age Children (new housing only)

| School Year | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CITY OF SURREY |  |  |  |  |  |  |  |  |  |  | $10 \mathrm{yr} \mathrm{Tot}$. |
| Year | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |  |
| Single Detached | 84 | 314 | 314 | 314 | 314 | 314 | 314 | 314 | 314 | 314 | 2,910 |
| Suites (Incuding oach Houses) | 502 | 670 | 670 | 670 | 670 | 670 | 670 | 670 | 670 | 670 | 6,532 |
| Townhouse and Row House | 396 | 674 | 677 | 679 | 686 | 692 | 703 | 720 | 732 | 738 | 6,697 |
| Low Rise Apartment | 1921 | 1382 | 1398 | 1414 | 1427 | 1489 | 1516 | 1593 | 1644 | 1677 | 15,461 |
| High Rise Apartment | 2131 | 1600 | 1600 | 1600 | 1600 | 1900 | 1900 | 1900 | 1900 | 1900 | 18,031 |
| Total Units City of Surrey | 5,034 | 4,640 | 4,659 | 4,677 | 4,697 | 5,065 | 5,103 | 5,197 | 5,260 | 5,299 | 49,631 |

Source: City of Surrey, Planning and Development Department, September 6, 2023

| CITY OF WHITE ROCK |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Year | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |  |
| Single Detached | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 30 |
| Suites (Incuding oach Houses) | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 100 |
| Townhouse and Row House | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 50 |
| Low Rise Apartment |  | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 135 |
| High Rise Apartment | 299 | 155 | 155 | 155 | 130 | 130 | 130 | 130 | 130 | 130 | 1,544 |
| Total Units City of White Rock | 317 | 188 | 188 | 188 | 163 | 163 | 163 | 163 | 163 | 163 | 1,859 |

Source: City of White Rock, Planning Department, October 3, 2023

## TOTAL SD \#36 (SURREY)

Table 2 - SCHOOL DISTRICT 36 - ELIGIBLE DEVELOPMENT UNITS (Annual total new units by housing type, 2023-2032)

| Year | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 10 yr Tot. |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Single Detached | 87 | 317 | 317 | 317 | 317 | 317 | 317 | 317 | 317 | 317 | 2,940 |
| Suites (Incuding oach Houses) | 512 | 680 | 680 | 680 | 680 | 680 | 680 | 680 | 680 | 680 | 6,632 |
| Townhouse and Row House | 401 | 679 | 682 | 684 | 691 | 697 | 708 | 725 | 737 | 743 | 6,747 |
| Low Rise Apartment | 1,921 | 1,397 | 1,413 | 1,429 | 1,442 | 1,504 | 1,531 | 1,608 | 1,659 | 1,692 | 15,596 |
| High Rise Apartment | 2,430 | 1,755 | 1,755 | 1,755 | 1,730 | 2,030 | 2,030 | 2,030 | 2,030 | 2,030 | 19,575 |
| Total Units | 5,351 | 4,828 | 4,847 | 4,865 | 4,860 | 5,228 | 5,266 | 5,360 | 5,423 | 5,462 | 51,490 |

Surrey Schools
LEADERSHIP IN LEARNING

| Year | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Eligible Students |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Single Detached | 62 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | 2,087 |
| Suites (Incuding oach Houses) | 46 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 61 | 597 |
| Townhouse and Row House | 285 | 482 | 484 | 486 | 491 | 495 | 503 | 515 | 523 | 528 | 4,790 |
| Low Rise Apartment | 211 | 154 | 155 | 157 | 159 | 165 | 168 | 177 | 182 | 186 | 1,716 |
| High Rise Apartment | 73 | 53 | 53 | 53 | 52 | 61 | 61 | 61 | 61 | 61 | 587 |
| Total EDU Students | 677 | 975 | 979 | 982 | 987 | 1,007 | 1,018 | 1,039 | 1,053 | 1,061 | 9,777 |

Source: Student Yield Estimates for projected new housing by form of development, updated July 2023 by Surrey School District \#36, Planning and Demographics Department
Table 4-ESTIMATED AVERAGE NEW STUDENT YIELD RATE FROM NEW HOUSING

| Year | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | Yield (2031) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Single Detached | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 |
| Suites (Incuding oach Houses) | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 | 0.09 |
| Townhouse and Row House | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 | 0.71 |
| Low Rise Apartment | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 | 0.11 |
| High Rise Apartment | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 | 0.03 |


| School Site \# | \#016 | \#220 |  |  | \#001 |  |  | \#013 | \#207??? | \#222 |  |  |  |  | TOTALS |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Basis of Costs | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate | Estimate |  |
| Type of Project | Expansion | New | New | New | Replacement | New | New | New | New | New | New | New | New | New |  |
| Grade Level | Elementary | Elementary | Secondary | Secondary | Elementary | Elementary | Elementary | Elementary | Elementary | Secondary | Elementary | Elementary | Secondary | Elementary |  |
| General Location | Grandview Heights Elementary | Anniedale/ Tynehead West Elementary | 2nd Grandivew Secondary | East Newton Secondary | Hjorth Road Elementary | Fleetwod Elementary (1 of 4) | Fleetwod Elementary (2 of 4) | Clayton Elementary | Pacific/ <br> Sunnyside Heights Elementary | Fleetwood <br> Area <br> Secondary | Fleetwod Elementary (3 of 4) | Fleetwod Elementary (4 of 4) | South Port Kells Secondary | Abbey Ridge Elementary | Total Estimates |
| Existing Capacity | 0 | 0 | 0 | 0 | 245 | 0 | 0 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 435 |
| Long Term Capacity | 605 | 605 | 1500 | 1500 | 655 | 900 | 900 | 655 | 900 | 2000 | 900 | 900 | 1500 | 380 | 13900 |
| Increase in Capacity | 605 | 605 | 1500 | 1500 | 410 | 900 | 900 | 465 | 900 | 2000 | 900 | 900 | 1500 | 380 | 13465 |
| Standard Site Size (ha) | 3.3 | 3.3 | 6.3 | 6.3 | 3.3 | 3.3 | 3.3 | 3.3 | 3.3 | 6.3 | 3.3 | 3.3 | 6.3 | 3.3 | 58 |
| Existing Site Area (ha) | 0 | 0 | 0 | 0 | 1.88 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Size of New Site (ha) | 4.00 | 4.0 | 6.0 | 6.0 | 1.2 | 2.3 | 2.4 | 4.0 | 4.0 | 8.0 | 2.3 | 2.3 | 8.0 | 2.3 | 57 |
| Land Cost/ha | \$5,625,000 | \$8,750,000 | \$10,000,000 | \$12,500,000 | \$0 | \$17,391,304 | \$16,666,667 | \$11,215,000 | \$11,250,000 | \$11,875,000 | \$17,391,304 | \$17,391,304 | \$5,000,000 | \$10,869,565 | \$10,604,930 |
| Estimated Cost of Land | \$22,500,000 | \$35,000,000 | \$60,000,000 | \$75,000,000 | \$0 | \$40,000,000 | \$40,000,000 | \$44,860,000 | \$45,000,000 | \$95,000,000 | \$40,000,000 | \$40,000,000 | \$40,000,000 | \$25,000,000 | \$602,360,000 |

Total proposed acquisition sites (Eligible School Sites) $=14$ (proposed acquisitions, including 1 site expansion, 1 replacement, 8 new elementary school sites and 4 secondary school sites).
Source:Capital Plan 2024/2025 Report: June 2023, Cushman \$ Wakefield

## REGULAR COUNCIL

TO: $\quad$ Mayor \& Council
DATE: November 27, 2023
FROM: General Manager, Planning \& Development
FILE: $\quad$ 5510-20 ( $\mathrm{SD}_{3} 6$ )
SUBJECT: Surrey School District Eligible School Sites Proposal 2024-2025 Capital Plan

## RECOMMENDATION

The Planning \& Development Department recommends that Council:

1. Receive this report for information;
2. Accept the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan, attached as Appendix "I"; and
3. Instruct the City Clerk to forward a copy of this report and related Council resolution to the Surrey School District.

## INTENT

The intent of this report is to provide information to Council on the Surrey School District's (the "School District") Eligible School Sites Proposal for 2024 to 2025 and to seek Council endorsement of the proposal.

## BACKGROUND

Each year, all school districts in British Columbia are required to submit a Capital Plan, including an estimate of the number, location, and cost of proposed new school sites, to the Provincial Ministry of Education (the "Ministry"). This is known as the Eligible School Sites Proposal (the "Proposal"). The Ministry reviews and approves the Capital Plan, including the Proposal, as the basis for funding new schools in each district.

In preparing its Capital Plan, the School District utilizes the City's residential growth projections to calculate the number, size, and location of new schools that will be required over the next 1o years. The School District then estimates the costs for land acquisition, development, and other capital requirements for each new school.

On October 18, 2023, the Board of Education of School District No. 36 (Surrey) (the "School Board") approved the Proposal incorporated into the School District's 2024-2025 Capital Plan submission to the Ministry. The Proposal is attached as Appendix "I".

Pursuant to Section 937.4(6) of the LGA, the City must consider the School District's resolution at a Regular Council Meeting, and within 60 days of receiving the request, and must:

> 937.4(6) (a) pass a resolution accepting the school board's resolution of proposed eligible school site requirements for the school district, or
> (b) respond in writing to the school board indicating that it does not accept the school board's proposed school site requirements for the school district and indicating
(i) each proposed eligible school site requirement to which it objects, and
(ii) the reasons for the objection.

According to legislation, if the City fails to respond within 60 days of receiving such a request, it is deemed to have agreed to the proposed eligible school sites requirements for the School District, as set out in the School Board's resolution. The School District letter requesting comments was dated November 3, 2023 and was received by the City on November 7, 2023.

## DISCUSSION

## Surrey School District Resolution - Eligible School Sites Proposal

The School District's Proposal documents the projected growth in the number of school-aged children that will occur over the next 10-years in Surrey, the number of new schools that will be needed to accommodate this growth, the general location and area of land required for each new school, and the acquisition costs for the school sites, including servicing. The School District utilizes the City's residential growth projections as the basis for projecting the growth in student population and the allocation of this growth geographically across the City to establish where and when additional school capacity will be required.

School District staff work in close collaboration with City staff in preparing their student projections. The work begins with School District staff being a full participant in the preparation of land use plans for Surrey's neighbourhoods. This helps establish the need and size of future schools, as well as their proposed locations. This information guides School District land acquisitions. In addition, every quarter, City staff and School District staff meet to review land use plan status, discuss the population projection model for the City that is used by City staff, and finally, every month, School District staff are provided with a summary of residential building permits issued for the month, which include the location, dwelling unit type, and number of dwelling units.

The more detailed student yield projections are based on key reviews. School District staff review current student yield from existing projects, unit type, and location, after which they establish trends and student yield projections that are then used when reviewing development applications. This helps School District staff establish a more precise two-to-five-year enrollment projection per catchment areas, which guides their capital planning process, including future property needs that will host new schools in Surrey.

The Proposal indicates the following:

- New residential development is estimated to be 44,858 residential development units in Surrey and White Rock over the next 10 years ( 51,490 units if including secondary suites).
- This new residential development will result in an estimated increase of 9,777 school-aged children in the School District over the next 10 years.
- In consideration of new schools for which funding has already been committed and the number of students that will be graduating from the School District during the next 10 years, the net increase in the student population will require 12 new school sites, one replacement site, and one school site expansion over the next 10 years.
- The new and expanded school sites, which are proposed for acquisition within 10 years and based on current serviced land prices, will cost an estimated \$602,360,ooo.


## School Site Acquisition Charge

The School Site Acquisition Charge ("SSAC") regulation is established through the authority of Sections 937.2 and 937.91 of the Local Government Act ("LGA"). The LGA empowers school districts to adopt a Bylaw establishing SSACs that are to be paid for each dwelling unit in new residential developments within the district. The SSACs, which are approved through Provincial legislation, are calculated with the intent to provide revenues to cover $35 \%$ of the acquisition costs and school site property expansions required within that jurisdiction over a 10-year period.

As required under legislation, the City collects the SSACs on behalf of the School District and remits these charges to the School District each year.

The SSACs are only applicable to residential development, and in Surrey, the SSACs have already reached the maximum amount allowed by the Provincial School Site Regulations, pursuant to the LGA. As such, there will be no increase in the SSACs in 2024 as a result of the Proposal. Based on current land values in Surrey, the SSACs are below $35 \%$ of the acquisition costs school site property expansions.

The following table documents the current SSAC rates applicable to residential development in Surrey.

| Prescribed Category <br> of Eligible Development <br> (BC Regulation 17/oo) | School Site Acquisition <br> Charge Rates <br> (The SSAC rate is capped at maximum allowed <br> pursuant to Provincial regulations) |
| :--- | :--- |
| Low Density (<21 units / ha.) | \$1,000 per unit |
| Medium Low (21-50 units / ha) | $\$ 900$ per unit |
| Medium (51-125 units / ha) | $\$ 800$ per unit |
| Medium High (126-200 units / ha) | $\$ 700$ per unit |
| High Density (>200 units / ha) | $\$ 600$ per unit |

## Comments on the School Board's Eligible Schools Sites Proposal

The School District determines student growth estimates by assigning different student yield rates to forecasted residential unit-types provided by Surrey staff. The School District's student yield rates for each unit type are listed in Appendix "I" (Schedule A, Table 4).

School District staff changed their method for the 2024/2025 Capital Plan to match the current market situation. They checked Surrey's housing data projections against their Student Information System and this 'reality-testing' approach revealed much more school-aged children in multifamily housing than previous estimates. Therefore, School District staff have updated their old student yield rates to account for this difference.

In reviewing the new student yield rates, City staff have determined that the School District's calculations for growth in student population better reflects Surrey's student population and the related demand for new school sites are generally consistent with the City's residential growth estimates for the 10-year period.

## CONCLUSION

Based on the information and discussion above, it is recommended that Council accept the Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan (attached as Appendix "I") and instruct the City Clerk to forward a copy of this report and related Council resolution to the Surrey School District. Additionally, City staff will continue to meet with School District staff to review expected student yields resulting from the future residential units in order to determine if changes to their projections, and subsequently to future Eligible School Sites Proposals, are


SS/PH
Appendix "I" Surrey School District's Eligible School Sites Proposal 2024-2025 Capital Plan

## CITY OF SURREY

## BYLAWS AND PERMITS



# H-1 

| ACTION REQUIRED: | Third Reading |
| :---: | :---: |
| TYPE: | OCP / Zoning Amendments / DP |
| PURPOSE: | Bylaw No. 21069 |
|  | To amend OCP Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 1.97 FAR (net calculated) for the North Lot and up to 1.86 FAR (net calculated) for the Central Lot. |
|  | Bylaw No. 21070 |
|  | RA to CD - permit the development of a mixed-use building. |
|  | Bylaw No. 21071 |
|  | RA to CD - to permit the development of two apartment buildings. |
|  | Bylaw No. 21072 |
|  | RA to CD - to permit the development of an apartment building and 74 townhouse units. |
| LOCATION: | 16172-24 Avenue |

## PROCESSING DATES:

October 16, 2023 - Refer Application 7916-o225-oo back to staff to work with the developer to review density, impact from traffic and amenities within the area: Carried RES. 23-1967 with Councillors Annis, Elford, and Nagra opposed.

Bylaw No. 21069
January 15, 2024 - 1 st / 2nd / PH: Carried RES.R24-19/20/21
Approval to Proceed: Planning Report No. 7916-0225-oo

Bylaw No. 21070
January 15, $2024 \quad-\quad$ 1st / 2nd / PH: Carried RES. R24-22/23/24
Approval to Proceed: Planning Report No. 7916-0225-oo

Bylaw No. 21071
January 15, 2024 - 1 st / 2nd / PH: Carried RES. R24-25/26/27
Approval to Proceed: Planning Report No. 7916-0225-oo

Bylaw No. 21072
January 15, 2024 - 1 st / 2nd / PH: Carried RES. R24-28/29/30
Approval to Proceed: Planning Report No. 7916-0225-oo

## DEVELOPMENT PERMIT

January 15, 2024 - Authorize to Draft: Carried RES.R24-18

## CITY OF SURREY

## BYLAW NO. 21069

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 16172-24 Avenue, as shown below:

| Bylaw <br> No. | Land Use <br> Designation | Site Specific <br> Property | Site Specific <br> Permission |
| :---: | :---: | :---: | :---: |
| "Bylaw \# | Multiple | $16172-24$ Avenue | Density permitted up to |
| 21069 | Residential | oo2-633-795 | 1.97 FAR (net |
|  |  | Lot 3 Section 13 Township 1 |  |
|  |  | New Westminster District |  |
| Plan 5524 Except Part in Plan |  |  |  |
|  |  | EPP8oo31 | North Lot and density <br> permitted up to 1.86 FAR <br> (net calculation) for the <br>  |
|  |  |  | Central Lot. |

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
PUBLIC HEARING HELD thereon on the th day of , 20_.
PASSED THIRD READING on the th day of , 2o__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__
$\qquad$ MAYOR

## CITY OF SURREY

BYLAW NO. 21070
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: $\quad$ As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 151 (CD 151), 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 151" as follows:

| CD <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw <br> No. | Replaces <br> Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 151 | $16172-24$ Avenue | Lot 3, Plan 5524 | 21070 | N/A" |

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
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 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

## COMPREHENSIVE DEVELOPMENT ZONE 151 (CD 151)

This Comprehensive Development Zone 151 (CD 151) 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:

| Address | Legal Descriptions | PID |
| :---: | :---: | :---: |
| Portion of | That portion of Lot 3 Section 13 Township 1 NWD Plan |  |
| 16172-24 Avenue | 5524 Except Part in Plan EPP80031 shown and labelled as <br> Block A on the Survey Plan, attached hereto as Schedule <br> A, certified correct by Gary Borne, B.C.L.S. on the 13th <br> day of September 2023, containing 6,197.4 sq.m. |  |
|  |  |  |

(collectively the "Lands")
A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of 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.

Accessory Uses:
2. The following uses are permitted, provided that they are restricted to the ground floor or second floor of a multiple unit residential building and that the maximum gross floor area of each individual business does not exceed 800 sq. m:
(a) Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops;
(b) Personal services uses, excluding body rub parlours;
(c) Office uses excluding social escort services, methadone clinics and marijuana dispensaries;
(d) General services uses excluding funeral parlours, drive-through banks and vehicle rentals;
(e) Indoor recreational facilities, excluding a gymnasium;
(f) Community services; and
(g) Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
3. Eating establishments excluding drive-through restaurants, provided that they are restricted to the ground floor of a multiple unit residential building and the maximum gross floor area of each individual business does not exceed 150 sq. m.

## 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) Maximum floor area ratio of 1.97, 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 74\%.
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

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

| USES: | SETBACKS: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | North <br> Yard | East <br> Yard | South <br> Yard | West <br> Yard |
| Principal and Accessory Buildings and Structures <br> Greater than 10 sq.m in Size <br> 1,2,3,4 | 6.2 m | 4.5 m | 4.5 m | 4.5 m |

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 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 .
3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, front patios and stairs with more than three risers may encroach into the setbacks.
4 Notwithstanding Section F. of this Zone, the southwest corner of the principal building may be set back at 3.5 m .

## G. Height of Buildings

1. Principal Buildings:

Principal building height shall not exceed 20.0 m.
2. Accessory Buildings:

Accessory building 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, 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; 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.

## 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ sq. m per micro unit; and
(d) Indoor amenity space devoted to a child care centre shall be a maximum of $1.5 \mathrm{sq} . \mathrm{m}$ 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 3,000 sq. m;
(b) Lot Width: Minimum 35 m ; and
(c) Lot Depth: Minimum 35 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-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-70 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.

## SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21070 OF: LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524 EXCEPT PART IN PLAN EPP80031

FOR REZONING PURPOSES
LEGEND

$\mathrm{m}^{2} \quad$| DENOTES SQUARE METRES |
| :--- |
| DENOTES HECTARES |


| BOOK OF |  |  |
| :---: | :---: | :---: |
| BLOCK AREA | AREA $\left(\mathrm{m}^{2}\right)$ | AREA (ha) |
| BLOCK A | $6197.4 \mathrm{~m}^{2}$ | 0.620 ha |
| BLOCK B | $7660.0 \mathrm{~m}^{2}$ | 0.766 ha |
| BLOCK C | $3499.1 \mathrm{~m}^{2}$ | 0.350 ha |
| BLOCK D | $12495.8 \mathrm{~m}^{2}$ | 1.250 ha |
| TOTAL BLOCK AREA | $29852.3 \mathrm{~m}^{2}$ | 2.985 ha |



The intended plot size of this plan is 280 mm
in width and 432 mm in height ( $B$ size)

$$
\pi
$$

$$
\begin{aligned}
& \text { in width and } 432 \mathrm{~mm} \text { in height (B size) } \\
& \text { DETAIL: NOT TO SCALE }
\end{aligned}
$$

Property boundary dimensions shown hereon,
are derived from field survey.
CERTFIED CORRECT
DATED THIS 13TH DAY OF SEPTEMBER 2023




STRATA PLAN BCS4498

STRATA PLAN EPS868
${ }^{45}$


23 AVE
$45^{n}$ ㅇ․


STRATA PLAN EPS1295








BLOCK C
AREA $=0.350 \mathrm{ha}$

. 41,8

BLOCK
$A R E A=1.250 \mathrm{ha}$ $12495.8 \mathrm{~m}^{2}$
$96.368{ }^{9}$
$0.01^{\prime} 02^{\prime \prime}$


N1/2 OF THE N1/2 OF THE S $1 / 2$ OF THE NW 1/4

TARGET
LAND SURVEYING C120-20178 96TH AVE LANGLEY BC.
604-583-6161

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: $\quad$ As described in Appendix "A".
PID: As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 152 (CD 152), 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 152" as follows:

| CD <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw <br> No. | Replaces <br> Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 152 | $16172-24$ Avenue | Lot 3, Plan 5524 | 21071 | N/A" |

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
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 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 .
$\qquad$

## COMPREHENSIVE DEVELOPMENT ZONE 152 (CD 152)

In this Comprehensive Development Zone 152 (CD 152), Part 24, Multiple Residential Zone (RM-70), as well as other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") applies to the following lands:

| Address | Legal Descriptions | PID |
| :---: | :---: | :---: |
| Portion of | That portion of Lot 3 Section 13 Township 1 NWD Plan | Portion of 002-633-795 |
| $16172-24$ Avenue | 5524 Except Part in Plan EPP80031 shown and labelled as |  |
|  | Block B on the Survey Plan, attached hereto as Schedule <br> A, certified correct by Gary Borne, B.C.L.S. on the 13th <br> day of September 2023, containing 7,660.0 sq. m. |  |
|  |  |  |

(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 $300 \mathrm{sq} . \mathrm{m}$.
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 1.86, 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)."

## 2. 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 44\%."
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
Buildings and structures shall be sited in accordance with the following minimum setbacks:

| USES: | SETBACKS: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| North | East <br> Yard | South <br> Yard | West <br> Yard |  |
| Principal and Accessory Buildings and <br> Structures $^{1,2}$ | 4.5 m | 4.5 m | 4.5 m | 4.5 m |

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, front patios and stairs with more than three risers may encroach into the setbacks."
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:

Principal building height shall not exceed 18.0 m .
2. Accessory Buildings:

Excluding indoor amenity space buildings, accessory building height shall not exceed 4.5 m."


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: $\quad$ As described in Appendix "A".
PID: As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 153 (CD 153), 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 153" as follows:

| CD <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw <br> No. | Replaces <br> Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 153 | $16172-24$ Avenue | Lot 3, Plan 5524 | 21072 | N/A" |

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072".

PASSED FIRST READING on the 15th day of January, 2024.
PASSED SECOND READING on the 15th day of January, 2024.
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 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 .
$\qquad$

## COMPREHENSIVE DEVELOPMENT ZONE 153 (CD 153)

This Comprehensive Development Zone 153 (CD 153) 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 C and D, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gary Borne, B.C.L.S. on the $13^{\text {th }}$ day of September 2023.

| Blocks C and D |  |  |  |
| :---: | :---: | :---: | :---: |
| Address | Legal Descriptions | PID |  |
| Portion of | That portion of Lot 3 Section 13 Township 1 NWD Plan | Portion of 002-633-795 |  |
| $16172-24$ Avenue | 5524 Except Part in Plan EPP80031 shown and labelled as |  |  |
|  | Blocks C and D on the Survey Plan, attached hereto as |  |  |
|  | Schedule A, certified correct by Gary Borne, B.C.L.S. on |  |  |
|  | the 13th day of September 2023, containing a total of |  |  |
| 15,994.9 sq. m. |  |  |  |
|  |  |  |  |

(collectively the "Lands")

## A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, 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 where density bonus is provided.

## B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof: Block C:
Principal Uses:

1. Multiple unit residential buildings and 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 Regulations, as amended.

## Block D:

Principal Uses:

1. Ground-oriented multiple unit residential buildings.

Accessory Uses:
2. Child care centres, provided that such centres:
(c) Do not constitute a singular use on the lot; and
(d) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulations, as amended.

## 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 C: Maximum floor area ratio of 2.12, 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.1(d) of this Zone).
(b) Block D: Maximum floor area ratio of 0.87 , 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.1(d) of this Zone).

## E. Lot Coverage

1. The maximum lot coverage for all buildings and structures shall be as follows:
(a) Block C: 50\%; and
(b) Block D: 40\%.

## F. Yards and Setbacks

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

| USES: | SETBACKS: |  |  |  |
| :--- | :---: | :---: | :---: | :---: |
|  | North <br> Yard | East <br> Yard | South <br> Yard | West <br> Yard |
| Principal and Accessory Buildings and Structures <br> Greater than 10 sq. m in Size ${ }^{1}$ | 4.5 m | 4.4 m | 0 m | 5.8 m |

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.

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

| USES: | SETBACKS: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | North Yard | East <br> Yard | South Yard | West <br> Yard |
| Principal and Accessory Buildings and Structures Greater than 10 sq.m. in Size ${ }^{1,2,3}$ | 2.4 m | 4.4 m | 4.4 m | 5.8 m |

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, patios and stairs with more than three risers may encroach into the setbacks.
3 Notwithstanding Section F. of this Zone, the southwest corner of the principal building may be set back at 3.1 m .

## G. Height of Buildings

1. Block C:
(a) Principal Buildings:

Principal building height shall not exceed 18.0 m .
(b) Accessory Buildings:

Indoor amenity space building height shall not exceed 11.0 m .
(c) Structures:

Structure height shall not exceed 4.5 m .
2. Block D:
(a) Principal Buildings:

Principal building height shall not exceed 10.7 m .
(b) Accessory Buildings:

Indoor amenity space building height shall not exceed 11.0 m .
(c) Structures:

Structure height shall not exceed 4.5 m .

## H. Off-Street Parking and Loading/Unloading

1. Block C:
(a) Parking Calculations:

Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
(b) Tandem Parking:

Tandem parking is not permitted.
(c) Underground Parking:

All required resident parking spaces shall be provided as parking - underground.
(d) Bicycle Parking:

A secure bicycle parking area shall be provided in a separate bicycle room located within a building.
2. Block D:
(a) Parking Calculations:

Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
(b) Tandem Parking:

Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:
(i) A maximum of $50 \%$ of all required resident parking spaces may be provided as tandem parking spaces, excluding parking - underground;
(ii) Dwelling units with tandem parking spaces are not permitted to have direct vehicular access to an adjacent highway;
(iii) Tandem parking spaces must be attached to each dwelling unit, excluding parking - underground; and
(iv) Both tandem parking spaces must be held by the same owner.
(c) Parking Areas:
(i) Parking within the required setbacks is not permitted; and
(ii) A minimum of $50 \%$ of all required resident parking spaces shall be provided as parking within building envelope.
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.

## 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ 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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite; and
iii. $\quad 4.0$ sq. m per micro unit; and
(d) Indoor amenity space devoted to a child care centre shall be a maximum of $1.5 \mathrm{sq} . \mathrm{m}$ per dwelling unit.
2. Child Care Centres:

Child care centres may 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 3,000 sq. m;
(b) Lot Width: Minimum 40 m ; and
(c) Lot Depth: Minimum 40 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-70 Zone for Block C and the RM-30 Zone for Block D.
3. Development permits, pursuant to the $O C P$.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.


# H-2 

ACTION REQUIRED: 1 st, 2nd and 3rd Reading
TYPE: $\quad$ Zoning Amendment $/$ DP
PURPOSE:
A-ı to CD - To develop 74 townhouses.
LOCATION:
18175-74 Avenue

## PROCESSING DATES:

Bylaw No. 21136
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-7
Approved to Proceed: Planning Report No. 7918-0138-oo

DEVELOPMENT PERMIT
January 15, 2024 - Authorize to Draft: Carried RES.R24-7

## NOTICE OF <br> REZONING BYLAW

## City of Surrey Council Meeting

MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca


Notice is hereby given that the proposed rezoning bylaw "Surrey Comprehensive Development Zone 176 (CD 176), Bylaw, 2024, No. 21136" will be read for the first time by the City of Surrey Council at the Council Meeting on January 29, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the Local Government Act, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## Application: 7918-0138-00

Location: 18175-74 Avenue
Purpose of Bylaw: The applicant is requesting to rezone the site shown shaded in grey on the location map from General Agriculture Zone to Comprehensive Development Zone in order to develop 74 townhouses on the subject site.

## OWNER/OCCUPANT

## - Office of the City Clerk <br> 13450-104 Avenue, <br> Surrey, BC V3T 1V8 <br> Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Contact Planning if you have any questions regarding this rezoning at:
planningdevelopment@surrey.ca

SUBMIT YOUR COMMENTS:
Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.

## Online Webform: surrey.ca

Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

## WATCH THE COUNCIL MEETING:

In Council Chambers, live online or view the video the following day at surrey.ca.

## PROPOSAL:

- NCP Amendment from 'Low Density Cluster' to 'Medium Density Cluster'.
- Rezoning from A-1 to CD (based on RM-30)
- Development Permit
to permit the development of 74 townhouses.
LOCATION: 18175-74 Avenue
ZONING: A-1
OCP DESIGNATION: Urban
NCP DESIGNATION: Low Density Cluster Green Density Transfer


## 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, Hazard Lands, Sensitive Ecosystems, and Farm Protection.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from 'Low Density Cluster' to 'Medium Density Cluster'.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and 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 West Clayton.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed 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.
- 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.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7918-or38-oo generally in accordance with the attached drawings (Appendix I) and the Ecosystem Development Plan and Geotechnical Report.
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 road dedication plan 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
(h) conveyance of Biodiversity Conservation Strategy areas to the City;
(i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
(j) 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;
(k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM- 30 Zone, at the rate in effect at the time of Final Adoption
(1) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(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 Services;
(n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report; and
(o) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.
4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from 'Low Density Cluster' to 'Medium Density Cluster' when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | OCP/NCP <br> Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single-family home <br> on agricultural <br> parcel. | Low Density <br> Cluster / <br> Green Density <br> Transfer | A-1 |
| Northwest: | Agriculture in the <br> ALR | Agricultural in the <br> OCP | A-1 |
| East: | Single-family <br> homes and Park | Medium Density <br> Cluster / <br> Proposed Park | RA / A-1 |
| South (Across 74 Avenue): | Single-family <br> homes | Suburban <br> Residential (2 upa) | RA |

## Context \& Background

- The subject site is located on the north side of 74 Avenue, west of 182 Street, in West Clayton. The site is designated "Low Density Cluster", "Landscape Buffer", and "Green Density Transfer" in the West Clayton Neighbourhood Concept Plan (NCP).
- The subject site's northwest property line abuts agricultural land that is located within the Agricultural Land Reserve (ALR). A Green Infrastructure Network corridor is also identified along the northwest property line as part of the City's Biodiversity Conservation Strategy (BCS).
- The subject site contains two notable utility statutory rights-of-way (SRW). Fortis BC holds an interest in an SRW that transects the site in a west-to-east alignment for the purposes of gas distribution. The City of Surrey holds an interest in an SRW that transects the site in a south-to-north alignment for a sanitary trunk sewer.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant is proposing to rezone the subject site from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on RM-30) to permit the development of a 74-unit townhouse development.
- The proposed development will require an amendment to the West Clayton NCP from "Low Density Cluster" to "Medium Density Cluster" (Appendix VI).
- The subject site's northwest border abuts a property in the Agricultural Land Reserve (ALR) and is subject to the Farm Protection Development Permit requirements. The subject site's northwest border also forms part of the Green Infrastructure Network and is subject to the Sensitive Ecosystem Development Permit requirements.
- Site details are provided in the following table:

|  |  |
| :--- | :--- |
| Pot Area |  |
| Gross Site Area: | 26,141 sq. m. |
| Road Dedication: | $1,427.2$ sq. m. |
| Fortis Gas ROW: | 1,215 sq. m. |
| Farm Protection / GIN: | $9,318.63$ sq. m. |
| Net Site Area: | $14,180.17 \mathrm{sq} \mathrm{m}$. |
| Number of Lots: | 1 |
| Building Height: | 3 -storeys |
| Gross Unit Density: | 11.5 upa / 12.4 upa (net) |
| Floor Area Ratio (FAR): | o.47 FAR (gross) |
| Floor Area |  |
| Residential: | $11,372.9$ sq. m. |
| Residential Units: |  |
| 3-Bedroom: | 1 |
| 4-Bedroom: | 73 |
| Total: | 74 |

## Referrals

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

School District:

Parks, Recreation \&
Culture:

The School District has advised that there will be approximately 64 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

35 students at Regent Road Elementary School 18 students at Ecole Salish 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.

Parks will accept the conveyance of the area shown as ALR Buffer and Fortis BC Gas right-of-way (ROW) as parkland without compensation. In addition, Parks requests the applicant design and construct a north-south path in the conveyed ALR buffer and the east-west path in the conveyed Gas ROW.

A future active park is planned at 57 C - Greenbelt immediately adjacent to the subject site as part of the West Clayton Neighbourhood Concept Plan (NCP). The park includes natural areas.

Surrey Fire Department: The Surrey Fire Department has no concerns with the proposed development. However, there are several items which will be required to be addressed through the subsequent Building Permit process.

Agricultural and Food Policy Committee (AFPC)

The AFPC raised concerns about the density and scale of the townhouse development proposed, particularly given its proximity to active farming operations which generate noise, dust, and sprays. The committee recommended the usage of a darker, more recessive color scheme to avoid rendering dust visible on building façades. A Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands will be a requirement of final adoption (Appendix V).

Fortis BC

Fortis BC staff provided a series of requirements for construction in proximity to the Fortis BC SRW. These comments have been forwarded to the applicant. Otherwise, there are no concerns arising from this referral.

## Transportation Considerations

- The subject site will be accessed from the proposed new 182 Street cul-de-sac along the east property line. The applicant will be required to dedicate and construct the western portion of the cul-de-sac to the City's local road standard.
- The subject site is approximately 750 m ( 8 -minute walk) from bus service along the Fraser Highway FTN corridor (Route 502). Additionally, the subject site is approximately 1.1 km (13-minute walk) from the planned SkyTrain Station at 184 Street.
- The subject development is proposing to relocate and construct the Great Northern Greenway (multi-use pathway) from the northwest portion of the site to the southern property frontage. The Greenway is now planned to continue eastward along 74 Avenue as part of future development and will provide a continuous connection to the Armstrong Greenway planned along 184 Street. This is supported by staff as the new proposed alignment of the Greenway avoids multiple creek crossings northeast of the subject site and provides improved, more direct access to the multi-use path network and to Clayton Elementary School and Salish Secondary School.


## Natural Area Considerations

- This site is subject to both the Farming Protection Development Permit (DP) and the Sensitive Ecosystems DP (Green Infrastructure Network) requirements.
- These DPs primarily impact the northwest area of the site. The Farming Protection DP Guidelines recommend a 24 -metre landscaped buffer with an additional 3.5 -metre setback to the building. The Sensitive Ecosystem DP guidelines for Green Infrastructure influence the site's development in a similar way suggesting a 25-30 metre buffer with an additional 4.5 metre setback to the building to provide a functional yard.
- The applicant has worked closely with City staff and is proposing a 30 metre wide Farm Protection / Green Infrastructure Network buffer with an approximate 4.5 m setback to the buildings.
- All areas covered by the Sensitive Ecosystems Development Permit (Green Infrastructure Network) are proposed to have invasive species removed and will be replanted with native species.


## 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 designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan. The proposal complies with this designation which is intended to support a range of forms including detached and semi-detached houses, as well as ground-oriented attached housing including townhouses and row houses.


## Themes/Policies

- A1.1 - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).
(The proposed development is a more efficient use of the land and is consistent with the RGS.)
- A1.2 - Ensure that urban development occurs within the Urban Containment Boundary.
(The subject site is located within the Urban Containment Boundary.)
- A1.3 Accommodate urban land development according to the following order of growth management priorities:
- A1.3d. Comprehensively planned new neighbourhoods within approved Secondary Plan Areas.
(The proposed development is occurring in a comprehensively-planned NCP area.)
- A3.4 Retain existing trees and natural and heritage features in existing neighbourhoods, where possible, in order to preserve neighbourhood character and ecology.
(The 30-metre-wide Farm Protection / Green Infrastructure Network dedication contains a significant tree stand that was identified for retention in the West Clayton NCP.)


## Secondary Plans

## Land Use Designation

- The subject site is designated as "Low Density Cluster" with a "Green Density Transfer" corridor located along the northwest property line.
- The "Low Density Cluster" designation encourages urban-oriented housing on large development sites. Housing forms include lower density ground-oriented multiple unit residential buildings with substantial public open space set aside. This designation allows for a maximum density of 10 units per acre gross ( 24.7 uph ).
- "Green Density Transfer" Areas allow for the development value (gross residential unit density) associated within one section of a property to be transferred and added to the amount of potential residential units available on another section of a property or development site, to encourage preservation of natural features.
- The proposal will require an amendment to the West Clayton secondary plan from "Low Density Cluster" to "Medium Density Cluster" to allow for a maximum density of 12 units per acre gross (29.6 uph).


## Amendment Rationale

- The proposed townhouse development is generally consistent with current development expectations in West Clayton. The applicant will be conveying land for the purposes of buffering the site from the working lands in the ALR, and to accommodate the Green Infrastructure Network identified in Surrey's Biodiversity Conservation Strategy. The Fortis BC corridor will also be conveyed with a trail constructed providing west-east connectivity for the public.
- The site is immediately north of a planned future school site located at the southwest corner of 74 Avenue and 182 Street. Additionally, the subject site is approximately 1.1 km ( 13 -minute walk) from the planned SkyTrain Station at 184 Street. Staff support the additional density in this location.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit 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.


## Themes/Objectives

The proposed development complies with the following NCP themes/policies:

- A2.21 Green - Principle 2. Protect, integrate, and enhance environmentally sensitive and other natural areas to create a network of wildlife corridors and habitat hubs, and where appropriate, access to nature for people.
(The proposed development incorporates an environmentally sensitive wildlife corridor into the site's design.)
- C2.23 Complete Principle 1. Provide for a variety of housing types, densities, and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established residential areas.
(The proposed development features townhome-sized dwelling units which are at a density that allows for the retention of a significant environmental feature.)


## CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 74 -unit townhouse development 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 30 Zone (RM-30)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-3o Zone and the proposed CD By-law is illustrated in the following table:

| Zoning | RM-30 Zone (Part 22) | Proposed |
| :---: | :---: | :---: |
| Unit Density: | 75 uph | 52.2 uph (net) |
| Floor Area Ratio: | 1.0 | 0.8 |
| Lot Coverage: | 45\% | 22.3\% |
| Yards and Setbacks |  |  |
| East (Front Yard): | 4.5 m | 2.2 m |
| East (Side Yard) | 6.0 m | 5.4 m |
| South (Street Side Yard): | 4.5 m | 2.9 m |
| West (Rear Yard): | 6.0 m | 4.5 m |
| Height of Buildings |  |  |
| Principal buildings: | 13 m | 13 m |
| Indoor Amenity buildings: | 11 m | 11 m |
| Amenity Space |  |  |
| Indoor Amenity:Outdoor Amenity: | - 3.0 sq. m per dwelling | - 3.0 sq. m per dwelling |
|  | - 1.0 sq. m per lock-off suite; and | - 1.0 sq. m per lock-off suite; and |
|  |  |  |
|  | -3.0 sq. m per dwelling unit; | -3.0 sq. m per dwelling unit; |
|  | - 1.0 sq. m per lock-off suite; and | - 1.0 sq. m per lock-off suite; and |
|  | - 4.0 sq. m per micro unit. | - 4.0 sq. m per micro unit. |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls |  |  |


| Zoning | RM-30 Zone (Part 22) | Proposed |
| :---: | :---: | :---: |
| Residential Ground-Oriented: | $\cdot 2$ parking spaces per dwelling unit; | - 2 parking spaces per dwelling unit; |
| Residential Visitor: | - o. 2 parking space per dwelling unit | - 0.2 parking space per dwelling unit |
| Tandem (\%): | - Max 50\% | - Max 50\% |

- The key differences between the RM-3o Zone and the proposed CD-Bylaw are as follows:
- The unit density, site coverage and floor area ratio are lower in the CD-Bylaw. This decrease in density allows the proposed development to align with the densities allowed in the West Clayton NCP’s "Medium Density Cluster" and "Green Density Transfer" designations.
- The setbacks in the proposed CD Bylaw are less than those specified in the RM-30 Zone and reflect the unique shape of the subject site and more contemporary urban design standards.


## Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.Ro37;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance.
- 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, and the current fee for West Clayton NCP is $\$ 16,020$ per townhouse unit.


## 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 $\$ 1,068$ per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 8, 2023, and the Development Proposal Signs were installed on November 10, 2023. Staff received no responses from neighbours or the area's community association.


## DEVELOPMENT PERMITS

## 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 along the northwest property line. 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 Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a Medium 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 50 meters.
- The development proposal conserves and enhances $\sim 9,318$ square meters of the subject site through Parkland Conveyance which is $35.6 \%$ of the total gross area of subject site. This method of GIN retention 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.
- For the proposal to fully comply with the BCS target recommendation of 50-meters, an additional $\sim 6,690$ square meters (or an additional 20-meters of corridor width) of the GIN area would be required on the subject site. This has not been provided by the proposal due to constraints with site layout resulting from the presence of the Fortis BC and Sanitary SRWs. The provision of a full 50-meter GIN corridor would result in significant challenges in providing an optimal townhouse layout on the subject site, and in the staff's view, would render all or portions of the site unfeasible to develop. The current 30-meter width balances development expectations with good environmental outcomes and is supported by the West Clayton NCP and by staff.
- An Ecosystem Development Plan, prepared by J. Alex Sartori, R.P. Bio., of Enkon Environmental Limited and dated September 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.


## 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 more than $20 \%$ gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site's elevations vary from about 23 -metre geodetic at the southeast corner to about 1metre geodetic along the northwest property line with an average grade varying from 10 to $20 \%$. Localized steeper slopes are present along the northwest property line bounding the ALR as well as the east and southeast areas of the property with grades varying from 20 to $40 \%$. No watercourses within the property were observed during site investigation. However, the 57 C - Greenbelt to the northwest is traversed by multiple ditches, and an area about 100metres to the northeast is traversed by an unnamed creek.
- A geotechnical report, prepared by Thanh V. Le, P. Eng., of Terran Geotechnical Consultants Ltd. and dated September 6, 2023, was peer reviewed by Tegbir Bajwa, P. Eng., of Able Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- 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 provided that the recommendations in their report are incorporated into the overall design of the site, including relating to excavation, trenching, shoring, and construction staging, foundation design, pavement structures, and retaining wall design.
- 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.


## Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for multiple family uses are outlined below (with staff comments in italics):
- The minimum building setback for the ALR boundary is 30 metres.
(The proposal exceeds this requirement by providing a 34.5-metre building setback from the ALR boundary).
- Provide a minimum of 3.5 metres of rear yard space between multiple family dwellings and landscaped buffers
(The proposal exceeds this requirement by providing a 4.5-metre building setback from the vegetated buffer).
- The minimum vegetated buffer width is 24 metres.
(The proposal exceeds this requirement by providing a 30-metre vegetated buffer width).
- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.
(The 30-metre vegetated buffer will be conveyed to the city for future parkland, and therefore no landscaping is currently proposed).
- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.
(The applicant will be required to register a Section 219 Restrictive Covenant to inform future owners of farm practices prior to final approval).


## 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 West Clayton 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 West Clayton Neighbourhood Concept Plan (NCP).
- The proposed 74-unit townhouse project consists of 17 , three-storey buildings with garages accessed internally. One (1) drive aisle connection is proposed to a new cul-de-sac on 182 Street.
- Buildings throughout the site have been broken into cluster of between three (3) and six (64) units per building to maximize site efficiency while still being able to convey the GIN corridor/ALR buffer.
- The townhouse units range in size from 141.9 sq . m. to 178.8 sq. m in area, comprised predominantly of four-bedroom units, except as otherwise noted in the table above.
- The maximum permitted height of 13 metres allows for three-storey townhomes that work with the slope of the property while respecting the scale and character of the envisioned surrounding development.
- Each of the 74 townhouse units will contain an attached side-by-side garage on the ground floor. No tandem parking is proposed.
- Building materials will consist predominantly of hardie-plank lap sidings, cedar shakes, and asphalt shingles.
- A centrally located indoor amenity building will serve the residents of the proposed development.
- Due to the proximity to protected farmland in the Agricultural Land Reserve, the applicant will be required to adhere to recommendations for noise mitigation measure provided by the project architect. A covenant will be registered on the title of the proposed units facing the ALR outlining required noise mitigation measures as recommended by the architect.


## Landscaping

- Landscaping is proposed to consist of a variety of serviceberry, cypress, sweetgum, pine, oak, ash, and other types of trees.


## Indoor Amenity

- The proposed 2-storey indoor amenity building is located in the central portion of the site. The space incorporates a gym, and a hall that can be programmed in a variety of ways to meet the needs of residents.
- Based upon the standard Zoning By-law requirements of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 222.0 square metres of indoor amenity space. The amount of indoor amenity space proposed is 172.7 square metres. As per the requirements specified in the Zoning Bylaw, cash-in-lieu (CIL) will be provided for the shortfall.


## Outdoor Amenity

- There are four outdoor amenity spaces proposed in the development. These spaces are spread throughout the development and provide for active and passive enjoyment by future residents. These spaces include two areas of open lawn with park benches, a children's play structure, and outdoor dining situated under a pergola.
- Based upon the standard Zoning By-law requirement of 3.0 square metres per dwelling unit for outdoor amenity space, the proposed development requires 222.0 square metres of outdoor amenity space. The amount of outdoor amenity space proposed is 334.27 square metres.


## Outstanding Items

- There are a very limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These include the relocation of trees, large shrubs, and fencing structures fully outside of the sanitary statutory right-of-way, and a final review to ensure the plan sets are fully coordinated.


## TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property (Appendix IV). The table below provides a summary of the proposed tree retention and removal by tree species:

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

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder | 15 | 2 | 13 |
| Cottonwood | 4 | 1 | 3 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) |  |  |  |
| Bigleaf Maple | 5 | 0 | 5 |
| Bitter Cherry | 10 | o | 10 |
| Paper Birch | 9 | 0 | 9 |
| Coniferous Trees |  |  |  |
| Nootka Cypress | 1 | 1 | o |
| Western Red Cedar | 23 | 3 | 20 |
| Total (excluding Alder and Cottonwood Trees) | 48 | 4 | 44 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 170 |  |
| Total Retained and Replacement Trees Proposed |  | 214 |  |
| Estimated Contribution to the Green City Program |  | N/A |  |

- The Arborist Assessment states that there are a total of 48 mature trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately $28.3 \%$ of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 44 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 11 replacement trees on the site. The applicant is proposing 170 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Princess Diana Serviceberry, Slender Hinoki False Cypress, Slender Silhouette Sweetgum, Arnold Sentinel Austrian Black Pine, Fastigiate English Oak, and Whitebeam Mountain Ash.
- In summary, a total of 214 trees are proposed to be retained or replaced on the site with no estimated contribution to the Green City Program.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Site Plan, Building Elevations, and Landscape Plans
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V. Agricultural and Food Policy Committee Minutes
Appendix VI. NCP Redesignation Map
approved by Ron Gill

Don Luymes
General Manager
Planning and Development
RO/ar

## 74 Unit Townhouse Development at,

1817574 drawing ust

| ng list |  |
| :---: | :---: |
| A 0.0 | cover page |
| A 0.1 | datasheet |
| A 0.2 | SITE CONTEXT |
| A 0.3 | BASE PLAN |
| A 0.4 | Streetscape |
| Site plan |  |
| A 1.1 | SIte plan |
| A 1.2 | SITE PLAN-COLOUR SCHEME |
| A 1.3 | SITE SECTION PLAN |
| A 1.4 | FIRE ACCESS PLAN |
| A 1.5 | COLOR PALETTE |
| FLoor plans \& Elevations |  |
| A 2.1A | BUILDING 1 - FLoor plans |
| A 2.18 | BUILDING 1 - FLOOR PLANS |
| A 3.1 | BUILDING 1 - Elevations |
| A 2.2 A | BUILDING 2 - FLoor plans |
| A 2.2 B | BUILDING 2 - FLOOR PLANS |
| A 3.2 | BUILDING 2 - Elevations |
| A 2.3 A | BUILDING 3 - FLOOR PLANS |
| A 2.3 B | BUILDING 3 - FLOOR PLANS |
| A 3.3 | BUILDING 3 - Elevations |
| A 2.4 A | BUILDING 4 - FLOOR PLANS |
| A 2.4 B | BUILDING 4 - FLOOR PLANS |
| A 3.4 | BUILDING 4 - Elevations |
| A 2.5A | BUILDING 5 - FLOOR PLANS |
| A 2.5 B | BUILDING 5 - FLOOR PLANS |
| A 3.5 | BUILDING 5 - elevations |
| A 2.6 A | BUILDING 6 - FLOOR PLANS |
| A 2.6 B | BUILDING 6 - FLoor plans |
| A 3.6 | BUILDING 6 - Elevations |
| A 2.7 A | BUILDING 7 - FLOOR PLANS |
| A 2.78 | BUILDING 7 - FLOor plans |
| A 3.7 | building 7 - elevations |
| A 2.8 A | BUILDING 8 - FLOOR PLANS |
| A 2.8B | BUILDING 8 - FLOOR PLANS |
| A 3.8 | bullding 8 - elevations |
| A 2.9 A | BUILDING 9 - FLOOR PLANS |
| A 2.9B | BUILDING 9 - FLOOR PLANS |
| A 3.9 | BUILDING 9 - Elevations |
| A 2.10A | BUILDING 10 - FLOOR PLANS |
| A 2.10 B | BUILDING 10 - FLOor PLANS |
| A 3.10 | building 10 - Elevations |
| A 2.11A | BUILDING 11 - FLOOR PLANS |
| A 2.11B | BUILDING 11 - FLOOR PLANS |
| A 3.11 | BUILDING 11 - Elevations |
| A 2.12 A | BUILDING 12 - FLOor PLANS |
| A 2.12 B | BUILDING 12 - FLOOR PLANS |
| A 3.12 | bullding 12 - Elevations |
| A 2.13 A | BUILDING 13 - FLOOR PLANS |
| A 2.13 B | BUILDING 13 - FLOOR PLANS |
| A 3.13 | BUILDING 13 -Elevations |
| A 2.14 A | BUILDING 14 - FLOor PLANS |
| A 2.14B | BUILDING 14 - FLOor PLANS |
| A 3.14 | BUILDING 14 -Elevations |
| A 2.15 A | BUILDING 15 - FLOor plans |
| A 2.15 B | BUILDING 15 - FLOOR PLANS |
| A 3.15 | BUILDING 15 -Elevations |
| A 2.16 A | BUILDING 16 - FLOOR PLANS |
| A 2.16 B | BUILDING 16 - FLOOR PLANS |
| A 3.16 | BUILDING 16 - Elevations |
| A 2.17A | BUILDING 17 - FLOOR PLANS |
| A 2.17 B | BUILDING 17 - FLOor PLANS |
| A 3.17 | BUILDING 17 - Elevations |
| A 2.18A | BUILDING 18 - FLOOR PLANS |
| A 2.18B | BUILDING 18 - FLOOR PLANS |
| A 3.18 | BUILDING 18 - Elevations |

UNIT PLANS A 2.51-2.53

SECTIONS


Appendix I



UNIT PLANS
$\begin{array}{ll}\text { A } 4.1 \\ \text { A } 4.2 & \text { TYP. SECTION FOR TYPE-A } \\ \text { TYP. SECTION FOR TYPE-B }\end{array}$

SITE STATISTICS TOWNHOUSE DEVELOPMENT

| CIVIC ADDRESS: |  | 1817574 Ave Surrey BC |  |
| :---: | :---: | :---: | :---: |
| LEGAL DISCRIPTION |  | LOT Z SECTION 20 TOWNSHIP 8 PLAN BCP25075 NWD |  |
|  |  |  |  |
| ZONING |  |  |  |
|  |  |  |  |
|  | PROPOSED DENSITY | 12.35 UPA ON NET / 11 | 1.50 N GROSS |
| FSR | PROPOSED | 0.47 FAR |  |
| SITE AREA | 26,130 m2 | 6.459 Ac |  |
| R.OW (FORTIS GAS) | 1007 mz |  | 50\% towards density |
| DEDICATION-ALR BUFFER | 9339 mz | 230 Acre | 100\% towards ctensity |
| ROAD DEDICATIONS | 1381 mz | 1343 Acre |  |
| PARK CONNECTION TO Cul de- Sac | 19 mz |  |  |
| NET AREA FOR SITE | $14384 \mathrm{m2}$ | 3.55 Acre |  |
| NET AREA FOR FAR CACULATION | 24249 mz | 5.99 Acre: |  |
| SETIMACKS |  |  |  |
|  |  |  |  |
|  | NORTH - WEST | 34.5 m |  |
|  | SOUTH | 3.0 m |  |
|  | EAST | 4.5 m |  |
| LOT COVERAGE |  |  |  |
|  | PROPOSED | 22.24\% on Net Area |  |
| BUILDING HEIGHT |  |  |  |
|  | PERMITIED | PROPOSED |  |
|  | 9 m | 9 m |  |
| INDOOR AMENITY | 9 m | 9 m |  |
| OUIDOOR AMENITY: |  |  |  |
|  | REqUiRED | Provided |  |
| 74 units | UNITS $74 \times 3 * 222 \mathrm{ml}$ | 334.27 m2 |  |
| INDOOR AMENITY |  |  |  |
|  | RECUURED | PHOVIDED |  |
|  | UNITS $74 \times 3=222 \mathrm{m2}$ | 172.72 mz | Var Requiled |
| OFF STREET PARKING |  |  |  |
|  | REQUIRED | PROVIDED |  |
| RESIDNETIAL | $74 \times 2=148$ STALLS | 148 STALLS |  |
|  |  |  |  |
| VISITORS PARKING |  |  |  |
|  | REQD 2 per units $\times 74=$ 14.8 STALL5 | PROVIDED 15 STAILS |  |


| UNIT | UNIT AREA (in sq. ft.) | NO. OF UNITS | TOTALAREA | GARAGE AREA | TOTAL GARAGE AREA | TOTALAREA (with garage) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | (Garage not Included) |  | (in sq.ft.) | (in sq.ft.) | (in sq.ft.) | (in sq. ft.) |
| TYPEA | 1,527.77 | 21 | 32,083.17 | 413.02 | 8,673.42 | 10,201.19 |
| TYPE A1 | 1,540.88 | 14 | 21,572.32 | 416.52 | 5,831.28 | 7,372.16 |
| TYPEA1 (Elec.) | 1,540.88 | 6 | 9,245.28 | 416.52 | 2,499.12 | 4,040.00 |
| TYPEB | 1,799.52 | 19 | 34,190.88 | 415.61 | 7,896.59 | 9,696.11 |
| TYPE B1 | 1,817.49 | 6 | 10,904.94 | 424.81 | 2,548.86 | 4,366.35 |
| TYPE B1(Elec.) | 1,817.49 | 3 | 5,452.47 | 424.81 | 1,274.43 | 3,091.92 |
| TYPE B2 | 1,795.51 | 1 | 1,795.51 | 415.70 | 415.70 | 2,211.21 |
| TYPE B2 (Elec.) | 1,795.51 | 1 | 1,795.51 | 415.70 | 415.70 | 2,211.21 |
| TYPEC | 1,924.47 | 1 | 1,924.47 | 410.17 | 410.17 | 2,334.64 |
| TYPE D | 1,587.71 | 1 | 1,587,71 | 450.40 | 450.40 | 2,038.11 |
| TYPEE | 1,865.08 | 1 | 1,865.08 | 415.24 | 415.24 | 2,280.32 |
| TOTAL | 19,012.31 | 74 | 122,417.34 | 4,618.50 | 30,830.91 | 49,843.22 |




IMAGE A


IMAGE B


IMAGE C

## DATE

## 12-Dec-23 PROJECT NO: <br> PROJECT $22-231$

$\begin{array}{ll}\text { 22-231 } \\ \text { SCALE: } \\ 1 / 48^{\prime}=1 & \text { R.WAWN }\end{array}$

## 



ONTEXT SHEET

A-0.2




（1）Section－A


12－Dec－23
12－Dec－23
PROJECT NO：
22－231 $\begin{array}{ll}\text { 22－231 } & \\ \text { SCALE：} & \\ 1 / 48=1 & \text { DRAWN BY：} \\ \text { R．W }\end{array}$



# HardiePlank Lap Sidings Color: Timber bark <br>  

HardiePlank Lap Sididgs
Color Iran Gray
HardiePlank Lap Sidings
Crler Conblestone
$\underset{\substack{\text { Painted finish } \\ \text { color:- black }}}{ }$
Painted finish
color: Bue
Painted finish
color: Maroon
Concrete finished

| Cedar Shakes |
| :---: |
| Color : Iron Gray |

Cedar Shakes
Color: Timber Bark



(3) $\frac{\text { BUILDING \#1 }}{\text { NTS }}$



FINISH SCHEDULE

|  | Asphalt Shingles roofing Color : Iko Gray |
| :---: | :---: |
| 2. | HardiePlank Lap Sidings Color: Timber bark |
| 3. | Painted finish <br> color:- cedar look |
|  | $\begin{aligned} & \text { HardiePlank Lap Sidings } \\ & \text { Color: Iron Gray } \end{aligned}$ |
|  | HardiePlank Lap Sidings <br> Color: Cobble stone |
| 6. | Painted finish <br> color:- black |
| 7. | Painted finish <br> color:- Blue |
| 8. | Painted finish color:- Maroon |
| 9. | Concrete finished |
| 苜 ${ }^{10}$ | Cedar Shakes Color : Iron Gray |
|  | Cedar Shakes <br> Color : Timber Bar |
|  | Asphalt Shingles roofing Color: Iko Black |


(3) $\int_{\text {NTS }}{ }^{\text {BUILDING \#1 }}$





(1) Front/West Elevation



FINISH SCHEDULE





(1) Front/East Elevation




(1) Rear/West Elevation

| FINISH SCHEDULE |  |
| :---: | :---: |
|  | Asphalt Shingles roofing Color : Iko Gray |
| 2. | HardiePlank Lap Siding Color: Timber bark |
| ${ }^{3}$ | Painted finish color:- cedar look |
| 4. | HardiePlank Lap Sidings Color: Iron Gray |
|  | HardiePlank Lap Sidings Color: Cobble stone |
| 6. | Painted finish <br> color:- black |
| 7. | Painted finish <br> color:- Blue |
| 8. | Painted finish color:- Maroon |
| 9. | Concrete finished |
|  | Cedar Shakes <br> Color: Iron Gray |
|  | Cedar Shakes <br> Color: Timber Bark |
| $\mathrm{min}^{122}$ | Asphalt Shingles roofing Color: Iko Black |




|  | Asphalt Shingles roofing Color : Iko Gray |
| :---: | :---: |
| 2. | HardiePlank Lap Sidings Color: Timber bark |
| 3. | Painted finish color:- cedar look |
|  | HardiePlank Lap Sidings Color: Iron Gray |
|  | HardiePlank Lap Sidings <br> Color: Cobble stone |
| 6. | Painted finish color:- black |
| 7. | Painted finish color:- Blue |
| 8. | Painted finish color:- Maroon |
| 9. | Concrete finished |
|  | Cedar Shakes Color : Iron Gray |
|  | Cedar Shakes <br> Color : Timber Bark |
| $44^{42}$ | Asphalt Shingles roofing Color : Iko Black |














(1) $\frac{\text { Front/East Elevation }}{\text { sxztivt }}$

FIIISH SCHEDULE



(3) ${ }_{\text {NTS }}$ Building\#17

Cedar Shakes
Color: Iron Gray

| Cedar Shakes |
| :--- |
| Color: Timber Bark |




(1) LEVEL-1

(3) ROOF PLAN

(2) $\frac{\text { LEVEL-2 }}{33 / 2=10^{2} \cdot 0^{\prime}}$


KEY PLAN





|  | INWME | mmonnam | Plave size remark |
| :---: | :---: | :---: | :---: |
|  |  | Sawtooth mapmes nucura | *2Por:2.2cm |
| (\%) ${ }^{50}$ |  |  |  |
|  |  | ORECOM Grpe |  |
|  |  |  |  |
| 曾 ${ }^{70}$ | Reto |  | \% |
| \% ${ }^{\text {er }}$ |  |  |  |
|  | Skimuarevesme | (inders |  |
|  | vacconum ovatum | Everorenen Huckieserar |  |
|  | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' CAREX ELATA 'AUREA' HELICTOTRICHON SEMPERVIRENS | FEATHER REED GRASS BOWLE'S GOLDEN | $\begin{gathered} \text { tupor } \\ \text { Hipo } \end{gathered}$ |
|  | HELLEBORUS $\times$ HYBRIDUS HEUCHERA MACRANTHA 'PALACE PURPLE' LAVENDULA ANGUSTIFOLIA 'MUNSTEAD' | ENTEN ROSE <br> CORAL BELLS; PURPLE-RED <br> ENGLISH LAVENDER; COMPACT; VIOLET-BLUE |  |
|  | GAULTHERIA SHALLON POLYSTICHUM MUNITUM RUBUS ROLFEI | SALAL WESTERN SWORD FERN TAIWAN BRMABL |  |
|  |  |  |  |





(A) SECTION THROUGH PLAY AREA

(B) SECTION THROUGH NORTH LAWN

(C) SECTION THROUGH SOUTHWESTLAANN




古
pmg

sent

WEST CLAYTON TOWNHOMES
18175-74TH AVENUE
SURREY

TREE SOIL VOLUMES
PLAN



TO: Director, Area Planning \& Development

- North Surrey Division
Planning and Development Department
FROM: Acting Development Support Manager, Engineering Department
DATE: November 24, $2023 \quad$ PROJECT FILE: 7818-0138-oo


## RE: Engineering Requirements <br> Location: 1817574 Ave

## NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those below.

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 11.5 m with 14.0 m radius cul-de-sac bulb towards 182 Street.
- Dedicate 1.0 m towards 74 Avenue.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) along property lines of all road frontages.
- Register SRW for trunk sanitary main and storm main.


## Works and Services

- Construct east side of 182 Street.
- Construct north side of 74 Avenue.
- Construct storm, water and sanitary mains to service the development.
- Construct storm, water and sanitary service connections to service the development.
- Provide stormwater mitigation and water quality features.

A Servicing Agreement is required prior to Rezone. 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.
Acting Development Support Manager

## LEADERSHIP IN LEARNING

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | September 19, 2023 |
| Report For: | City of Surrey |





## Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder | 15 | 2 | 13 |
| Cottonwood | 4 | 1 | 3 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) |  |  |  |
| Bigleaf Maple | 5 | 0 | 5 |
| Bitter Cherry | 10 | 0 | 10 |
| Paper Birch | 9 | 0 | 9 |
| Coniferous Trees |  |  |  |
| Nootka Cypress | 1 | 1 | 0 |
| Western Red Cedar | 23 | 3 | 20 |
| Total (excluding Alder and Cottonwood Trees) | 48 | 4 | 44 |
| Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose] |  |  |  |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  |  |  |
| Total Retained and Replacement Trees |  |  |  |
| Contribution to the Green City Program |  |  |  |

## Tree Preservation Summary

Surrey Project No:
Address:
Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A


Summary, report and plan prepared and submitted by:

Terry Thrale
(Signature of Arborist)

August 4, 2023
Date


## DRAFT Agricultural and Food Policy Committee Minutes

Present:<br>Councillor Bose, Chair<br>D. Bondar<br>H. Dhillon<br>B. Favaro<br>P. Harrison<br>S. Keulen<br>W. Kim<br>M. Schutzbank<br>R. Sihota<br>R. Vanderende

Absent:<br>Councillor Bains, Vice Chair<br>R. Brar<br>S. Rai<br>R. Tamis<br>\section*{Staff Present:}<br>M. Kischnick, Senior Planner<br>J. Kew, Planner<br>R. Ordelheide, Planner<br>D. Quesada, Planner<br>S. Ward, Drainage Manager<br>P. Zevit, Biodiversity Conservation Planner<br>S. Meng, Administrative Assistant

## C. STAFF PRESENTATIONS

2. Development Application 7918-0138-oo

Robert Ordelheide, Planner
Address: 18175-74 Avenue
The Planner summarized the report dated May 23, 2023, regarding Development Application No. 7918-0138-oo which proposes a Development Permit for farm protection in order to build 75 townhouse units on a property abutting the Agricultural Land Reserve (ALR). The following information was highlighted:

- 75-unit conventional townhouse development in West Clayton, all with double garages. The site is currently designated "Low Density Cluster" which requires a 30 -metre ALR buffer.
- The applicant is proposing to redesignate the property to the "Medium Density Cluster" designation in the West Clayton NCP; to rezone the site to CD (based on RM-30); and to obtain Development Permits for Form and Character, Farm Protection, and Sensitive Ecosystem (Green Infrastructure Network), Hazard Lands (Steep Slopes).
- The applicant will be required to amend a provision in the proposed designation to reduce the ALR buffer requirement from 50 to 30 metres. Staff accept this amendment as it aligns with the setback, landscape buffer, and trail requirements established under DP-3 and the DP-4.
- NCP identifies the escarpment and ridgeline ("Clayton Hill") as a heritage resource under the Heritage Strategy (Section 5.7 of the NCP). Staff are working with the developer in order to achieve a townhouse form and massing that is sensitive to this heritage resource.
- $\quad$ Proposal meets and exceeds building setback and vegetative buffer which is proposed to be 34.5 metres from ALR boundary and vegetative buffer of

30 metres. Parks division is planning to put trail through the ALR landscape buffer.

- Building design guidelines ask for the bedrooms and outdoor areas oriented away from the ALR lands, with mechanical ventilation and acoustical attenuation. This provision seeks to preserve residential amenity where a dwelling unit is located next to working agriculture lands.

In response to questions from the Committee, the Planner, Senior Planner, and Drainage Manager provided the following information:

- The density transfer provision makes the ALR setbacks and buffering requirements more achievable. In this case the applicant has proposed a 34.5 -metre building setback, which includes a 3o-metre landscape buffer, and 4.5 metres building setback from vegetated buffer. These requirements exceed those established in the OCP DP-4 guidelines.
- A 1.5-metre internal walkway is proposed on townhouse side of 30-metre landscape buffer. Staff note that Park division are planning for a gravel trailway to go through the landscape buffer space which will be publicly accessible.
- The application is silent on mechanical ventilation of interior spaces to avoid dust, noise, and open windows.
- West Clayton Plan would have onsite drainage control targets. The performance target would be based on the type and intensity of the use, and the area of the project.
- There is a drainage pond currently under construction at the bottom of 74 Ave which will provide stormwater servicing for this catchment of West Clayton.
- $\quad$ The developer will be responsible for designing landscaping buffer in accordance with the requirements set out in DP-3 and Dp-4.
- When this development is complete, greenway is going to be conveyed over to Parks Division. Trail to be determined through application process to have 50 metre landscape buffers between ALR and trail.
- This application went to this committee in 2019 and the proposed alignment of the trail at that time was setback from the ALR edge. DP4 guidelines state trail should not be on agricultural edge as to not create conflicts with farming.
- As part of the Development Permit requirements, a restrictive covenant (RC) will be placed on title, to identify nearby farming practices for owners and will apply to every unit.
- Site is 0.26 hectares (o. 6 acres).
- $\quad$ Staff will further consider the civil plans to ensure nuisance drainage onto farmland is avoided. Given the proposal's status as a multi-family development, the project will need to construct and connect to city stormwater infrastructure.

The Committee provided the following comments:

- The proposed buildings are designed like a wall and no breaks in between for air to move through. Prevailing wind is from west and may carry farm
sprays or dust that may smash into townhouses. If any sort of dust or spray it is like a dyke wall.
- Typography is within the northwest direction. Any density added on the hill will lead the water to the farmland unless the water is captured through a mechanism in place to have pre and post development fold the same.
- Roads count as buffer.
- Retention of water will ultimately go back to Serpentine River, which is key.
- Concern is stormwater run off and how that is managed.
- If dust is coming there, suggest going with darker colours on building design, as there could be complaints against agriculture.
- At the top the development has glazing, suggest a railing to be not glazing at the ditch, could be continuing façade and blend over it. Glazing gets dirty and leads to more complaints.

It was
Moved by H. Dhillon
Seconded by R. Sihota
That the Agricultural and Food Policy
Committee recommend that the General Manager of Planning and Development support Development Application 7918-o138-oo.

Carried

## Legend

Residential Use
Suburban Residential (2 UPA)
U//, Urban Transition ( 6 UPA)

- Urban Residential ( $10+4$ UPA Bonus)

Low Density Cluster *
TYPE $1-5 \%$ Open Space ( $6+2$ UPA Bonus)
Medium Density Cluster *
TYPE $1-7.5 \%$ Open Space ( $10+2$ UPA Bonus)
TYPE $2-10 \%$ Open Space ( $12+2$ UPA Bonus)
High Density Cluster *

- High Density Cluster *

TYPE $1-10 \%$ Open Space ( $22+5$ UPA Bonus)
TYPE $2-15 \%$ Open Space ( $25+5$ UPA Bonus)

- Townhouse Residential (22+5 UPA Bonus)
- $n$.... Townhouse Residential ( $22+5$ UPA Bonus) Transition

Urban/Townhouse Flex*
TYPE 2 - Townhouse (22+5 UPA Bonus)
Wha Townhouse/Apartment Flex*
TYPE 2 - Apartment ( $1.3+0.2$ FAR Bonus)
Stacked Townhouse/Apartment* Bonus)
TYPE 2 - Apartment ( 45 UPA) ( $1.3+0.2$ FAR Bonus)
Commercial \& Mixed Use
Neighbourhood Commercial
Neighbourhood Commercial
Mixed Use Commercial/Residential *
VILLAGE NODE $-(1.3+0.2$ FAR Bonus $)$
VILLAGE NODE-(1.3+0.2 FAR Bonus)
Institutional \& Public ( Recreation Use

- Existing Park

Wh Proposed Public Recreational Facility
Existing School
T/J Proposed School
I/ Future School/Park
BCS (Biodiversity Conservation Strategy) Corridor
Transportation Engineering
$\xrightarrow{\text { Transportation Engineering }}$ Collector
$\longrightarrow$ Proposed Local Road or Lane*
|-1||l| Proposed Local Road With Unique Cross Section*
On the map $\# /$ denotes a specific cross section. (See NCP document for detail)
$\|\|\|\|\|\|$ Proposed Local Road (Alignment Flexible)*

* Alignment of proposed roads at off-set intersections to be subject to Engineering approval

आسmmemi Pedestrian Street (8m R.O.W)
----- Multi-Use Pathway *
Right-In / Right-Out Access
Road subject to Engineering review
Urban Design
U"wis Special Urban Design Area
Residential units designed to face / front park or wildlife corridors

-     -         - ' ' Live individual driveway acceund floor of street - fronting units | multi-use pathway, unless approved by Engineering. |
| :--- |
| All multi-use pathways and Greenways are unique cross-section | Unless adjacent to roads, within parkland or Fortis BC r.o.w. $\quad$ Ulaza Landmark (Public art/special landscaping/plaza) $\quad \begin{aligned} & \text { I }\end{aligned}$ (0) Heritage Site - Potential For Preservation Heritage Site - Registered $\Longleftrightarrow$ Flex Blocks

Other
Creek Class A (Year-Round Fish-bearing)
Creek Class AO (Seasonal Fish-bearing)
Creek Class B (Non Fish-bearing. Supplies nutrients to Fish-bearing creeks)
$\square$ ForestBlocks
Green Density Transfer (Forest Preservation/Restoration or ALR Buffer)*

* Land to be conveyed to the city in exchange for density transfer

Sanitary Trunk Sewer R.O.W.
Landscape Buffer or Landscaped Setback, as noted
网 Creek Buffer Class B
Creek Buffer Class A and Class AO
.Waylighted Creek Buffer
SWF) Storm Water Facility
Agricultural Land Reserve


## CITY OF SURREY

BYLAW NO. 21136
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: $\quad$ As described in Appendix "A".
PID: As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 176 (CD 176), 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: GENERAL AGRICULTURE ZONE (A-1)
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 176" as follows:

| CD <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw <br> No. | Replaces <br> Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 176 | $18175-74$ Avenue | Lot 2, Plan BCP25075 | 21136 | N/A" |

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 176 (CD 176), Bylaw, 2024, No. 21136".

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 .

## COMPREHENSIVE DEVELOPMENT ZONE 176 (CD 176)

In this Comprehensive Development Zone 176 (CD 176), Part 22, Multiple Residential 30 Zone (RM-30) 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:

| Address | Legal Descriptions | PID |
| :---: | :---: | :---: |
| $18175-74$ Avenue | Lot 2 Section 20 Township 8 NWD Plan BCP25075 | $026-763-141$ |

(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, ground-oriented multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design where density bonus is provided."

## 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. 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;
(b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended; and
(c) Do not exceed a total of 3.0 sq. m per dwelling unit."
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) 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:
(b) Maximum 52.2 dwelling units per hectare; and
(c) Maximum floor area ratio of 0.8 , excluding the indoor amenity space requirement (pursuant to Section J.1. of this Zone)."

## 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:

|  | East -182 |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| USES: | Street <br> (Front) <br> Yard | East <br> (Side) <br> Yard | South -74 <br> Avenue <br> (Street Side) <br> Yard | (Rear) <br> Yard |
| Principal and Accessory Buildings and <br> Structures | 2.2 m | 5.4 m | 2.9 m | 4.5 m |

1 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the setbacks.
2 Notwithstanding the definition of setback in Part 1, Definitions, roof overhangs and canopies, including their structural elements, can encroach into the required setbacks.
3 Notwithstanding the setbacks specified above, setbacks measured to the side of a dwelling unit from the property line abutting the Fortis BC statutory right-of-way can be reduced to 1.8 m ."
5. Off-Street Parking and Loading/Unloading

Delete Sub-section H.4. in Section H. "Off-Street Parking and Loading/Unloading" and replace it with a new Sub-section H.4. as follows:
"4. Parking Areas:
(a) Parking within the required setbacks is permitted to a maximum of 5 parking spaces.
6. Special Regulations

Delete Sub-section J.1. in Section J. "Special Regulations" and replace it with a new Sub-section J.1. as follows:
"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. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite;
(b) Outdoor amenity space is permitted within the required setbacks;
(c) Indoor amenity space in the amount of:
i. $\quad 3.0$ sq. m per dwelling unit; and
ii. $\quad 1.0$ sq. m per lock-off suite.
(d) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m per dwelling unit."

## H-3

| ACTION REQUIRED: | 1st, 2nd and 3rd Reading / DVP Support |
| :--- | :--- |
| TYPE: | Zoning Amendment / DVP / DP |
| PURPOSE: | RF and RMS-2 to RM-30 - to develop 74 townhouse units on a <br> consolidated site in City Centre (Bolivar Heights District). |
| LOCATION: | 13417,13453 and 13487-111A Avenue; 13428 and 13488-112 Avenue; <br> Portion of unopened lane |

## PROCESSING DATES:

Bylaw No. 21137
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-9
Approved to Proceed: Planning Report No. 7923-0163-oo

## DEVELOPMENT VARIANCE PERMIT

January 15, 2024 - Proceed to Public Notification: Carried RES.R24-9

## DEVELOPMENT PERMIT

January 15, 2024 - Authorize to Draft: Carried RES.R24-9

## NOTICE OF <br> REZONING BYLAW



## City of Surrey Council Meeting

MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21137" will be read for the first time by the City of Surrey Council at the Council Meeting on January 29, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the Local Government Act, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## Application: 7923-0163-00

Location: 13417, 13453 and 13487-111A Avenue; 13428 and 13488-112 Avenue; Portion of unopened lane
Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone the site shown shaded in grey on the location map from Single Family Residential Zone and Special Care Housing 2 Zone to Multiple Residential 30 Zone in order to develop 74 townhouse units on a consolidated site in City Centre (Bolivar Heights District).

In addition, the proposal includes a Development Variance Permit to increase the maximum allowable lot coverage from $45 \%$ to $52 \%$; to reduce the minimum front (north) yard setback from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; to reduce the minimum side (east) yard setback from 6.0 metres to 3.0 metres to the principal building face; to reduce the minimum front (south) yard setback from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and to reduce the minimum side (west) yard setback from 6.0 metres to 3.0 metres to the principal building face.

## OWNER/OCCUPANT

## - Office of the City Clerk <br> 13450-104 Avenue, <br> Surrey, BC V3T 1V8 <br> Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Contact Planning if you have any questions regarding this rezoning at:
planningdevelopment@surrey.ca

SUBMIT YOUR COMMENTS:
Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.

## Online Webform: surrey.ca

Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

## WATCH THE COUNCIL MEETING:

In Council Chambers, live online or view the video the following day at surrey.ca.


City of Surrey

## PLANNING \& DEVELOPMENT REPORT

Application No.:<br>7923-0163-00

Planning Report Date: January 15, 2023

## PROPOSAL:

- Rezoning from RMS-2 and RF to RM-30
- Development Permit
- Development Variance Permit
to permit the development of 74 townhouse units on a consolidated site in City Centre (Bolivar Heights District).

LOCATION:

ZONING:
OCP DESIGNATION: Urban
CCP DESIGNATION: Townhouse


## RECOMMENDATION SUMMARY

- Council close Application No. 7913-0140-oo and all applications associated with that project.
- 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.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the setbacks of the RM-3o Zone along all lot lines and to increase the maximum allowable lot coverage.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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 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 proposal complies with the Townhouse designation in the Surrey City Centre Plan.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed density and three-storey, ground-oriented building form are appropriate for this part of Surrey City Centre (Bolivar Heights District).
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- To complete the subdivision (consolidation), as proposed, the applicant will purchase a 6.0 metre wide, 18 -metre long portion of the existing, unconstructed east-west lane located directly south of 13428 - 112 Avenue. This portion of the existing, unconstructed east-west lane is considered as surplus road allowance and is proposed to be closed and consolidated with the subject site, consistent with the Surrey City Centre Plan.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council close Land Development Project No. 7913-0140-oo and all applications associated with this project.
2. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" and "Special Care Housing 2 Zone (RMS-2)" to "Multiple Residential 30 Zone (RM-30)" as well as both a portion of unopened lane shown as Block C on the attached Survey Plan from "Special Care Housing 2 Zone (RMS-2)" to "Multiple Residential 30 Zone (RM-30)" and a portion of unopened lane shown as Block D on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
3. Council authorize staff to draft Development Permit No. 7923-0163-oo generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7923-0163-oo (Appendix VI) varying the following, to proceed to Public Notification:
(a) to increase the maximum allowable lot coverage under the RM-3o Zone from $45 \%$ to $52 \%$;
(b) to reduce the minimum front (north) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang;
(c) to reduce the minimum side (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
(d) to reduce the minimum front (south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and
(e) to reduce the minimum side (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face.
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(g) 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;
(h) completion of the partial lane closure and acquisition of the 6.0-metre wide, 18metre long portion of existing, unconstructed east-west lane allowance directly south of 13428-112 Avenue; and
(i) submission of an acoustical report for the units adjacent to 112 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | OCP/CCP <br> Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Cherington Place long- <br> term seniors care facility <br> (closed March 2022) and <br> vacant single family lots. | Townhouse in Surrey <br> City Centre Plan (CCP) | RMS-2 and RF |
| North <br> (Across n2 Avenue): | Duplex dwellings on <br> single family zoned lots. | Urban in Official <br> Community Plan (OCP) | RF |
| East: | Single family dwellings | Townhouse in CCP | RF |
| South <br> (Across mA Avenue): | Single family dwellings | Park in CCP | RF and RF-SS |
| West: | Single family dwellings | Townhouse in CCP | RF |

## Context \& Background

- The 1.087 -hectare subject site is comprised of five existing lots ( 13417,13452 \& $13487-111 \mathrm{~A}$ Avenue and $13428 \& 13488-112$ Avenue) and is located approximately mid-block between 111A Avenue, 112 Avenue, 135A Street and Bolivar Road in City Centre (Bolivar Heights District).
- The subject site is currently designated Urban in the Official Community Plan (OCP), Townhouse in the City Centre Plan (CCP) and is currently zoned both "Special Care Housing 2 Zone (RMS-2)" and "Single Family Residential Zone (RF)".
- A portion of the subject site (13453-111A Avenue) contains the Cherington Place long-term seniors care facility, which closed in March 2022. All buildings and structures on the lot are proposed for demolition as part of the proposed development application. None of the existing single family residential lots contain any buildings or structures.
- At the June 23, 2014, Regular Council - Land Use meeting, Council granted staff approval to draft Development Permit No. 7913-0140-oo in order to permit the development of a 94-bed expansion to an existing 75 -bed residential care facility. In addition, Development Variance Permit No. 7913-0140-oo, for reduced building setbacks and to vary the minimum number of required off-street parking spaces from 102 to 77, was supported by Council on July 7, 2014. As the existing care facility, Cherington Place, closed in March 2022 and as the current owners wish to proceed with the subject development application, staff have requested that Council close Development Application No. 7913-0140-oo and all applications associated with that project.
- The City's mapping software (COSMOS) identifies a Class C (green-coded) watercourse running east-west within the northern portion of 111 A Avenue, directly adjacent to a portion of the subject site (13417-111A Avenue). The applicant has retained a Qualified Environmental Professional (QEP) who has confirmed the classification, and that the watercourse is not considered a "stream" under either the Water Sustainability Act or Riparian Areas Protection Regulation. As such, no additional Part 7A Streamside Protection setbacks or protection measures are required.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- In order to permit the development of 74 townhouse units on a consolidated site in City Centre (Bolivar Heights District) the applicant will require the following:
o Rezoning from RMS-2 and RF to RM-30;
o Development Permit for Form and Character;
o Development Variance Permit for reduced setbacks along all lot lines; and
0 Subdivision (Consolidation) from five (5) lots to one (1) lot.

|  |  |
| :--- | :--- |
| Proposed |  |
| Lot Area | 1.073 hectares (10,738.5 square metres) |
| Gross Site Area: | 139.9 square metres |
| Road Dedication (112 Ave): | Walkway Dedication: |
| 220.1 square metres |  |
| Road Closure/Consolidation: | 110.7 square metres |
| Net Site Area: | 1.049 hectares (10,489 square metres) |
| Number of Lots: | 1 |
| Building Height: | 11 metres |
| Unit Density: | 73.3 units per hectare |
| Floor Area Ratio (FAR): | 0.97 FAR (net) |
| Floor Area |  |
| Residential: | $10,129.5$ square metres |
| Residential Units: |  |


|  | Proposed |
| :--- | :--- |
| 3-Bedroom plus flex: | 74 townhouse units |

## Referrals

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

The School District has advised that there will be approximately 64 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

35 Elementary students at James Ardiel Elementary School 18 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.

Parks, Recreation \&
Culture:

No concerns.

The closest active park and natural area is Bolivar Park, which is 700 metres walking distance away. Future parkland is proposed within 50 metres walking distance of the subject site as part of the Surrey City Centre Plan .

Surrey Fire Department: No concerns.

Additional fire comments to be completed as part of the subsequent Building Permit phase.

## Transportation Considerations

## Road Network and Infrastructure:

- The applicant is required to provide the following dedication and improvements as part of the subject proposal:
o Dedication and construction along south side of 112 Avenue to the City Centre Arterial Road Standard;
o Construction of the north side of 111A Avenue to the City Centre Local Road Standard; and
0 Dedication and construction of a pedestrian walkway along the east edge of the subject site between 111 A Avenue and 112 Avenue.

Traffic Impacts:

- The proposed development is anticipated to generate approximately one vehicle trips every one to two minutes in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis ("TIA") is not required as the proposal is consistent with the Surrey City Centre Plan and is below the City's threshold for requiring a site-specific TIA.


## Access and Parking

- The subject townhouse development is proposed to be accessed via 111 A Avenue.
- According to the Zoning Bylaw, a total of 130 off-street parking spaces are required to be provided on the subject site.
- The applicant is proposing to provide a total of 160 off-street parking spaces on the subject site, thereby exceeding the Zoning Bylaw requirements.

Transit and/or Active Transportation Routes:

- The subject site is within walking distance (approximately 850 to 900 metres or 10-12 minutes) from the Gateway SkyTrain Station.
- The subject site is located within a short walking distance from the following TransLink service routes along King George Boulevard:
o Route No. 321 (White Rock Centre/Newton Exchange/Surrey Central Station); and
o Route No. N19 (Downtown/Surrey Centre Station).
- The subject site is located in close proximity (approximately 250 metres) from the BC Parkway greenway, which runs along the south side of King George Boulevard.


## 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 complies with the existing "General Urban" designation of the subject site in the Metro Vancouver 2050 Regional Growth Strategy (RGS).


## Official Community Plan

Land Use Designation

- The proposed development complies with the existing "Urban" designation of the subject site in the City of Surrey's Official Community Plan (OCP).


## Secondary Plans

## Land Use Designation

- The proposed development complies with the existing "Townhouse" designation of the subject site under the updated Surrey City Centre Plan, which was endorsed by Council on July 11, 2022.


## Zoning By-law

- The applicant proposes to rezone the subject site from "Special Care Housing 2 Zone (RMS-2)" and "Single Family Residential Zone (RF)" 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-3o Zone (Part 22) | Permitted and/or Required | Proposed |
| :---: | :---: | :---: |
| Unit Density (Units Per Hectare): | 75 UPH (net) | 70.5 UPH (net) |
| Floor Area Ratio (FAR): | 1.0 FAR (net) | 0.97 FAR (net) |
| Lot Coverage: | 45\% | 52\%* |
| Yards and Setbacks |  |  |
| North (front yard): <br> East (side yard): <br> South (front yard): <br> West (side yard): |  | 4.0 m . (projections); 3.5 m . (roof overhang)* $3.0 \mathrm{~m} .{ }^{*}$ <br> 4.0 m . (projections); 3.5 m . (roof overhang)* $3.0 \mathrm{~m} .{ }^{*}$ |
| Height of Buildings |  |  |
| Principal buildings: <br> Indoor Amenity Building: | 13.0 metres <br> 11.0 metres | 11.0 metres 8.5 metres |
| Amenity Space |  |  |
| Indoor Amenity: <br> Outdoor Amenity: | 3 sq.m. per dwelling unit ( 222 sq.m. in total for 74 proposed dwelling units) <br> 3 sq.m. per dwelling unit ( 222 sq.m. in total for 74 proposed dwelling units) | The proposed $156 \mathrm{~m}^{2}+$ CIL meets the Zoning Bylaw requirement. <br> The proposed $330 \mathrm{~m}^{2}$ meets the Zoning Bylaw requirement. |
| Parking (Part 5) | Required | Proposed |
| Number of Spaces |  |  |
| Residential: <br> Residential Visitor: <br> Total: | 118 parking spaces <br> 12 parking spaces <br> 130 parking spaces | 148 parking spaces 12 visitor parking spaces 160 parking spaces |


| RM-30 Zone (Part 22) | Permitted and/or <br> Required | Proposed |
| :--- | :--- | :--- |
| Bicycle Spaces |  |  |
| Residential Visitor: | 6 visitor bicycle spaces | 6 visitor bicycle spaces |

*variance required

## Setback Variances

- The applicant is requesting the following variances:
(a) to increase the maximum allowable lot coverage under the RM-3o Zone from 45\% to $52 \%$;
(b) to reduce the minimum front (north) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang;
(c) to reduce the minimum side (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
(d) to reduce the minimum front (south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and
(e) to reduce the minimum side (west) yard setback of the RM-3o Zone from 6.0 metres to 3.0 metres to the principal building face.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The increased lot coverage is supportable as the applicant is exceeding the minimum required outdoor amenity space on the site.
- 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 2023, under Corporate Report No.Ro37; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance with the current rate being $\$ 2,136$.oo per new dwelling unit.


## 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 $\$ 1,068$ per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 11, 2023, and the Development Proposal Signs were installed on December 22, 2023. To date, staff have received no responses from neighbouring residents or businesses with respect to the subject development proposal.


## DEVELOPMENT PERMITS

## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character as well as 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 applicant has worked with staff to address on-site grading concerns, future street interfaces, especially as it relates to the construction of future on-site retaining walls, and to reduce the overall block length through future north-south pedestrian pathway dedication.


## Building Design and Signage

- The proposed 74-unit townhouse development consists of fifteen (15), three-storey buildings containing between three (3) to six (6) units. The townhouse units range in size from 126 to 138 square metres, excluding garage, and are comprised entirely of three-bedroom plus flex units.
- All the townhouse units will contain an attached, side-by-side double garage as well as a flex room at grade. The kitchen, dining and living/family rooms are located on the second floor with bedrooms on the third floor. In addition, each unit will have a small, private balcony off the second floor in addition to semi-private, at-grade outdoor patio space.
- The proposed townhouses utilize a contemporary rectilinear design, complemented by the use of asphalt roof shingles, fibre cementitious panels and horizontal siding in charcoal gray, cobblestone, pewter and dark-gray brown as well as black powdered aluminum balcony railings with clear glass inserts, which is appropriate for Surrey City Centre.
- One (1) free-standing identification sign is proposed adjacent to the 111 A Avenue site entrance. The proposed signage complies with all necessary requirements of the Sign By-law and is complementary to the proposed townhouse development in terms of both scale and materiality.


## Landscaping

- The landscape plans include a mixture of deciduous and coniferous trees, low-lying shrubs, groundcover, and grasses to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and furnishings.


## Indoor Amenity

- Based on the Zoning Bylaw requirement of three (3) square metres of indoor amenity space per dwelling unit, the proposed development requires 222 square metres of indoor amenity space. The applicant is proposing to provide approximately 156 square metres of indoor amenity space in one (1) stand-alone amenity building thereby requiring a cash-in-lieu contribution for the proposed shortfall in accordance with the Surrey Zoning Bylaw and Council policy.
- The two-storey, 156 -square metre indoor amenity building is centrally located within the consolidated subject site, directly adjacent to the proposed at-grade outdoor amenity space to the immediate east of proposed Building 5, and consists of a shared kitchen, lounge, and multi-purpose room facilities.


## Outdoor Amenity

- Based on the Zoning Bylaw requirement of three (3) square metres of indoor amenity space per dwelling unit, the proposed development requires 222 square metres of indoor amenity space. The applicant is proposing to provide approximately 284 square metres of outdoor amenity space, divided into both a large at grade amenity space and more modest rooftop amenity on the proposed two-storey amenity building, thereby exceeding the Zoning Bylaw requirement.
- The large ground level amenity space, centrally located immediately to the south of the proposed two-storey amenity building, contains a children's playground with several play structures as well as a covered community gathering space. The amenity space is surrounded by an extensive planting area containing trees, low-lying shrubs, groundcover, and landscape lighting.
- The rooftop amenity space contains a community dining area, with shared BBQ and harvest table, as well as two separate lounge areas with firepit tables. Several raised planters containing low-lying shrubs and groundcover are located throughout the proposed rooftop amenity space.


## TREES

- Terry Thale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:
Table 1: Summary of Proposed Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Red Alder | 1 | 1 | o |
| Deciduous Trees (excluding Alder and Cottonwood Trees) |  |  |  |
| Bigleaf Maple | 2 | 2 | o |
| Cherry | 3 | 3 | o |
| Crimson King Maple | 1 | 1 | 0 |
| Elm | 1 | 1 | o |
| Ornamental Plum | 1 | 1 | o |
| Pacific Dogwood | 1 | 1 | o |
| Trembling Aspen |  |  |  |
| Cypress | 7 | 7 | 0 |
| Deodar Cedar | 2 | 2 | o |
| Douglas-fir | 13 | 13 | o |
| Norway Spruce | 2 | 2 | o |
| Pine | 2 | 2 | o |
| Western Hemlock | 2 | 2 | o |
| Western Red Cedar | 4 | 4 | o |
| Total (excluding Alder and Cottonwood Trees) | 41 | 41 | o |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 92 |  |
| Total Retained and Replacement Trees Proposed |  | 92 |  |
| Estimated Contribution to the Green City Program |  | Not required |  |

- The Arborist Assessment states that there are a total of 41 protected trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree has been identified as a Red Alder tree. The applicant proposes to retain no existing protected 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 83 replacement trees on the site. The applicant is proposing 92 replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 111 A Avenue and 112 Avenue. This will be determined by the Engineering Department during the project servicing design review process.
- The new trees on the site will consist of a variety of trees including Vine Maple, Japanese Hornbeam, Pink Flowering Dogwood, Lavalle Hawthorn, Dove Tree, Golden Rain Tree, Southern Magnolia, Ruby Vase Persian Ironwood, Golden Caucasian Spruce, Limber Pine, Japanese Stewartia and Snowcone Japanese Snowbell.
- In summary, a total of 92 trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.


## 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. Surrey City Centre Plan Map
Appendix VI. Development Variance Permit No. 7923-0163-oo
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO._OF
LOTS 114 AND 124 PLAN 20787,
LOT 1 PLAN BCP24583,
AND AND LOTS 84 AND 85 PLAN 15061
ALL OF SECTION 15 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT
CITY OF SURREY BCGS 92G. 026

| SCALE | $1: 500$ |  |  |
| :--- | :--- | :--- | :--- |
| 0 | 10 | 20 | 30 |

all distances are in metres
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm
IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN
plotted at a scale of 1:500
SURREY FILE No.
19-0163
CURRENT CIVIC ADDRESSES:
13428 AND 13488 - 112 th AVENUE,
13417 / 13453 / 13487 - 111A AVENUE,
SURREY, BC
bOOK OF REFERENCE

| DESCRIPTION | AREA |
| :--- | :---: |
| BLOCK A | $7762 \mathrm{~m}^{2}$ |
| BLOCK B (TOTAL) | $2978 \mathrm{~m}^{2}$ |
| BLOCK C | $65 \mathrm{~m}^{2}$ |
| BLOCK D | $65 \mathrm{~m}^{2}$ |
| TOTAL ALL BLOCKS | $10870 \mathrm{~m}^{2}$ |

112th Avenue


111A Avenue














$\star$

$\int_{\text {NTS }}^{\text {KEY PLAN }}$








$\underbrace{3} \frac{\mathrm{KEY}}{\mathrm{NTS}}$










(3) KEY PLAN
(4) $\frac{\text { LEFT SIDE(EAST) ELEVATION }}{332^{2=1} \cdot 0^{-0}}$














pmg


BOLIVAR HEIGHTS




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

FROM: Development Process Manager, Engineering Department
DATE: January 10, $2024 \quad$ PROJECT FILE: 7823-0163-00
RE: $\quad$ Engineering Requirements
Location: 13417/13453/13487-111A Avenue
13428/13488-112 Avenue

## REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths along 112 Avenue.
- Dedicate 3.0 m road allowance for ultimate 6.0 m walkway.
- Register 0.5 m statutory right-of-way along the frontages of 111 A and 112 Avenue.


## Works and Services

- Construct north side of 111A Avenue.
- Construct south side of 112 Avenue.
- Construct concrete walkway complete with pedestrian lighting.
- Construct/upgrade storm, sanitary, and water mains and service connections required along the site frontage to meet ultimate servicing requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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


Daniel Sohn, P.Eng.
Development Process Manager
$\mathrm{M}_{51}$

Surrey Schools
LEADERSHIP IN LEARNING

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | November 23, 2023 |
| Report For: | City of Surrey |

Development Impact Analysis on Schools For:

| Application \#: | 23016300 |  |
| :--- | :--- | :--- |
|  |  |  |
| The proposed development of <br> are estimated to have the following impact on elementary and secondary schools <br> within the school regions. |  |  |


| School-aged children population projection | 64 |
| :--- | :--- |

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.

James Ardiel Elementary 10 year projections indicate enrolment is starting to trend upwards. A portion of the catchment runs along the northeast side of King George Boulevard. The City Center plan allows for higher densities along the boulevard's edge, transforming the area from commercial to mixed-residential. The timing of future high rise development, with good market conditions, could impact the enrolment growth upwards even more. The projections used in this report can be considered conservative. James Ardiel still has available student space to accommodate the early part of this growth.

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 by 450 students 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 received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027


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.


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:
Address: 13453, 13487, 13417 111A Avenue and 1342813488112 Avenue
Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN9275A


Summary, report and plan prepared and submitted by:

(Signature of Arborist)

Date




# DEVELOPMENT VARIANCE PERMIT 

NO.: 7923-0163-00

## 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: 003-848-833
Lot 114 Section 15 Block 5 North Range 2 West NWD Plan 20787
13417-111A Avenue
Parcel Identifier: 026-725-452
Lot 1 Section 15 Block 5 North Range 2 West NWD Plan BCP24583
13453-111A Avenue
Parcel Identifier: o10-046-925
Lot 84 Section 15 Block 5 North Range 2 West NWD Plan 15061
13487-111A Avenue
Parcel Identifier: oo9-546-961
Lot 124 Section 15 Block 5 North Range 2 West NWD Plan 20787
13428-112 Avenue
Parcel Identifier: oor-798-626
Lot 85 Section 15 Block 5 North Range 2 West NWD Plan 15061
13488-112 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 E. Lot Coverage of Part 22 "Multiple Residential 30 Zone (RM-30)" the maximum allowable lot coverage is increased from $45 \%$ to $52 \%$;
(b) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front (north) yard setback is reduced from 4.5 metres to 4.0 metres to second and third floor building projections and 3.5 metres to roof overhangs;
(c) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side (east) yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face;
(d) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front (south) yard setback is reduced from 4.5 metres to 4.0 metres to second and third floor building extensions and 3.5 metres to roof overhangs; and
(e) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side (west) yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face.
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.

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

ISSUED THIS DAY OF , 2o .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


BYLAW NO. 21137

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
$\qquad$
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: SINGLE FAMILY RESIDENTIAL ZONE (RF) and SPECIAL CARE HOUSING 2 ZONE (RMS-2)
TO: MULTIPLE RESIDENTIAL 30 ZONE (RM-30)
PID: 003-848-833
Lot 114 Section 15 Block 5 North Range 2 West NWD Plan 20787

> (13417-111A Avenue)

PID: 026-725-452
Lot 1 Section 15 Block 5 North Range 2 West NWD Plan BCP24583
(13453 - 111A Avenue)

PID: 010-046-925
Lot 84 Section 15 Block 5 North Range 2 West NWD Plan 15061
(13487-111A Avenue)

PID: 009-546-961
Lot 124 Section 15 Block 5 North Range 2 West NWD Plan 20787
(13428-112 Avenue)

PID: 001-798-626
Lot 85 Section 15 Block 5 North Range 2 West NWD Plan 15061
(13488-112 Avenue)

## Portion of Unopened Lane

Shown on the Survey Plan labeled Blocks C and D, each containing 65 square metres, attached as Schedule A, certified correct by Curtis Van Hove,
B.C.L.S. on the 9th day of January, 2024.
2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21137".

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 .


## H-4

| ACTION REQUIRED: | 1st, 2nd and 3rd Reading / DVP Support |
| :--- | :--- |
| TYPE: | Zoning Amendment / DP / DVP |
| PURPOSE: | RA to RM-30 - to develop 79 townhouse units. |
| LOCATION: | $18638-74$ Avenue |

## PROCESSING DATES:

Bylaw No. 21138
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-12
Approved to Proceed: Planning Report No. 7917-0116-00, 7917-0116-01

DEVELOPMENT VARIANCE PERMIT NO. 7917-0116-01
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-12
Planning Report No. 7917-016-00, 7917-0116-01

DEVELOPMENT VARIANCE PERMIT NO. 7917-0116-oo
January 15, 2024 - Filed: Carried RES.R24-12
September 17, 2018 - Supported: Carried RES.R18-1883
July 23, 2018 - Proceed to Public Notification: Carried RES.R18-1498
Planning Report No. 7917-0116-oo

## DEVELOPMENT PERMIT NO. 7917-0116-00

January 15, 2024 - Authorize to Draft Amended DP: Carried RES.R24-12
Planning Report No. 7917-0116-oo, 7917-0116-01
July 23, 2018 - Authorize to Draft: Carried RES.R18-1498
Planning Report No. 7917-0116-oo

Note: Bylaw No. 19649 associated with this project was filed January 15, 2024: Carried RES.R24-13

## NOTICE OF <br> REZONING BYLAW

## City of Surrey Council Meeting

MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca


Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21138" will be read for the first time by the City of Surrey Council at the Council Meeting on January 29, 2024, for the purposes of potential adoption.
In accordance with Section 464 of the Local Government Act, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## Application: 7917-0116-00, 7917-0116-01

Location: 18638-74 Avenue
Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone the site shown shaded in grey on the location map from One-Acre Residential Zone to Multiple Residential 30 Zone in order to permit the development of 79 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum north yard setback from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2 and from 6.0 metres to 3.0 metres for buildings 10,13 and 14 ; to reduce the minimum east yard setback from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10; to reduce the minimum east yard setback from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3,4 and 11 ; to reduce the minimum south yard setback from 6.0 metres to 4.3 metres for building 4 and from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12; to reduce the minimum west yard setback from 6.0 metres to 4.1 metres for building 6 ; to reduce the minimum west yard setback from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12 ; to reduce the minimum west yard setback from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13 ; to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56; to permit visitor parking stalls 8 and 9 to be located within the west yard setback; to increase the maximum percentage of back-to-back townhouse units from $20 \%$ to $30 \%$; and to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.

## OWNER/OCCUPANT

## - Office of the City Clerk <br> 13450-104 Avenue, <br> Surrey, BC V3T 1V8 <br> Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Contact Planning if you have any questions regarding this rezoning at:
planningdevelopment@surrey.ca

SUBMIT YOUR COMMENTS:
Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.

## Online Webform: surrey.ca

Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

## WATCH THE COUNCIL MEETING:

In Council Chambers, live online or view the video the following day at surrey.ca.


## PROPOSAL:

- NCP Amendment to amend the road network and Biodiversity Conservation Strategy Corridor location in the West Clayton NCP
- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit
to permit the development of 79 townhouse units.


## LOCATION: <br> 18638-74 Avenue

ZONING:
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse Residential ( $22+5$ upa)


## RECOMMENDATION SUMMARY

- Council file Rezoning Bylaw No. 19649 that received Third Reading at the September 17, 2018, Regular Council - Public Hearing meeting.
- Council file Development Variance Permit No. 7917-o116-oo
- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit No. 7917-0116-o1 to proceed to Public Notification.
- Approval to draft amended Development Permit No. 7917-on6-oo in accordance with the updated design drawings and ecosystem development plan.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the building setback requirements of the RM-30 Zone.
- Proposing to vary the number of permitted back-to-back units within the "Multiple Residential 30 Zone (RM-30)".


## RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council Land Use meeting on July 23, 2018, where First and Second Readings were granted to the proposed Rezoning Bylaw (No. 19649). At the September 17, 2018, Regular Council - Public Hearing meeting, Council granted Third Reading to the Rezoning Bylaw (No. 19649) for the subject land development application (RES. R18-1500 and RES. R18-1882 respectively).
- Following the granting of Third Reading, the Planning \& Development Department and Parks, Recreation \& Culture Department put forward an amendment to the West Clayton NCP designation for the subject site. The proposed amendment was to redesignate the southern portion of the subject site from "Proposed Park" to "Townhouse Residential". Council endorsed the amendment on July 10, 2023.
- The applicant has subsequently amended their proposal to provide additional townhouse units on the southern portion of the site, in accordance with the amended NCP.
- 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 (ОСР). 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 setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council file Rezoning Bylaw No. 19649 that received Third Reading at the September 17, 2018, Regular Council - Public Hearing meeting.
2. Council file Development Variance Permit No. 7917-0116-oo.
3. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
4. Council authorize staff to draft an amended Development Permit No. 7917-0116-oo generally in accordance with the attached updated drawings (Appendix I) and the Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7917-016-o1 (Appendix V) varying the following, to proceed to Public Notification:
(a) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2;
(b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10,13 and 14 ;
(c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10;
(d) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and n;
(e) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres for building 4;
(f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
(g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
(h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12;
(i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;
(j) to vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
(k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
(l) to increase the maximum percentage of back-to-back townhouse units from $\mathbf{2 0} \%$ to $30 \%$; and
(m) to reduce the outdoor amenity space requirement for back-to-back groundoriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
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) 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(g) final acceptance from FortisBC;
(h) registration of an easement for public access over the strata drive aisle in the FortisBC right-of-way for a future green way;
(i) registration of a Section 219 Restrictive Covenant required increased rear yard setbacks for Buildings 5 and 6;
(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 Services;
(k) finalization of an Ecosystem Development Plan to the satisfaction of City staff;
(l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
(m) the applicant convey riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton NCP.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VI, when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single family dwelling <br> on a large suburban <br> property | Townhouse <br> Residential | RA |
| North (Across 74 Avenue): | Single family dwellings <br> on large acreage lots. | Proposed <br> Elementary School | RA |
| East: | Single family dwelling <br> on large acreage lot. | Biodiversity <br> Conservation <br> Strategy Corridor | RA |
| South: | Single family dwelling <br> on large acreage lot. <br> Development <br> Application 7917-o518- <br> oo to permit 83 <br> townhouse units (Third <br> Reading). | Townhouse <br> Residential | RA |
| West: | Single family dwelling <br> on large acreage lot and <br> Salish Secondary School. | Townhouse <br> Residential and <br> School. | RA |

## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant proposes the following in order permit the development of 79 townhouse units:
- West Clayton Neighbourhood Concept Plan (NCP) amendment to realign the Biodiversity Conservation Strategy Green Infrastructure Network and the road network;
- Rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
- Development Variance Permit to reduce the minimum building setbacks and increase the number of back-to-back units; and
- Development Permit for Form and Character.
- Development details are provided in the following table:

|  |  |
| :--- | :--- |
| Proposed |  |
| Gross Site Area: | 19,385 square metres |
| Road Dedication: | 196 square metres |
| Undevelopable Area: | 5,403 square metres |
| Net Site Area: | 13,786 square metres |
| Number of Lots: | 2 (1 development lot and 1 lot for conservation purposes) |
| Building Height: | 3 storeys |
| Unit Density: | 57 units/hectare |
| Floor Area Ratio (FAR): | 0.94 |
| Floor Area | 12,949 square metres |
| Number of Units | 79 |

- The subject development application was considered by Council at the Regular Council Land Use meeting on July 23, 2018, where First and Second Readings were granted to the proposed Rezoning Bylaw (No. 19649). At the September 17, 2018, Regular Council - Public Hearing meeting, Council granted Third Reading to the Rezoning Bylaw (No. 19649) for the subject land development application (RES. R18-1500 and RES. R18-1882 respectively).
- Following the granting of Third Reading, the Planning \& Development Department and Parks, Recreation \& Culture Department put forward an amendment to the West Clayton NCP designation for the subject site. The proposed amendment was to redesignate the southern portion of the subject site from "Proposed Park" to "Townhouse Residential". Council endorsed the amendment on July 10, 2023.
- The applicant has subsequently amended their proposal to provide additional townhouse units on the southern portion of the site, in accordance with the amended NCP.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.


## Referrals

| Engineering: | The Engineering Department has no objection to the revised <br> proposal. |
| :--- | :--- |
| School District: | The School District has advised that there will be <br> approximately 67 school-age children generated by this <br> development, of which the School District has provided the <br> following expected student enrollment. |
|  | 37 Elementary students at Regent Road Elementary School <br> 19 Secondary students at Ecole Salish Secondary School |
| (Appendix III) |  |$\quad$| 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. |

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)", streamside setbacks and parking requirements.

| RM-30 Zone (Part 22) | Permitted and/or Required | Proposed |
| :---: | :---: | :---: |
| Unit Density: | 75 units/hectare | 57 units/hectare |
| Floor Area Ratio: | 1.00 | 0.94 |
| Lot Coverage: | 45\% | $41 \%$ |
| Yards and Setbacks |  |  |
| North: | 4.5 metres | 3.0? 4.5 metres* |
| East: | 6.0 metres | 4.5 metres* |
| South: | 6.0 metres | 4.3 metres* |
| West: | 6.0 metres | 3 metres* |
| Height of Buildings |  |  |
| Principal buildings: | 13 metres | 9 metres |
| Indoor amenity buildings: | 11 metres | 11 metres |
| Accessory buildings: | 4.5 metres | 4.5 metres |
| Amenity Space |  |  |
| Indoor Amenity: |  | The proposed $204 \mathrm{~m}^{2}+$ |
|  | 237 square metres | CIL meets the Zoning Bylaw requirement. |
| Outdoor Amenity: | 309 square metres | 260 square metres* |
| Streamside (Part 7A) | Required | Proposed |
| Streamside Setbacks |  |  |
| Class B (yellow-coded) Stream: | 15 metres | 15 metres |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls |  |  |
| Residential: | 158 | 158 |
| Residential Visitor: | 16 | 16 |
| Total: | 174 | 174 |
| Tandem (\%): | 50\% | 8\% |
| Bicycle Spaces |  |  |
| Residential Secure Parking: | N/A |  |
| Residential Visitor: | 6 | 6 |

*Variance Requested

## Setback Variances

- The applicant is requesting the following variances:
(a) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2;
(b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10,13 and 14;
(c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10;
(d) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11;
(e) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres for building 4;
(f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
(g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
(h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12;
(i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;
(j) vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
(k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
(l) to increase the maximum percentage of back-to-back townhouse units from $20 \%$ to $30 \%$; and
(m) to reduce the outdoor amenity space requirement for back-to-back groundoriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of $20 \%$ of the total units for development under the RM-30 Zone. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023.
- The proposed changes to the RM-3o Zone were adopted subsequent to the updated proposal being submitted to the City, with significant work having been completed by the applicant in coordination with staff. As a result, variances are now required for the subject site, as it proposes 24 back-to-back units out of 79 total units ( $30 \%$ of the proposed units).
- The variances are to increase the maximum percentage of back-to-back units that are permitted from $20 \%$ to $30 \%$, and to reduce the required outdoor amenity space from 6.0 square metres per back-to-back dwelling unit to 3.0 square metres per back-to-back dwelling unit, as was previously required prior to the amendments to the Zoning By-law for back-toback townhouse units (see amenity section below).
- The reduced setbacks along all lot lines will create an appropriate urban, pedestrian-friendly streetscape along the streets and parkland interfaces.
- Staff support the requested variances to proceed for consideration.


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 13, 2023, and the Development Proposal Signs were installed on December 1, 2023. Staff did not receive any responses from neighbouring residents.


## DEVELOPMENT PERMITS

## Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The proposal relating to the Streamside Protection Area remains unchanged from the previous proposal.


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

- The proposal relating to the Green Infrastructure Area remains unchanged from the previous proposal.


## 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 West Clayton 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 West Clayton Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to:
- Minimize tandem and back-to-back unit typologies; and
- Orient and set back the units to appropriately interface with the future parkland to the south and the BCS Corridor to the east.
- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
- Update the landscape plans to include an accurate and coordinated fencing plan and to remove proposed fencing along the BCS corridor; and
- Update the landscape plans to clearly show the location of the proposed visitor bicycle parking.


## Landscaping

- The landscape plan shows a total of 51 trees to be planted throughout the subject site including Lilac, Red Flowering Dogwood, October Glory Maple and Japanese Maple.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including azaleas, hydrangea, laurel, rhododendron and hostas.


## Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. 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 237 square metres of indoor amenity space. Of this 237 -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 204 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 237 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution 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 proposed 2-level indoor amenity space is located at the south end of Building 7. The space incorporates washrooms and a kitchen and can be programmed in a variety of ways to meet the needs of the residents.


## Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 6 square metres per back-to-back unit, the proposed development must provide a total of 309 square metres of outdoor amenity space to serve the residents of the proposed 79 units.
- The applicant is proposing 260 square metres of outdoor amenity, which requires a variance to allow the applicant to provide less than 6 square metres of outdoor amenity space for each of the back-to-back units. At a consistent rate of 3 square metres of outdoor amenity space for all 79 units, the applicant is required to provide 237 square metres and exceeds this amount.
- The requested variance is considered to have merit since the subject development application was well-advanced prior to the amendments to the Zoning By-law with respect to outdoor amenity requirements associated with back-to-back unit types being adopted by Council.
- The applicant is proposing an outdoor amenity area adjacent to the indoor amenity building which consists of a children's play area and a variety of seating.


## Outstanding Items

- There are a limited number of items that remain outstanding, and which do not effect the overall character or quality of the project. These generally include:
- Refining the fencing plan to remove all fencing along the east property line adjacent to the BCS corridor; and
- Detailed development of the public realm, especially regarding the interface with the BCS corridor along the east property line.


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

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder/Cottonwood | 39 | 39 | o |
| Deciduous Trees <br> (excluding Alder and Cottonwood Trees) |  |  |  |
| Apple | 1 | 1 | o |
| Cherry | 3 | 3 | o |
| Vine Maple | 1 | 1 | o |
| Oak | 1 | 1 | o |
| English Oak | 1 | 1 | o |
| Tulip | 1 | 1 | o |
| Willow | 1 | 1 | 0 |
| Coniferous Trees |  |  |  |
| Douglas Fir | 9 | 9 | o |
| False Cypress | 3 | 3 | o |
| Giant Sequoia | 1 | 1 | o |
| Grand Fir | 3 | 3 | o |
| Pine | 1 | 1 | o |
| Spruce | 2 | 2 | 0 |
| Western Red Cedar | 9 | 9 | o |
| Total (excluding Alder and Cottonwood Trees) | 37 | 37 | o |
| Additional Trees in the proposed Open Space / Riparian Area | 115 | 1 | 114 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 51 |  |
| Total Retained and Replacement T Proposed |  | 51 |  |

## Estimated Contribution to the Green City Program

## \$24,800

- The Arborist Assessment states that there are a total of 37 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-nine (39) existing trees, approximately $\mathbf{5 1} \%$ of the total trees on the site, are Alder and Cottonwood trees. 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.
- Table 1 includes an additional 115 protected trees that are located within the proposed open space and riparian area. The trees within the proposed open space and riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 113 replacement trees on the site. Since the proposed 51 replacement trees can be accommodated on the site, the proposed deficit of 62 replacement trees will require an estimated cash-in-lieu payment of $\$ 24,800$, representing $\$ 400$ 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 74 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 51 trees are proposed to be replaced on the site with an estimated contribution of $\$ 24,800$ to the Green City Fund.
- 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 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. Development Variance Permit No. 7917-o116-o1
Appendix VI. Initial Planning Report No. 7917-016-oo, dated July 23, 2018
approved by Ron Gill

Don Luymes
General Manager
Planning and Development
LM/ar




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Nosem













TO: Director, Area Planning \& Development

- North Surrey Division Planning and Development Department

FROM: Development Process Manager, Engineering Department

DATE: June 29, 2018 PROJECT FILE: 7817-0116-0o
REVISED: January 10, 2024
RE: $\quad$ Engineering Requirements
Location: 1863874 Ave

## NCP AMENDMENT

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

- Provide $50 \%$ cash-in-lieu for construction of 187 Street roadworks and utilities.


## REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 74 Avenue.
- Register 0.5 m statutory right-of-way along 74 Avenue frontage.


## Works and Services

- Construct the south side of 74 Avenue.
- Construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- Construct downstream offsite storm and sanitary mains as per the NCP, if required.
- Implement on-site storm mitigation features per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater Management Plan.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

[^1]
## Surrey Schools

## LEADERSHIP IN LEARNING




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.


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: 17-0116-00

Address: 18638-74 ${ }^{\text {th }}$ Avenue, Surrey, BC
Registered Arborist: Corey Plester

| On-Site Trees | Number of Trees |
| :--- | :---: |
| Protected Trees Identified <br> (on-site and shared trees, including trees within boulevards and proposed streets <br> and lanes, but excluding trees in proposed open space or riparian areas) | 76 |
| Protected Trees to be Removed |  |
| Protected Trees to be Retained <br> (excluding trees within proposed open space or riparian areas) |  |
| Total Replacement Trees Required: <br> $\quad$ - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio <br> 39 one (1) = 39 | 76 |
| - All other Trees Requiring 2 to 1 Replacement Ratio <br> $37 ~ X ~ t w o ~(2) ~=~ 74 ~$ | 113 |
| Replacement Trees Proposed |  |
| Replacement Trees in Deficit |  |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] |  |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 1 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 1 |
| 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: December 5, 2023 |
| :--- | :--- |




## CITY OF SURREY

(the "City")

## DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0116-01
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: oo6-617-28o
Lot 44 Section 21 Township 8 New Westminster District Plan 31589
18638-74 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) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2;
(b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10,13 and 14 ;
(c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10;
(d) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11;
(e) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres for building 4;
(f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
(g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
(h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12 ;
(i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;
(j) vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
(k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
(l) to increase the maximum percentage of back-to-back townhouse units from $\mathbf{2 0} \%$ to $30 \%$; and
(m) to reduce the outdoor amenity space requirement for back-to-back groundoriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
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. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 2o .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


City of Surrey
File:


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) to alter the road concept plan and Biodiversity Conservation Strategy Corridor location.
- Setback requirements of the RM-3o Zone are proposed to be reduced along all four lot lines.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the West Clayton Neighbourhood Network Plan (NCP) land use designation.
- An Amendment to the West Clayton NCP is proposed to alter the road network and to re-align the Biodiversity Conservation Strategy Green Infrastructure Network.
- The re-alignment of the Biodiversity Conservation Strategy Green Infrastructure Network and road network plan has been proposed in order to retain an existing Class B watercourse in its current location and to retain a row of mature trees. The West Clayton NCP currently proposes the re-location of the watercourse and the removal of the row of trees. The amendment to the road network plan is a result of this change.
- The proposed changes are supported by impacted property owners and reflect the existing site conditions. The properties affected by the proposed changes are under in-stream development applications that also reflect the proposed NCP amendment.
- The proposed setbacks achieve a more urban, pedestrian streetscape consistent with similar townhouse projects and are reflective of the West Clayton NCP.


## 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 "Multiple Family 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-on6-oo generally in accordance with the attached drawings and the Ecosystem Development Plan (Appendix II).
3. Council approve Development Variance Permit No. 7917-on6-oo (Appendix IX) varying the following, to proceed to Public Notification:
(a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres ( 25 ft .) to 4.0 metres ( 13 ft .) to the building face;
(b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres ( 25 ft .) to 4.5 metres ( 15 ft .) to the building face; and
(c) to reduce the minimum south and west yard setbacks of the RM-30 Zone from 7.5 metres ( 25 ft .) to 6.0 metres ( 20 ft .) to the building face.
(d) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 4 for Units 1, 3, 5, 7, 16 and 50-55.
4. Council instruct staff to resolve the following issues prior to final adoption:
(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
(b) submission of a subdivision layout to the satisfaction of the Approving Officer;
(c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(g) submission of an acoustical report for the units adjacent to 74 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
(h) 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;
(i) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department;
(j) finalization of an Ecosystem Development Plan to the satisfaction of City staff;
(k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
(l) the applicant convey riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton NCP.
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VIII, when the project is considered for final adoption.

## REFERRALS

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

## School District:

## Projected number of students from this development:

14 Elementary students at Clayton Elementary School 7 Secondary students at Salish Secondary School

## (Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by October 2019.

Parks, Recreation \& Culture:

Parks will accept the riparian areas and Biodiversity Conservation Strategy areas which must be conveyed to the City as a lot. Parks will acquire the remaining undeveloped area outside of these areas as parkland in accordance with the West Clayton NCP.

Surrey Fire Department: The Fire Department has no concerns.

## SITE CHARACTERISTICS

Existing Land Use: $\quad$ Single family home on large suburban property with existing house to be demolished.

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| North (Across 74 Avenue): | Single family <br> dwellings on large <br> acreage lots. | Proposed School. | RA |
| East: | Single family <br> dwelling on large <br> acreage lot. | Biodiversity <br> Conservation <br> Strategy Corridor | RA |
| South: | Single family <br> dwelling on large <br> acreage lot. | Townhouse <br> Residential (22+5 <br> UPA Bonus) | RA |
| West: | Single family <br> dwelling on large <br> acreage lot and <br> Salish Secondary <br> School. | Townhouse <br> Residential (22+5 <br> UPA Bonus) and <br> School. | RA |

## DEVELOPMENT CONSIDERATIONS

## Background \& Context

- The 1.77 -hectare ( 4.38 -acre) subject site is comprised of one lot located at 74 Avenue and 186 Street in West Clayton. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The site is laterally bisected by an 18 -metre ( $59-\mathrm{ft}$.) wide Fortis gas right-of-way on which no structures are permitted. There is an existing channelized Class B stream to the south of the Fortis right-of-way, which flows along the south and west property lines of the subject property.
- The site is subject to the Sensitive Ecosystem Development Permit Area requirements of the Official Community Plan (OCP), given the location of the Class B watercourse and the Biodiversity Conservation Strategy corridor.
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168;2015). The northern portion of the subject site (north of the Fortis right-of-way is designated "Townhouse Residential ( $22+5$ UPA Bonus)" and the remaining southern portion is designated "Future School/Park" in the West Clayton NCP.
- The "Townhouse Residential ( $22+5$ UPA Bonus)" designation in the West Clayton NCP allows for a base net density of 22 units per acre. An additional density of up to 5 units per acre may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings.
- Development Application No. 7917-0518-oo to the south of the subject site was granted First and Second Reading by Council on July 9, 2018. There are two other in-stream development applications in close proximity east and southeast of the subject site that will be brought forward for Council consideration at a future date (Appendix V).


## Current Proposal

- The proposal includes an NCP amendment to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit for Form and Character and Sensitive Ecosystems, to permit the development of 55 townhouse units on the northern portion of the site.
- The net density for the proposed development is 63 units per hectare ( 25 units per acre) with a floor area ratio (FAR) of 1.00, which meet the maximum unit density of 75 units per hectare ( 30 units per acre) and the maximum FAR of 1.00 permitted in the RM-30 Zone and also complies with the "Townhouse Residential ( $22+5$ UPA Bonus)" designation in the West Clayton NCP. The applicant is seeking the energy efficiency bonus and will be required to register a Section 219 Covenant to secure the necessary building design features.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along all lot lines (see By-law Variances section).


## Road Dedication Requirements

- The applicant will be required to dedicate 2.0 metres ( 6 ft .) for the completion of 74 Avenue to the Collector Road Standard.
- The West Clayton NCP shows the future 186A Street aligning north/south along the east property line, however the applicant is proposing to shift the alignment of 186A Street further east (see Justification for NCP Amendment section).
- The future 186A Street will be shifted to the east onto 15674-74 Avenue and 18702-74 Avenue. The applicant has agreed to pay for the construction of the east portion of 186A Street fronting 18702-74 Avenue and has registered a Restrictive Covenant on the Title of the subject property in order to secure this.


## Parkland Requirements

- The southern portion of the subject site is designated as "Future School/Park" in the West Clayton NCP. The applicant will convey the riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. Parks will acquire the remaining area outside of these areas, including the area encumbered by the Fortis right-of-way, as parkland, in accordance with the West Clayton NCP (Appendix VI).


## JUSTIFICATION FOR PLAN AMENDMENT

- An Amendment to the West Clayton NCP is proposed, which includes changes to the road network plan and re-alignment of the Biodiversity Conservation Strategy (BSC) Green Infrastructure Network (GIN).
- The re-alignment of the BCS GIN and road network plan has been proposed in order to retain an existing row of mature trees along the east property line of the subject site and to retain the existing location of a Class B watercourse along the east property line on the adjacent property to the south (18611-72 Avenue). The West Clayton NCP currently proposes to re-locate the watercourse to the east, within the current BCS GIN and proposes a road where the row of mature trees and watercourse are currently sited (Appendix VIII). The retention of the row of mature trees and watercourse in their existing locations is considered better from a habitat preservation perspective.
- The amendment to the road network plan is a result of the change outlined above. The road shown on the east property line of the subject site in the NCP is proposed to be relocated east to the property at 18702-74 Avenue, currently under Development Application No. 7916-o221-00, and to the property at 1873772 Avenue, currently under Development Application No. 7918-0001-00
- The amendment to the BCS GIN and road network plan affects the properties directly east and south of the subject site. All of the properties impacted by the proposed amendment to the NCP are either under development applications (Appendix V) or will be purchased by the City for parkland in the future. The applications are all reflective of the proposed amendment and all owners are supportive of the change.
- The proposed NCP changes are supportable, as road connectivity and BCS objectives are still met while better reflecting the existing site conditions.


## PRE-NOTIFICATION

Pre-notification letters were sent on March 6, 2018, and the Development Proposal Signs were installed on June 13, 2018. Staff received 3 responses from neighbouring residents including from the Cloverdale Community Association (staff comments in italics):

- The Cloverdale Community Association (CCA) requested confirmation on the size of the garages in the proposed development.
(The proposed garages must comply with the minimum standards for double garages in the Zoning By-law.)
- Two respondents requested more information about the proposal and did not have any concerns.
(Staff provided more information and provided the proposed layout and NCP amendment.)


## 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 unnamed Class B (yellow-coded) channelized stream which flows along the south and west property lines of the subject property.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a "Class B (yellow-coded) Stream" requires a minimum streamside setback of 15 metres ( 49 ft .), as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot as a condition of rezoning approval.
- An Ecosystem Development Plan, prepared by Christine Gibson, R.P. Bio., of Envirowest Consultants Inc. and dated October 10, 2017 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.


## 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 to be relocated to the east of the subject property.
- 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 BCS Hub C and a Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters ( 197 ft .).
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features, while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub C, and is located northeast of the subject property. This corridor includes a mix of riparian, forested natural areas and low density residential development; it follows planned greenways and provides limited connectivity through developed neighbourhoods.
- The development proposal conserves/enhances 2,202 square meters (o.22 ha) of the subject site through Parkland Conveyance of an 11.5 -metre ( $38-\mathrm{ft}$.) wide section of the Corridor, which is $12 \%$ of the total gross area of subject site, or $19 \%$ of the target GIN area. This method of GIN retention/enhancement 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.
- The 48.5 -metre ( $159-\mathrm{ft}$.) balance of the targeted 60 -metre ( $197-\mathrm{ft}$.) Corridor will be provided on the adjacent property to the east.


## Form and Character Development Permit Requirement

- The proposed 55 -unit townhouse project consists of nine (9), three-storey buildings with garages accessed internally at grade.
- The townhouse units range in size from 139 square metres ( 1,500 sq.ft.) to 170 square metres (1,830 sq.ft.) and are comprised 18 2-bedroom units and 373 -bedroom units.
- Each of the 55 townhouse units will contain an attached double car, side-by-side garage. No tandem garage units are proposed.
- Buildings 7 and 8 , which are centrally located on the site, are comprised of back-to-back units which incorporate rooftop decks as private outdoor space. The balance of the units (Buildings 1-6 \& 9) will have a small private patio and front yard space.
- The units have been oriented and setback to appropriately interface with the future parkland to the south and Biodiversity Conservation Strategy corridor to the east.
- The proposed building materials include hardie panel siding and hardie shingles in light grey and white.
- A pad-mounted transformer (PMT) box is proposed to be located adjacent to visitor parking and open space. The PMT will be screened by landscaping.


## Vehicle Access and Parking

- One vehicle access is proposed from 74 Avenue at the northwest corner of the property.
- The proposed townhouse development includes a total of 121 parking spaces, consisting of 110 resident parking spaces in 55 double car, side-by-side garages, as well as 11 visitor parking spaces, which comply with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative permeable pavers.


## Indoor Amenity Space

- The proposed 2-level indoor amenity space is located at the south end of Building 7. The space incorporates washrooms and a kitchen and can be programmed in a variety of ways to meet the needs of the residents.
- Based upon the standard Zoning By-law requirements of 3.0 square metres $/ 32$ sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 165 square metres ( 1,776 square feet) of indoor amenity space. The amount of indoor amenity space proposed is 165 square metres ( 1,776 square feet), which meets the By-law requirement.


## Outdoor Amenity Space

- There are two separate outdoor amenity spaces in the development. One amenity space provides 235 square meters ( $2,530 \mathrm{oqq}$. ft.) adjacent to the indoor amenity building. The other provides 77 square metres ( 828 sq . ft.) to the west of Building 6 . The amenity areas will consist of seating, soft landscaping and play structures.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development requires 165 square metres ( 1,776 square feet) of outdoor amenity space. The proposed 312 square metres ( $3,358 \mathrm{sq} . \mathrm{ft}$.) of outdoor amenity space exceeds the By-law requirement.


## Landscaping

- The landscape plan shows a total of 38 trees to be planted throughout the subject site including Lilac, Red Flowering Dogwood, October Glory Maple and Japanese Maple.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including azaleas, hydrangea, laurel, rhododendron and hostas.


## TREES

- Vanessa Melney, 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 tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder/Cottonwood | 32 | 32 | 0 |
| Deciduous Trees <br> (excluding Alder and Cottonwood Trees) |  |  |  |
| Apple | 1 | 1 | 0 |
| Cherry | 3 | 3 | 0 |
| Vine Maple | 1 | 1 | 0 |
| Oak | 1 | 1 | 0 |
| Tulip Tree | 1 | 1 | O |
| Willow | 1 | 1 | O |
| Coniferous Trees |  |  |  |
| Douglas Fir | 8 | 8 | 0 |
| False Cypress | 3 | 3 | 0 |
| Giant Sequoia | 1 | 1 | 0 |
| Grand Fir | 3 | 3 | 0 |
| Pine | 1 | 1 | 0 |
| Spruce | 2 | 2 | 0 |
| Western Red Cedar | 9 | 9 | O |

File: 7917-0116-00

| Total (excluding Alder and <br> Cottonwood Trees) | $\mathbf{3 5}$ | 35 | o |
| :--- | :---: | :---: | :---: |
| Additional Trees in the <br> proposed Parkland and <br> Riparian Area | $\mathbf{9 2}$ | $\mathbf{1}$ | $\mathbf{9 1}$ |
| Total Replacement Trees Proposed <br> (excluding Boulevard Street Trees) | 38 |  |  |
| Total Retained and Replacement <br> Trees | $\mathbf{3 8}$ |  |  |
| Contribution to the Green City Fund | $\$ 25,600$ |  |  |

- The Arborist Assessment states that there are a total of 35 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-two (32) existing trees, approximately $48 \%$ of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained within the developed portion of the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 92 protected trees that are located within the proposed parkland/riparian area. The trees within the proposed parkland/riparian area will all be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 102 replacement trees on the site. Since only 38 replacement trees can be accommodated on the site, the deficit of 64 replacement trees will require a cash-in-lieu payment of $\$ 25,600$ representing $\$ 400$ per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 74 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 including Lilac, Red Flowering Dogwood, October Glory Maple and Japanese Maple.
- In summary, a total of 38 trees are proposed to be retained or replaced on the developed portion of the site with a contribution of $\$ 25,600$ to the Green City Fund.


## SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 3, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria | Sustainable Development Features Summary |
| :---: | :---: |
| 1. Site Context \& Location (A1-Az) | - The site is located within the West Clayton Neighbourhood Concept Plan (NCP) Area. |
| 2. Density \& Diversity (B1-B7) | - Townhouses at 27 units per acre are proposed which is compliant with the NCP. |
| 3. Ecology \& Stewardship (C1-C4) | - Thirty-eight (38) replacement tree will be planted in addition to a variety of shrubs. <br> - Low Impact Development Standards are incorporated including absorbent soils and swales. |
| 4. Sustainable Transport \& Mobility (D1-D2) | - N/A |
| 5. Accessibility \& Safety $\left(E_{1}-E_{3}\right)$ | - Reduced setbacks and unit orientation encourage "eyes on the street" |
| 6. Green Certification (F1) | - No green rating or certification is proposed. |
| 7. Education \& Awareness (G1-G4) | - A Development Proposal Sign was installed and pre-notification letters were sent. |

## BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north yard setback of the RM-3o Zone from 7.5 metres ( 25 ft .) to 4.0 metres ( 13 ft .) to the building face;
- To reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres ( 25 ft .) to 4.5 metres ( 15 ft .) to the building face;
- To reduce the minimum south and west yard setbacks of the RM-3o Zone from 7.5 metres ( 25 ft .) to 6.0 metres ( 20 ft .) to the building face; and
- To vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 4 for Units $1,3,5,7,16$ and 50-55.

Applicant's Reasons:

- The proposed building setback reductions along the streets and park edges will provide more interaction between the public and private realms.
- The proposed setback relaxations along the streets and park edges will also provide more "eyes and ears on the street", which is a good urban form from a Crime Prevention Through Environmental Design (CPTED) perspective.


## Staff Comments:

- The RM-3o Zone requires that buildings and structures be sited a minimum of 7.5 metres ( 25 ft .) from all property lines. The applicant is proposing reduced setbacks along all lot lines.
- The reduced setbacks along all lot lines for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape along the streets and parkland interfaces.
- Staff support the requested variances.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III. Engineering Summary
Appendix IV. School District Comments
Appendix V. Map of Adjacent Development Applications
Appendix VI. Parkland Requirements
Appendix VII Summary of Tree Survey and Tree Preservation
Appendix VIII. NCP Amendment Plan
Appendix IX. Development Variance Permit No. 7917-o116-oo

## INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Environmental Report Prepared by Christie Gibson of Envirowest Consultants Inc., Dated October 10, 2017.
- Complete Set of Architectural and Landscape Plans prepared by Douglas R. Johnson Architect

Ltd. and C. Kavolinas \& Associates Inc., respectively, dated July 11, 2018 and July 2018.
original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

## LM/cm

## APPENDIX I HAS BEEN

REMOVED AS IT CONTAINS

## CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
| :---: | :---: | :---: |
| LOT AREA* (in square metres) |  |  |
| Gross Total |  | 19,388 |
| Road Widening area |  | 2,382 |
| Undevelopable area |  | 8,231 |
| Net Total |  | 8,775 |
| LOT COVERAGE (in \% of net lot area) |  |  |
| Buildings \& Structures | 45\% | 45\% |
| Paved \& Hard Surfaced Areas |  | 16\% |
| Total Site Coverage |  | 61\% |
|  |  |  |
| SETBACKS ( in metres) |  |  |
| North | 7.5 metres | 4.0 metres to building face |
| East | 7.5 metres | 4.5 metres to building face |
| South | 7.5 metres | 6.0 metres to building face |
| West | 7.5 metres | 6.0 metres to building face |
|  |  |  |
|  |  |  |
| BUILDING HEIGHT (in metres/storeys) |  |  |
| Principal | 13 metres | 10.5 metres |
| Accessory | 11 metres |  |
|  |  |  |
| NUMBER OF RESIDENTIAL UNITS |  |  |
| Two Bedroom |  | 18 |
| Three Bedroom + |  | 37 |
| Total |  | 55 |
|  |  |  |
| FLOOR AREA: Residential |  | 8,581 sq.m. |
|  |  |  |
| FLOOR AREA: Commercial |  |  |
| Retail |  |  |
| Office |  |  |
| Total |  | N/A |
|  |  |  |
| FLOOR AREA: Industrial |  | N/A |
|  |  |  |
| FLOOR AREA: Institutional |  | N/A |
|  |  |  |
| TOTAL BUILDING FLOOR AREA |  | 8,581 sq.m. |

*If the development site consists of more than one lot, lot dimensions pertain to the entire site.

## Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
| :---: | :---: | :---: |
| DENSITY |  |  |
| \# of units/ha /\# units/acre (gross) |  |  |
| \# of units/ha /\# units/acre (net) | 75 UPH (30 UPA) | 63 UPH (25 UPA) |
| FAR (gross) |  |  |
| FAR (net) | 1.00 | 1.00 |
|  |  |  |
| AMENITY SPACE (area in square metres) |  |  |
| Indoor | 165 sq.m. | 165 sq.m. |
| Outdoor | 165 sq.m. | 312 sq.m. |
|  |  |  |
| PARKING (number of stalls) |  |  |
| Commercial |  | N/A |
| Industrial |  | N/A |
|  |  |  |
| Residential Bachelor +1 Bedroom |  | N/A |
| 2 -Bed | 36 | 36 |
| 3-Bed | 74 | 74 |
| Residential Visitors | 11 | 11 |
|  |  |  |
| Institutional |  | N/A |
|  |  |  |
| Total Number of Parking Spaces |  | 121 |
|  |  |  |
| Number of accessible stalls |  | N/A |
| Number of small cars |  | N/A |
| Tandem Parking Spaces: Number / \% of Total Number of Units |  | N/A |
| Size of Tandem Parking Spaces width/length |  | N/A |


| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
| :--- | :--- | :--- | :--- |

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Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS)
4.0.0.BC.1.GVRD
Grid Bearings are derived from observations between
Control Monuments numbers 8779 and 5993 .
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been
combined factor of 0.9999997 which
been derived from geodetic control
monument 8779 .


PRELINATMENG
end:
Denotes control monument found
仵
(2) Denotes control monument found
Denotes standord iron post found
Denotes standard iron post set

Note: This plan shows one or
more witness posts which are no set on the true corner(s). Witness posts are set along the
production of a boundary unless production of
otherwise note
Some symbols and lines have
been exaggerated for clarity.

## 18638 TロWNHロபSES

18638-74 TH AVEVUNE, SURREY, BC



DOUGLAS R.
JOHNSON






## 18638 TロWNHロபSES



|  | SHEET INDEX |
| :---: | :---: |
| SHEET NO． | ARCHITECTVRAL |
| －－－－0． 0 | 3 C VIEU AND DATA SHEI |
| DP－A－2 Seres | STE PLANS |
| DP－A－3 SERES | CLUSTERS FLOOR PL |
| DP－A－4 SERES | CLIUTERS SECTIONS |



## $18638-74$ TH AVEVUNE，SURREY，BC



DOUGLAS R．
JOHNSON

PHA．（604）998－338
FAX．（604）998－0217
年


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TO: Manager, Area Planning \& Development

- North Surrey Division
Planning and Development Department
FROM; Development Engineer, Engineering Department
DATE: Jun 29, 2018 PROJECT FILE: 7817-0116-00
RE: Engineering Requirements Location: 1863874 Avenue


## NCP AMENDMENT

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

- Pay $50 \%$ cash-in-lieu of construction for 187 Street road and utilities.


## REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 -metres along 74 Avenue collector road, plus additional 0.5 -metre statutory right-of-way (SRW) along the property line.


## Works and Services

- construct 74 Avenue to the collector road standard.
- construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- implement Best Management Practices to manage storm water as per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater management Plan.
- construct downstream offsite sanitary mains (North Cloverdale Trunk Sewer) as per the NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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


Tommy Buchmann, P.Eng.
Development Engineer
$\mathrm{SK}_{2}$

## APPENDIX IV

## Planning

July 10, 2018

THE IMPACT ON SCHOOLS

## APPLICATION \#:

## SUMMARY

The proposed
are estimated to have the following impact
on the following schools:

## Projected \# of students for this development:

| Elementary Students: | 14 |
| :--- | ---: |
| Secondary Students: | 7 |

September 2017 Enrolment/School Capacity

| Clayton Elementary |  |
| :--- | :--- |
| Enrolment (K/1-7): | $36 \mathrm{~K}+193$ |
| Operating Capacity (K/1-7) | $57 \mathrm{~K}+93$ |
|  |  |
| Salish Secondary | \#N/A |
| Enrolment (8-12): | \#N/A |
| Capacity (8-12): |  |

School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry
capacity) for the elementary and secondary schools serving the proposed development.
Katzie Elementary was opened in the spring of 2014 to relieve pressure at the existing Clayton Elementary. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2017, the school has 12 portables on site used for enrolling spaces. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. As of September 2017, Hazelgrove has 10 portables on site used for enrolling spaces. Currently, there is a 606 elementary seat shortfall in the Clayton area and this is projected to grow to over 800 seats if no new seats are added in the next 5 years.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools just to the north of Katzie Elementary. Both facilities are targeting to be open September 2020 which will relieve the immediate in-catchment enrollment pressure.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding.

A new 1500 capacity high school, Ecole Salish Secondary, is scheduled to open September 2018. The new boundaries has been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will feed the new Salish Secondary when it opens in September 2018.

Clayton Elementary


Salish Secondary


[^2]
## CIS City of Surrey Mapping Online System

## Appendix V



Appendix VI


## APPENDIX VII

## MIKE FADUM AND ASSOCIATES LTD.

## Tree Preservation Summary

Surrey Project No: 17-0116-00
Address: 18638-74 ${ }^{\text {th }}$ Avenue, Surrey
Registered Arborist: Jeff Ross

| On-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 35 |
| Protected Trees to be Removed | 35 |
| Protected Trees to be Retained <br> (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $32 X$ one (1) = 32 <br> - All other Trees Requiring 2 to 1 Replacement Ratio 36 X two (2) $=72$ | 102 |
| Replacement Trees Proposed | 38 |
| Replacement Trees in Deficit | 64 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | 92 |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 2 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $2 X$ one (1) $=2$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 2 |
| 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: May 8, 2018 |
| :--- | :--- |




## West Clayton NCP - Proposed Amendments



Existing Land Use Concept


Revised Land Use Concept

# APPENDIX IX <br> CITY OF SURREY 

(the "City")

## DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0116-oo
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: 006-617-280
Lot 44 Section 21 Township 8 New Westminster District Plan 31589
18638-74 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) to reduce the minimum north yard setback of the RM-3o Zone from 7.5 metres ( 25 ft .) to 4.0 metres ( 14 ft .) to the building face;
(b) to reduce the minimum east yard setback of the RM-3o Zone from 7.5 metres ( 25 ft .) to 4.5 metres ( 15 ft .) to the building face;
(c) to reduce the minimum south and west yard setbacks of the RM-30 Zone from 7.5 metres ( 25 ft .) to 6.0 metres ( 20 ft .) to the building face; and
(d) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 4 for Units 1, 3, 5, 7, 16 and 50-55.
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.
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.


BYLAW NO. 21138
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: MULTIPLE RESIDENTIAL 30 ZONE (RM-30)
PID: 006-617-28o
Lot 44 Section 21 Township 8 New Westminster District Plan 31589
(18638-74 Avenue)
2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21138".

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 .

## H-5

ACTION REQUIRED: 1st, 2nd and 3rd reading
TYPE: Zoning Amendment / DP
PURPOSE: $\quad$ RF to $C D$ - to develop a six-storey apartment building consisting of 66 units.
LOCATION: 15473,15485 and 15495-16A Avenue

## PROCESSING DATES:

Bylaw No. 21135
January 15, 2024

- $\quad$ Proceed to Public Notification: Carried RES.R24-4

Approved to Proceed: Planning Report No. 7923-0144-oo

DEVELOPMENT PERMIT
January 15, 2024 - Authorize to Draft: Carried RES.R24-4

## NOTICE OF <br> REZONING BYLAW

## City of Surrey Council Meeting

MONDAY, JANUARY 29, 2024


Notice is hereby given that the proposed rezoning bylaw "Surrey Comprehensive Development Zone 157 (CD 157), Bylaw, 2024, No. 21135" will be read for the first time by the City of Surrey Council at the Council Meeting on January 29, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the Local Government Act, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## Application: 7923-0144-00

Location: 15473, 15485 and 15495 - 16A Avenue
Purpose of Bylaw: The applicant is requesting to rezone the site shown shaded in grey on the location map from Single Family Residential Zone to Comprehensive Development Zone in order to permit the development of a six-storey apartment building consisting of 66 units.

## OWNER/OCCUPANT

## - Office of the City Clerk <br> 13450-104 Avenue, <br> Surrey, BC V3T 1V8 <br> Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Contact Planning if you have any questions regarding this rezoning at:
planningdevelopment@surrey.ca

SUBMIT YOUR COMMENTS:
Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.

## Online Webform: surrey.ca

Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

## WATCH THE COUNCIL MEETING:

In Council Chambers, live online or view the video the following day at surrey.ca.


City of Surrey PLANNING \& DEVELOPMENT REPORT

Application No.:<br>7923-0144-00

Planning Report Date: January 15, 2024

## PROPOSAL:

- Rezoning from RF to CD (based on RM-7o)
- Development Permit
to permit the development of a six-storey apartment building consisting of 66 units.

LOCATION:
15495-16A Avenue
15473-16A Avenue
15485-16A Avenue
ZONING:
RF
OCP DESIGNATION: Multiple Residential
TCP DESIGNATION: Low-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.


## DEVIATION 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 complies with the Low-Rise Residential designation in the Semiahmoo Town Centre Plan (TCP).
- 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 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 proposed density and building form are appropriate for this part of Semiahmoo Town Centre Plan.
- The proposed development is within the Semiahmoo Town Centre plan area 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 Semiahmoo Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interfaces have been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.


## 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)" (based on "Multiple Residential 7o Zone (RM-70)").
2. Council authorize staff to draft Development Permit No. 7923-0144-oo, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
(h) 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.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | TCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single detached <br> dwellings. | Low-Rise <br> Residential | RF |
| North: | Single detached <br> dwellings. | Townhouse <br> Residential | RF |


| Direction | Existing Use | TCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| East: | Single detached <br> dwellings. | Low-Rise <br> Residential | RF |
| South (Across 16A Avenue): | Seniors residence. | Low-Rise <br> Residential | RMS-2 |
| West: | Single detached <br> dwellings. | Low-Rise <br> Residential | RF |

## Context \& Background

- The subject site consists of three single-detached properties with a combined area of 2,558 square metres ( 0.25 hectares) which is located within the Semiahmoo Town Centre Plan area. The properties are located near the southeastern boundary of the Plan area, mid-block between 154 and 156 Streets and north of 16A Avenue.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low-Rise Residential" in the Semiahmoo Town Centre Plan (TCP) and zoned "Single Family Residential Zone (RF)".


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The subject application proposes a six-storey apartment building consisting of 66 units with 5,128 square metres of floor area. The application includes:
- Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 7o Zone (RM-70)");
- Development Permit for Form and Character; and
- Subdivision to consolidate the properties into a single development site.

|  |  |  |  |
| :--- | :--- | :---: | :---: |
| Proposed |  |  |  |
| Lot Area | 2,558 square metres |  |  |
| Gross Site Area: | 467 square metres |  |  |
| Road Dedication: | 2,091 square metres |  |  |
| Net Site Area: | 1 |  |  |
| Number of Lots: | 21.7 metres |  |  |
| Building Height: | 2.0 |  |  |
| Floor Area Ratio (FAR): |  |  |  |
| Floor Area | 5,128 square metres |  |  |
| Residential: | 5,128 square metres |  |  |
| Total: |  |  |  |
| Residential Units: | $3(4.5 \%)$ |  |  |
| Studio: | $35(53 \%)$ |  |  |
| 1-Bedroom: |  |  |  |


|  | Proposed |
| :--- | :--- |
| 2-Bedroom: | $21(32 \%)$ |
| 3-Bedroom: | $7(10.5 \%)$ |
| Total: | 66 |

## Referrals

Engineering:

School District:

Parks, Recreation \&
Culture:

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

The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Jessie Lee Elementary School 2 Secondary students at Earl Marriott 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 2027.

No concerns.

Alderwood Park is the closest park with a natural area and is 800 metres walking distance from the development. Future active parkland is proposed within 240 metres walking distance of the development as part of the Semiahmoo Town Centre Plan (TCP).

Surrey Fire Department: No concerns.
Advisory Design Panel: The proposal was considered at the ADP meeting on July 27, 2023 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. 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.

## Transportation Considerations

## Road Network and Infrastructure

- The applicant will be required to provide the following improvements:
- Dedication and construction of the west half of a new 155 Street (along the eastern property line) to the City's local road standard, which is planned to ultimately connect to 18 Avenue; and
- Construction of the north side of 16A Avenue to the City's local road standard.


## Traffic Impacts

- According to industry standard rates, the proposal is anticipated to generate approximately one vehicle every one to two minutes in the peak hour.
- As part of the land use planning process for the Semiahmoo Town Centre Plan, an area-wide Transportation Impact Analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area and to inform the infrastructure improvements to support the planned growth. Overall, the road network and infrastructure improvements identified within the Plan are anticipated to adequately accommodate the projected growth associated with the subject development and land use intensification in the area.
- As the proposal is consistent with the Semiahmoo Town Centre Plan and is below the City's typical traffic generation threshold, a site-specific TIA was not required as part of the subject proposal.


## Parking and Access

- The subject development is proposed to be accessed via a ramp to the underground parkade from the new 155 Street at the northeast corner of the site.
- According to the Zoning Bylaw, 104 parking spaces are required to be provided on site based on the proposed number and type of residential units. The applicant is proposing to provide a parkade with a total of 104 parking spaces, meeting the Zoning Bylaw requirement.
- According to the Zoning Bylaw, 79 secured bicycle parking spaces are required, plus an additional 6 visitor bicycle parking spaces. The applicant is proposing to provide 82 secured bicycle parking spaces, plus 8 visitor parking spaces, exceeding the Zoning Bylaw requirement. Additionally, the applicant proposes to provide 17 of the proposed 82 bicycle parking spaces with electric charging capabilities.


## $\underline{\text { Transit and Cycling }}$

- The subject site is located 300 metres (approximately four-minute walking distance) from transit stops with the following services:
- No. 321: Surrey Central Station/Newton/White Rock Centre
- No. 360: Ocean Park/Peace Arch Hospital
- No. 363: Southpoint/Peace Arch Hospital
- No. 375: White Rock/Guildford
- The subject site is also located in proximity (approximately six-minute walking distance) to the proposed terminus for the future R1 - King George RapidBus extension.
- Cycle tracks are planned within the vicinity of the subject site, including along 16 Avenue, 17 Avenue, 18 Avenue, 154 Street, and 156 Street. 156 Street is identified within the City's 10-Year Servicing Plan for collector road improvements, including planned cycle tracks.


## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
- The applicant proposes to provide a high-albedo roof with a minimum Solar Reflectance Index value of 75, in support of the goals of the Climate Change Action Strategy, which was adopted by Council on July 24, 2023.


## POLICY \& BY-LAW CONSIDERATIONS

## Regional Growth Strategy

- The subject site is designated "General Urban" in the Metro Vancouver Regional Growth Strategy. The proposal complies with this designation.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Multiple Residential" in the Official Community Plan. The proposal complies with this designation.


## Themes/Policies

- The proposed development is consistent with several OCP Themes and Policies, including:
- Growth Management:
- Growth Priorities: Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).
- Accommodating Higher Density: Direct residential and mixed-use development into Surrey's City Centre, Town Centres, and along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
- Centres, Corridors and Neighbourhoods:
- Distinctive Town Centres: Plan Surrey's Town Centres to accommodate a wide range of households.
- Transit Corridors: Encourage development that supports increased transit, pedestrian, and cycle use along existing or planned Frequent Transit Corridors.
- Healthy Neighbourhoods: Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.
- Urban Design: Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.


## Secondary Plans

## Land Use Designation

- The subject site is designated Low-Rise Residential in the Semiahmoo Town Centre Plan, which permits a base density of 2.0 Floor Area Ratio (FAR). The applicant proposes a density of 2.0 FAR, which complies with the Low-Rise Residential designation and also complies with the 6 -storey TCP building height strategy.
- The subject site is within a lot consolidation area, as outlined in the Semiahmoo TCP. The adjacent lands to the west are within a separate consolidation area. The proposed development is consistent with the lot consolidation requirements of the Semiahmoo TCP.


## Themes/Objectives

- The proposed development is consistent with several Semiahmoo TCP goals, policies, and design guidelines, including:
- Sensitive Interfaces: The proposal provides a step back in massing at the sixth storey.
- Building Height: While the building height marginally exceeds the 20 metres noted in the TCP, the building is six-storeys in keeping with the Low-Rise Residential designation for the site.
- Family-Oriented Housing: The applicant proposes approximately $42 \%$ of units as 2 or more bedrooms, including $10 \%$ as three or more bedrooms, exceeding the FamilyOriented Housing policy.
- Adaptable Housing Policy: The applicant proposes $100 \%$ adaptable units to meet the British Columbia Building Code (BCBC) standards and meet the Adaptable Housing policy in the Semiahmoo TCP.


## CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 7o Zone (RM70)").
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed six-storey residential building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw 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-7o Zone and the proposed CD By-law is illustrated in the following table:

| RM-7o Zone (Part 24) | Permitted and/or Required | Proposed CD Zone |
| :---: | :---: | :---: |
| Unit Density: | n/a | n/a |
| Floor Area Ratio: | 1.5 | 2.0 |
| Lot Coverage: | 33\% | 48\% |
| Yards and Setbacks |  |  |
| North: <br> East: <br> South: <br> West: | $\begin{aligned} & 7 \cdot 5 \mathrm{~m} \\ & 7 \cdot 5 \mathrm{~m} \\ & 7 \cdot 5 \mathrm{~m} \\ & 7 \cdot 5 \mathrm{~m} \end{aligned}$ | $\begin{aligned} & 4.5 \mathrm{~m} \\ & 4.5 \mathrm{~m} \\ & 4.5 \mathrm{~m} \\ & 4.5 \mathrm{~m} \end{aligned}$ |
| Height of Buildings |  |  |
| Principal buildings: Accessory buildings: | $\begin{aligned} & 50 \mathrm{~m} \\ & 4.5 \mathrm{~m} \end{aligned}$ | $\begin{aligned} & 21.7 \mathrm{~m} \\ & 4.5 \mathrm{~m} \end{aligned}$ |
| Amenity Space |  |  |
| Indoor Amenity: <br> Outdoor Amenity: | 198 square metres <br> 198 square metres | The proposed $244 \mathrm{~m}^{2}$ meets the Zoning By-law requirement. <br> The proposed $198 \mathrm{~m}^{2}$ meets the Zoning By-law requirement. |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls |  |  |
| Residential: <br> Residential Visitor: <br> Total: <br> Accessible (\%): | $\begin{aligned} & 91 \\ & 13 \\ & 104 \\ & 2(2 \%) \\ & \hline \end{aligned}$ | $\begin{aligned} & 91 \\ & 13 \\ & 104 \\ & 4(3 \%) \\ & \hline \end{aligned}$ |
| Bicycle Spaces |  |  |
| Residential Secure Parking: Residential Visitor: | $\begin{aligned} & 79 \\ & 6 \end{aligned}$ | $\begin{aligned} & \hline 82 \\ & 8 \end{aligned}$ |

- The CD Zone proposes a higher floor area ratio (FAR) at 2.0 relative to the 1.5 FAR permitted under the RM-7o Zone. The proposed 2.0 FAR is consistent with the site's Low-Rise Residential designation in the Semiahmoo TCP.
- The RM-7o Zone has a maximum lot coverage of $33 \%$ which is appropriate for taller built forms with smaller building footprints. The proposed $48 \%$ lot coverage for the site is appropriate for the proposed six-storey building.
- The reduced setbacks in the CD Zone on 16A Avenue and 155 Street are in keeping with the Semiahmoo TCP where an active frontage is sought. The north and west yard setbacks are similarly reduced to 4.5 metres, but the reduced setbacks are not anticipated to have a negative impact on the future adjacent development.
- The CD Zone proposes a lower building height at 21.7 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a six-storey building. While it is marginally taller than the 20 metres identified in the Semiahmoo TCP, it remains consistent with the maximum six-storeys permitted within the TC Plan's building heights strategy.


## Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.Ro37;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Approval. The current rate is $\$ 2,136$ per unit.


## 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 $\$ 1,000$ per new unit (now $\$ 1,068$ ) to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 23, 2023 and the Development Proposal Signs were installed on July 28, 2023. Staff received seven responses from neighbouring residents, whose concerns are outlined below (staff comments in italics):
- Several residents expressed concerns and/or opposition with the proposed building height.
(The proposed six-storey residential building is a departure from the current character of this part of Semiahmoo Town Centre, however, the proposal is consistent with the Low Rise Residential designation in the TC Plan and its building height strategy. The building is stepped back by 5.0 metres at the sixth storey along the east and 4.9 metres on the south elevation to reduce the overall appearance of massing along the public realm.)
- Several neighbouring residents (both east and west of the subject site) expressed concerns that the proposed development would compromise the development potential of adjacent properties.
(The three properties that make up the subject site are identified within a single consolidation area in the Semiahmoo TCP. The three properties west of the subject site are included in a separate lot consolidation area, while the lands east of the proposed 155 Street are within their own consolidation area. Despite the lands to the west being within a separate consolidation area, the applicant demonstrated how the adjacent lands can develop in similar fashion and therefore, the proposed development is not anticipated to negatively impact the development potential of any adjacent lands.)
- The proposed building represents a departure to the existing neighbourhood character.
(The proposed development presents a departure from the existing low-density development in this area of Semiahmoo Town Centre. To mitigate the building scale, integrate the building into the existing architectural context of the neighbourhood and present a more human scale, the building mass is broken down into three parts: a three-level base portion, a two-level middle portion, and the recessed top floor. Each of the three individual parts of the building are proposed with different materials to enhance the design, emphasize balanced horizontal proportions, and create vertical hierarchy. Through future densification and shift to higher built forms in this area of Semiahmoo Town Centre, the proposed building will fit well with the evolving and future character of the neighbourhood.)
- Several residents inquired about whether the proposed development would impact existing senior care facilities in the neighbourhood.
(Staff provided these residents with details about the proposed development which addressed potential concerns as it relates to existing care facilities in the neighbourhood.)


## 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 (ТСР).
- The applicant has worked with staff to:
- Provide a sensitive interface along the street by stepping back the upper storey;
- Provide a building that is aligned with the Semiahmoo TCP design guidelines, including extending the west coast modern character expression across all facades;
- To meet the Semiahmoo TCP policy for adaptable units and family-oriented units.
- The design of the building is contemporary, using a modulated series of rectilinear volumes arranged in an orderly rhythm of projections and recesses for a dynamic architecture. The building is further articulated with a palette of materials and colours, which provides for visual interest on the facades. To break down the building scale and create a sensitive architectural expression, the building massing is broken into three parts: a three-level base portion that is expressed with a brick veneer; a two-level middle portion, and a recessed top floor, which has the effect of reducing the massing along 16A Avenue and 155 Street.
- The site plan proposes a 4.5 to 5.0 -metre-wide setback along all frontages, with a pathway along the perimeter of the site for the west and north property lines.
- The applicant proposes all residential units to be adaptable meeting the adaptable housing policy in the TCP. Similarly, the applicant proposes 21 two-bedroom units and 7 threebedroom units, resulting in $42 \%$ of the 66 total units being family-oriented (minimum $30 \%$ in the Semiahmoo TCP).
- The proposed residential entrance is on the south elevation, where there is a large lobby area, and also a mail pick-up area. The design incorporates CPTED principles including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors and windows.
- The applicant is proposing to provide two levels of underground parking, which will provide all of the required parking for the development. The underground parkade is accessed via the northeast corner of the site along 155 Street. The underground parkade includes 82 secured bicycle parking spaces ( 17 of which are capable of electric charging) and a storage locker for each unit.
- High quality materials and careful detailing are used to achieve a high-quality building treatment. The proposed exterior materials include brick (grey), fibre-cement panels (white and grey), black window frame treatments, grey-tinted transparent balcony glazing, wood tone accents and a stone masonry lobby entranceway. The roofing material is high albedo to reduce its heat island effect.
- The proposed residential units range in size from 40 square metres for a studio, to 92 square metres for a 3 bedroom unit.


## Landscaping

- The landscape plan proposes a total of 30 trees to be planted on the site and a significant number of shrubs and ground cover species.
- The applicant is proposing a perimeter walkway along the western boundary connected to 16 A Avenue, that provides access to the rear yard outdoor amenity area and a single ground floor unit. A 3-metre-wide landscape buffer is proposed along a portion of the northern boundary buffering the proposed building from the existing single detached homes to the north (designated for Townhouse Residential in the Semiahmoo TCP).


## Indoor Amenity

- The total required indoor amenity space is 198 square metres (3 square metres/unit) while the applicant is providing a total of 244 square metres.
- The indoor amenity space is located on the north side of the building on the ground floor away from the public frontages and is situated adjacent to the outdoor amenity area. The indoor amenity space is divided into several areas and includes a large lounge area with kitchenette, a fitness studio, and sauna area.

Outdoor Amenity

- The total required outdoor amenity space is 198 square metres (3 square metres/unit) while the applicant is providing 198 square metres thereby meeting the requirements of the Zoning Bylaw).
- The outdoor amenity space is located on the north side of the building away from the public realm and is situated adjacent to the indoor amenity area to create a seamless connection between the two amenity spaces. The outdoor amenity area includes a children's play area, an outdoor lounge and barbeque area, and a games area. The outdoor amenity area is complimented with a variety of benches, trees and shrubs.


## Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
- Resolving the public realm design at the southeast corner ( 155 Street/16A Avenue intersection); and
- Resolution of urban design issues resulting from detailed coordination with architectural, landscape, and civil designs.
- 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

- Nick McMahon, ISA Certified Arborist of ACL Group Enterprises Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

| Tree Species | sting | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Deciduous Trees <br> (excluding Alder and Cottonwood Trees) |  |  |  |
| Common Plum | 1 | 1 | 0 |
| English Holly | 1 | 1 | O |
| European Beech | 1 | 1 | 0 |
| Saucer Magnolia | 1 | 1 | 0 |
| Flowering Cherry | 2 | 2 | 0 |
| Coniferous Trees |  |  |  |
| Blue Spruce | 1 | 1 | 0 |
| Douglas Fir | 1 | 1 | 0 |
| Eastern White Cedar | 1 | 1 | 0 |
| Hinoki Cypress | 1 | 1 | 0 |
| Lawson Cypress | 4 | 4 | O |
| Total (excluding Alder and Cottonwood Trees) | 14 | 14 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | 30 |  |  |
| Total Retained and Replacement Trees Proposed | 30 |  |  |
| Estimated Contribution to the Green City Program | NA |  |  |

- The Arborist Assessment states that there are a total of fourteen mature trees on the site and no Alder and Cottonwood trees. The applicant is not proposing to retain any trees as part of this development proposal. The proposed tree removal includes two City trees at the corner of 16A Avenue and the future 155 Street. The applicant has refined the site design to accommodate the retention of two off-site trees near the northwest corner of the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkade, road dedication and proposed lot grading. Due to the required road dedication and construction, the two City trees cannot be retained. Parks staff have accepted the proposed removal and will require compensation at a $2: 1$ ratio for the City trees.
- 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 28 replacement trees on the site. The applicant proposes to plant 30 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Pacific Dogwood, Royal Star Magnolia, and Japanese Maple.
- In summary, a total of 30 trees are proposed to be replaced on the site and 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, 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. ADP Comments and Response
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

## PROPOSED MULTI - FAMILY DEVELOPMENT

## 15473, 15485 \& 15495-16A AVENUE, SURREY, BRITISH COLUMBIA

## PROJECT INFO

## LEGAL DESCRIPTION:

LOT 5 BLOCK B \& 19 SEC
BLOCK2. PART SW 14.
ELOCK 2 PART SW 14. 14 . 14 TOWNSHIP 1 PLAN NWP1 1 BOO4 NWDSUBUUREAN


## CIVIC ADDRESS:



## ZONING INFORMATION:

zone:
EXISTNG: $\quad$ RF
PROPOSED: $\quad$ CD BASED ON RM 70

## LOT AREA:

## GROSS SITE AREA DEDCACTINS NET STE AREA

$\div \quad 0.83 \mathrm{AC} . / 2558.3 \mathrm{som}$
$0.12 \mathrm{ACC} / 14668.7 \mathrm{sCM}$
$0.51 \mathrm{AC} . / 2091.5 \mathrm{scom}$

## PROJECT DIRECTORY

## CLIENT: <br> MANORLANE PROPERTIES (PEACE ARCH) INC.

| W201-204 CAYER STREET |
| :--- |
| COOUITAM. E.C. V3K 581 |




## ARCHITECTURAL: <br> 

surver:




## CNIL:

COA8TLAND ENGINEERNG \& BURVEYNG LTD.

CONTACT: MIKE HELLE


LANDSCAPE
VDZ
\#102-355 KINGSWAY



ARBORIST: ARBORTECH (ACL GROUP),
A125- 8286203 sT LANGLET,



$0-000000000$


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COVER PAGE

| PROJECT DATA |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| CIVICADDRESS: | 15473, 15485 \& 15495-16 A AVENUE, SURREY, BC |  |  |  |
| LEGAL DESCRIPTION: | LOT 5 BLOCK $6 \& 13$ SECTION 14 TOWNSHIP 1 PLAN NWP19604 NWD SUBURBAN BLOCK 2, PART SW $1 / 4$. <br> LOT 6 SECTION <br> 14 TOWNSHIP 1 PLAN NWP 19604 NWD PART SW $1 / 4$. <br> LOT 3 SECTION 14 TOWNSHIP 1 PLAN NWP18890 NWD PART SW $1 / 4$. |  |  |  |
| Lot info |  |  |  |  |
| GROSS LOT AREA |  | 27537.2 SQFT | 2558.3 SQM |  |
| ROAD DEDICATION |  | 5024.0 SQFT | 466.7 SQM |  |
| NET AREA |  | 22513.2 SQFT | 2091.5 SQM |  |
|  |  | 0.52 ac | 0.21 ha |  |
| zoning |  |  |  |  |
| EXISTING <br> PROPOSED <br> NCP <br> OCP |  | RF CD BASED ON RM-70 |  |  |
|  |  | URBAN | MULTIPLE RESI. |  |
| SETBACKS |  |  |  |  |
|  | Allowed |  | PROPOSED |  |
| NORTH |  | 4.50 m | 4.56 m |  |
| SOUTH |  | 4.50 m | 4.74 m |  |
| EAST |  | 4.50 m | 4.80 m |  |
| WEST |  | 4.50 m | 4.64 m |  |
| HEIGHT |  | Allowed | PROPOSED (AVG. GRADE) |  |
|  |  | 50.0 m | 21.71 m |  |
| density |  | ALLOWED | PROPOSED |  |
| FAR |  | 2.0 | 2.0 |  |
| SITE COVERAGE |  | Allowed | PROPOSED |  |
|  |  | 33\% | 10811.2 SOFT | 48\% |


| OFF STREET PARKING |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| UNIT TYPE | NO. OF UNITS | CARS PER dWELLING | $\begin{aligned} & \text { NO. OF } \\ & \text { CARS } \end{aligned}$ | REQUIRED |
| 1-BEDROOM / BACHELOR | 38 | 1.3 | 49.4 | 49 |
| 2-BEDROOM / 3 BEDROOM | 28 | 1.5 | 42 | 42 |
| VIIITORS CAR PARK | 66 | 0.2 | 13.2 | 13 |
|  |  |  |  |  |
| TOTAL NO. OF PARKING REQUIRED |  |  |  | 104 |
|  |  |  |  |  |
| NO. OF PARKING PROVIDED AT PARKADE LEVEL 1 \& 2 | 13 (VISITORS $)+36(\mathrm{P} 1)+55(\mathrm{P} 2)$ |  |  | 104 |
|  |  |  |  |  |
| NO. OF SMALL CAR SPACES |  |  |  | 14\% |
| BICYCLE SPACES | $\begin{aligned} & \text { NO. OF } \\ & \text { UNITS } \end{aligned}$ | BICYCLE PER DWELING | NO. Of BICYCLES |  |
| Required | 66 | 1.2 | 79 |  |
| PROVIDED (INCLUDING 17 E-BIKES) |  |  | 82 |  |
| VISITORS PROVIDED (E-BIKES) |  |  | 8 |  |
| TOTAL |  |  | 90 |  |
| TOTAL NO. OF STORAGE LOCKERS PROVIDED |  |  | 67 |  |


\left.| AMENITY CALCULATION |  |  |  |
| :--- | :---: | :---: | :---: | :---: |
|  | INDOOR AMENITY | NO. OF UNITS | AREA PER UNIT (3 |
| SQM.) |  |  |  |$\right]$ AREA



| UNIT SCHEDULE |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| UNIT NAME | UNIT TYPE | AREA | FIRST | SECOND | THIRD | FOURTH | FIFTH | SIXTH | TOTAL |
| TYPE A | 1 BEDROOM + DEN | 630.50 SQFT | 3 | 4 | 4 | 4 | 4 | 2 | 21 |
| TYPE A1 | 1BEDROOM + DEN | 655.01 SQFT | - | 1 | 1 | 1 | 1 | - | 4 |
| TYPE A2 | 2 BEDROOM + DEN | 778.14 SQFT | - | 1 | 1 | 1 | 1 | - | 4 |
| TYPE A3 | 1 BEDROOM | 583.51 SQFT | 1 | . | . | - | . | - | 1 |
| TYPE B | 2 BEDROOM | 795.35 SQFT | 1 | 1 | 1 | 1 | 1 | - | 5 |
| TYPEC | 3 BEDROOM | 977.95 SQFT | 1 | . | - | - | - | . | 1 |
| TYPE C1 | 3 BEDROOM | 987.26 SQFT | - | 1 | 1 | 1 | 1 | 1 | 5 |
| TYPE D | BACHELOR | 427.92 SQFT | - | . | 1 | 1 | 1 | - | 3 |
| TYPE E | 2 BEDROOM | 761.62 SQFT | 1 | - | - | - | - | - | 1 |
| TYPE E1 | 2 BEDROOM | 763.12 SQFT | - | 1 | 1 | 1 | 1 | - | 4 |
| TYPEF | 1 BEDROOM | 662.38 SQFT | - | 1 | 1 | 1 | 1 | 1 | 5 |
| TYPE G | 2 BEDROOM | 798.27 SQFT | . | 1 | 1 | 1 | 1 | . | 4 |
| TYPE H | 1 BEDROOM | 608.90 SaFT | - | 1 | 1 | 1 | 1 | - | 4 |
| TYPE J | 3 BEDROOM | 970.02 SQFT | - | - | - | - | - | 1 | 1 |
| TYPE K | 2 BEDROOM | 847.50 SQFT | - | - | - | - | - | 1 | 1 |
| TYPEL | 2 BEDROOM | 671.00 SQFT | - | - | - | - | - | 1 | 1 |
| TYPE M | 2 BEDROOM | 849.94 SQFT | - | - | . | - | - | 1 | 1 |
| TOTAL UNITS ON EACH FLOOR |  |  | 7 | 12 | 13 | 13 | 13 | 8 | 66 |


| UNIT COUNT |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| UNIT TYPE | FIRST | SECOND | THIRD | FOURTH | FIFTH | SIXTH | TOTAL | PERCENTAGE |  |
| STUDIO | 0 | 0 | 1 | 1 | 1 | 0 | $\mathbf{3}$ | $4.5 \%$ |  |
| 1 BEDROOM/+DEN | 4 | 7 | 7 | 7 | 7 | 3 | $\mathbf{3 5}$ | $53.0 \%$ |  |
| 2 BEDROOM + DEN | 2 | 4 | 4 | 4 | 4 | 3 | $\mathbf{2 1}$ | $31.8 \%$ |  |
| 3 BEDROOM | 1 | 1 | 1 | 1 | 1 | 2 | $\mathbf{7}$ | $10.6 \%$ |  |
| TOTAL ON EACH FLOOR | $\mathbf{7}$ | $\mathbf{1 2}$ | $\mathbf{1 3}$ | $\mathbf{1 3}$ | $\mathbf{1 3}$ | $\mathbf{8}$ | TOTAL 66 UNITS |  |  |





(1023) SHDOW NULYSIS AUTUMN EG 10 an

(4) SHADOW ANALYSIB SPRING EQ IOAM

(2in) SHMDOW ANLYYSIS AUTUMM Ea 12 Noon

(A) SHADOW ANALYSIS SPRINE EQ 12 NOOM

(3) SHADOW AMALYSIS AUTUUN EQ 2 PM

(3) SHADOW AMALYEIS SPRING EQ 2PM


SHADOW ANALYSIS



PARKADE 1



PARKADE 2



FLOOR PLAN (LEVEL-2)



FLOOR PLAN (LEVEL- 3,



чеanv:





ELEVATIONS

notes




Elevations


STREETSCAPE (16A
AVE)


1. COLOR : 8W 7075 WEB GRAY SMOOTH FNISH HARDIE PANE PANIED - WIT HARDE REVEAL SYSTEN 20 FABTENERS \& REVEAL8 COLOR TO MATCH
PANTED ALUMINUN WINDOWS WTH SAFET QLASS DOUBLE OLATED \& THERIHALY PROKEN PARTED ALUMINUN WIRE MESH SCREEN FOR GAS MEIER
ROOF TOP HECHANICAL UNIT SCREENS

G. COLOR : STANED NATURAL WOCD FINISH : MASS TMAER

2. THALE BLUE GRANTE - GRAZLLLN BEST
$\square$
3. COLOR: SW TTF HIGH REFLECTVE WHITE WTHH HARDIE REVEAL SYSTEM 2.0

- FABTENERS \& REVEALB COLORTO MATCH
 - FABCIA WITH sMCOTT FNISH HARDE PANEL


3. MuTUAL MATERLALS - COLOR : COAL CREE

4. COLOR: SW OOM9 SILVER GRAY
SMOOTH FINISHHARDIE PANEL PANTED WIH HARDIE REVEAL SYSTEU 2O
FASTENERS \& REVEALS COLOR TO MATCH

5. ARCHITECTURAL FNISH CONCRETE



6. PERSPECTIVE YIEN FROM SOUTH EAST CORNER (INTERSECTION OF 165 STREET AND IBA AVENUE)


2 PERSPECTINE VIEW FRON NORTH WEST CORNER


Tann


3D VIEWS








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

FROM: Development Services Manager, Engineering Department
DATE: October 6, $2023 \quad$ PROJECT FILE: 7823-0144-oo
RE: $\quad$ Engineering Requirements
Location: 15473 16A Avenue

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 11.5 m for 155 Street, with 3 mx 3 m corner cut at 16A Avenue.
- Register 0.5 m SRW on 16A Avenue and 155 Street.


## Works and Services

- Construct north side of 16A Avenue.
- Construct 155 Street to local half-road standard.
- Confirm available downstream storm system capacity to service the proposed development; upgrade the system as required.
- Provide on-lot mitigation, including runoff volume and flow rate control as per the NCP.
- Construct water mains on 155 Street and 16A Avenue.
- Upgrade the existing 200 mm sewer on 16 A Avenue to a minimum 250 mm sewer main.
- Submit sanitary analysis to confirm downstream system capacity.
- Construct adequately-sized storm and sanitary service connections (minimum size 150 mm ), complete with inspection chamber to service the proposed development.
- Construct adequately-sized metered water service connection with backflow preventers to service the proposed lot.
- Pay Storm Latecomer Charges relative to project 5914-0177-oo-1.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit except for the requirements listed above.


Jeff Pang, P.Eng.
Development Services Manager
IN

## LEADERSHIP IN LEARNING

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | May 23, 2023 |
| Report For: | City of Surrey |

Development Impact Analysis on Schools For:

| Application \#: | 14 |  |  |
| :---: | :---: | :---: | :---: |
| The proposed development of 66 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions. |  |  |  |
| School-aged children population | ctio | 8 |  |
| Projected Number of Students From This Development In: |  |  |  |
| Elementary School = |  | 5 |  |
| Secondary School = |  | 2 |  |
| Total Students = |  | 7 |  |
| Current Enrolment and Capacities: |  |  |  |
| Jessie Lee Elementary |  |  |  |
| Enrolment |  | 384 |  |
| Operating Capacity |  | 411 |  |
| \# of Portables |  | 1 |  |
| Earl Marriott Secondary |  |  |  |
| Enrolment |  | 1348 |  |
| Operating Capacity |  | 1500 |  |
| \# of Portables |  | 4 |  |

## 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.

Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10 -year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.



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.

## ARBORTECH CONSULTING

## APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.:
Project Address: 15473, 15485, 15495 16A Ave, Surrey
Consulting Arborist: Nick McMahon

| ON-SITE TREES: | QUANTITY OF TREES |
| :--- | :---: |
| Total Bylaw Protected Trees Identified <br> (on-site and shared trees, including trees within boulevards and proposed streets <br> and lanes, excluding Park and ESA dedications) | 14 |
| Bylaw Protected Trees to be Removed | 14 |
| Bylaw Protected Trees to be Retained <br> (excludes trees in Park dedication areas and ESA's) | 0 |
| Replacement Trees Required: <br> Alder and Cottonwood at 1:1 ratio: <br> All Other Bylaw Protected Trees at 2:1 ratio: <br> TOTAL: | 0 times 1 $=$ |
| Replacement Trees Proposed | 28 |
| Replacement Trees in Deficit | 28 |
| Protected Trees Retained in Proposed Open Space/ Riparian Areas | 30 |


| OFF-SITE TREES: | QUANTITY OF TREES |
| :--- | :---: |
| Bylaw Protected Off-Site Trees to be Removed | 0 |
| Replacement Trees Required: | 0 times 1 $=\quad 0$ |
| Alder and Cottonwood at 1:1 ratio: | 0 times $2=10$ |
| All Other Bylaw Protected Trees at 2:1 ratio: | 0 |
| TOTAL: |  |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit |  |

N/A denotes information "Not Available" at this time.
This summary and the referenced documents are prepared and submitted by:

Direct: 604 812-2986
Nick McMahon, Senior Consulting Arborist
Dated: December 12, 2023
Email: nick@aclgroup.ca


TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE


## UPDATED RESPONSES TO ADP COMMENTS

## Key Points

- Consider further design development to simplify the elevations, as there are inconsistent design details across different facades.
- Elevation design has been simplified. Number of balcony guard types has been reduced. The extrusions around the windows and the $5^{\text {th }}$ floor north-west corner balcony have been eliminated together with vertical shades on the west elevation. Instead, to continue the character of the front elevation, the roof deck projection has been extended to the northwest corner and brick veneer of the same three levels height as at the building front has been wrapped around the south-west corner to the almost full length of the west elevation. To provide more of the West Coast Design flavour and consistency with the rest of the building, the wood finished soffit of the $6^{\text {th }}$ floor deck projection and the window aprons of the same finish have been introduced on the east elevation. The same approach has been used to simplify the north elevation by wrapping around the corner brick finish of the parking entry and continue it for the entire width of the portion of the building projecting above the parking ramp, providing the same character for the columns supporting his projection.
- Consider enhancing both the internal lobby and the external public area in front of the lobby by reviewing the pedestrian ramp, layout, and external canopy.
- Main lobby space has been enhanced by increasing its area and simplification of the layout. External entry canopy has been extended and a V-shaped west coast style heavy timber column has been proposed to support the canopy.
- Consider extending the West Coast Modern character throughout the entire project.
- Architectural elements and details of the West Coast Modern character have been integrated throughout the entire project including the main entrance canopy with V-shaped heavy timber support and soffit finish, canopy over the parkade entrance, wood finish window aprons for the 3level brick façades, main roof soffit above level 6 and soffits of the deck projections above $5^{\text {th }}$ floor, balcony soffits for units above the main entrance, parkade screen and panel above the screen for North elevation, as well as wood finished soffit and columns of the canopy above the portion of the outdoor amenity.
- Consider coordinating the relationship between indoor and outdoor amenities for improved usability.
- Amenity usability has been improved by unification of floor level of different parts of the indoor amenity, as well as the outdoor amenity space.
- Consider reducing the amount of circulation ramps in the landscape area
to enhance usability and promote continuity across the outdoor space.
- Outdoor amenity area ramp has been eliminated to enhance the usability of the space.
- Provide complete planting plans for the landscape drawings.
- VDZ: Planting plan is provided in this submission.

Site

- No specific issues were identified.

Form and Character

- Consider integrating the building character on the north elevation with the rest of the facades, as it currently appears isolated and unresolved.
- North elevation has been revised and integrated with the rest of the building. The covered amenity area has been increased and wood finish heavy timber columns \& soffits have been added to support this canopy. A new west coast style canopy has been proposed above the exit from the building and the indoor amenity space. The parkade screen has also been changed to wood finish. Wooden panels have been added on top of the parkade screen. The brick finish of the east elevation parking entry has been wrapped around the corner and continues for the entire width of the portion of the building projecting above the parking ramp, providing the same character for the columns supporting his projection.
- Reevaluate the overall elevations, particularly the corners of the slot windows, as they appear somewhat cluttered.
- The elevations have been reevaluated and revised. Slot windows have been relocated to face the North elevation instead of them facing the street and the amenity area for the 2 corner units.
- Reevaluate the decision to have the level 5 northwest corner balcony boxed out, as there seems to be no compelling reason to highlight that corner, and it is not harmonizing cohesively with the rest of the building.
- Design of the north-west corner of the building has been revised by eliminating the corner boxed balcony.
- Consider for the south elevation enhancing the differentiation between the white vertical features and the plain gray brick areas by introducing more pronounced massing articulation.
- The better massing articulation has been achieved by introduction of light gray horizontal concrete cap blocks on top of the brick surface.
- Consider enhancing the lobby entry to be more inviting and welcoming by providing cohesive colours in terms of pattern and defining the entry canopy.
- Main lobby space has been enhanced by increasing its area and simplification of the layout. External entry canopy has been extended and a V-shaped west coast style heavy timber column has been proposed to support the canopy.
- Consider extending the main entrance canopy past the white full height frame.
- The main entrance canopy has been extended past the white full height frame.
- Consider the lobby to be less like a walkway and more of an area for patrons to lounge and wait.
- The main lobby has been redesigned into more lounge-like space due to improving of the lobby proportions and simplification of the space.
- Consider consolidating the balcony guards to two types of architectural details from the current four may help unify the architectural language across all the elevations. Currently, there are too many competing features on the elevations.
- Number of the balcony guard types has been reduced to three types in consistency with the general design logic based on reflecting and enhancing the main massing components including 3 level townhome-like building base, south-east corner facing the street intersection and the rest of the building.
- Consider incorporating more of a west coast modern style with more use of wood and cedar soffit for the materiality and colour palette. The corners seem underdeveloped so use of wood can increase the elevation and help unify and create cohesive language by having prominent horizontal surfaces.
- Elements of the west coast design have been incorporated into all elevations throughout the building including the main entrance canopy with wood soffit finish, canopy over the parkade entrance, wood finished main roof soffit above level 6 and soffits of the deck projections above $5^{\text {th }}$ floor, balcony soffits for units above the main entrance, parkade horizontal screen and panel above the screen at north elevation, as well as wood finished soffit and columns of the canopy above the portion of the outdoor amenity.
- Consider reviewing the layout of below grade storage spaces and exploring the possibility of providing additional areas for large items.
- Storage spaces layouts have been revised. Several bigger lockers have been provided for larger items.
- The black window frames are a key element of the exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.
- Commitment letter has been provided by the client.
- Consider replacing the closet doors with sliding doors, which would facilitate a more flexible furniture layout.
- The swing closet doors have been replaced with sliding doors.
- Consider expanding the drive aisle on the west of level Pı parking as it is currently very narrow especially at stall 8 where regular parking stalls start.
- Underground parking layouts have been revised. Width of all drive aisles complies with the Zoning Bylaw. Width of the drive aisle in front of stall 8 is 23 feet. However, we see the possibility for parking layout improvement, and we'll introduce them after the Council Meeting.
- Show the programming of indoor amenity areas on the drawings.
- The indoor amenity programming has been introduced on the Level 1 floor plan for the fitness area of the amenity because it is easily programmable. The amenity lounge area is the multifunctional space and could be organised for variety of different functions which are usually determined by the strata (besides of the location of rough ins), or by the interior design and marketing teams at the BP stage of the project. However, to comply with your request, we provide several schematic furniture and equipment layouts for different programs which could be implemented in this space, illustrating its functional and special flexibility. Please see A-202.

Landscape

- Reconsider the functionality of the furniture in the landscape outdoor amenity spaces as the garden pots are very close to the outdoor stretch area and patrons are not able to use the two spaces efficiently as there is conflict of circulation. Also consider providing more flexible tables to allow patrons to use for social activities.

VDZ: The garden pots are eliminated, and programs are redesigned in the amenity space. Please refer to the landscape drawings.

- $\quad$ Consider all trees to have adequate soil volume and depth. Consider soil volume plan to show areas where hatches are into patio spaces and to clarify and specify the product.

VDZ: Hatch into the patio space is structural soil under the surface. Please refer to sections.

- Consider effective diversity in tree shrub species for 4 seasons and optimum habitat.

VDZ: We have a balance of coniferous and deciduous mix in our planting design to optimize the ecological value and habitat opportunity.

- Highly recommend providing shrub or tree planting plans to review in the submission as there were none provided.

VDZ: Planting plan is provided in this submission.

- Consider having screening between units and to the street frontage.

VDZ: Privacy screen is proposed between units, please refer to architectural details. Regarding the frontage, evergreen hedges are used for the same purpose.

- Highly recommend showing fence details on the landscape plans as it is easier to review and determine if the screening is comprehensive.

VDZ: Please refer to Fencing Plan and Details in the landscape package.

- Consider the height of the walls and to review them under the amenity area if the grading of the walkway is changing.

VDZ: Grading in amenity area is changed. Please refer to landscape site plan and grading plan for the revisions.

- Consider excluding the flowers (Golden Purvis) as they tend to have a distinctive smell and could irritate some people.

VDZ: We don't have this plant in our list.

- Consider incorporating walkways into the northwest corner amenity areas through materiality or programming to reduce hard surfacing and allow more programmed space and more cohesive design in children's play area.

VDZ: The circulation path has been redesigned to cut down the hardscape area.

- Consider coordinating the amenity programming interior to exterior, for example inside gym to outside yoga area as the yoga area is in the middle of the exit door walkway.

VDZ: The programs in amenity space have been redesigned to provide better connection and service between indoor and outdoor.

- Recommend reviewing the location of the veggie gardens as they appear to be in the centre of the 6 storeys building on the north side without any sunlight.

VDZ: The garden pots are eliminated.

- $\quad$ Consider providing screening or separation between children's play structure area and access walkway coming from the building.

VDZ: We want to keep eyes on the play area for safety reasons. However, planting buffer is provided between NW living unit and outdoor amenity space to the play area.

- Consider adding sheltered outdoor amenity space to provide occupants access to open air group spaces for year-round use.

VDZ: A trellis is proposed above the BBQ area for weather protection during the year.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Energy modeling will be provided at BP stage of the project. Proposed recessed balconies, roof and canopy overhangs are part of passive cooling strategies.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- This recommendation will be considered at the next stage of the project in collaboration with appropriate consultants competent in this area.
- Consider setting higher performing targets for sustainability metrics such as air tightness and low embodied carbon.
- This recommendation will be considered at the next stage of the project in collaboration with appropriate consultants competent in this area.
- Consider inclusion of renewable energy on roof surfaces. Or consider providing extensive green roof to help reduce storm water run-off and heat island effect.
- This recommendation will be considered at the next stage of the project in collaboration with appropriate consultants competent in this area.
- Consider reviewing opportunities for rain gardens of bioswales especially with at grade planting areas beside parking ramp.
- VDZ: The planter on the north side of the amenity area is turned into a rain garden. Stormwater from the hardscape surface will run into this planter and filtered by the bioplanting and drain rock pad.
- Recommend providing bike parking for e-bikes for both internal and exterior bike parking.
- E-bike stalls are provided for internal and external bike parking.

Accessibility

- Consider providing and installing an inclusive play structure for children of all abilities in the playground.
- VDZ: With the limited area and fall zone requirement, inclusive play structure can not be provided at the location. However, we have tried our best to provide multiple toys to serve different age groups.
- Consider reviewing and reducing the slope between the building access to amenity area as it is $5 \%$ slope.
- Slope has been reduced to $4.3 \%$.

BYLAW NO. 21135
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: $\quad$ As described in Appendix "A".
PID: As described in Appendix "A".
as follows:
(a) by creating a new Comprehensive Development Zone 157 (CD 157), 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 157" as follows:

| $C D$ <br> Zone ID | Civic <br> Address | Legal Description | CD Bylaw No. | Replaces Bylaw No. |
| :---: | :---: | :---: | :---: | :---: |
| "CD 157 | (a) 15495-16A Avenue <br> (b) 15473-16A Avenue <br> (c) 15485-16A Avenue | (a) Lot 3 Plan 18890 <br> (b) Lot ${ }_{5}$ Plan 19604 <br> (c) Lot 6 Plan 19604 | 21135 | N/A" |

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 157 (CD 157), Bylaw, 2024, No. 21135".

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 .
$\qquad$

CLERK

## COMPREHENSIVE DEVELOPMENT ZONE 157 (CD 157)

In this Comprehensive Development Zone 157 (CD 157), Part 24, Multiple Residential 70 Zone (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:

| Address | Legal Descriptions | PID |
| :---: | :---: | :---: |
| 15495-16A Avenue | Lot 3 Section 14 Township 1 NWD Plan 18890 | $010-433-155$ |
| 15473 - 16A Avenue | Lot 5 Section 14 Township 1 NWD Plan 19604 | $005-992-788$ |
| $15485-16 A$ Avenue | Lot 6 Section 14 Township 1 NWD Plan 19604 | $005-559-740$ |

(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 $300 \mathrm{sq} . \mathrm{m}$.
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 2.0 , 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)".
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 $48 \%$."
2. 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:

| USES: | SETBACKS: |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Front Yard | Rear <br> Yard | Side <br> Yard | Street Side Yard |
| Principal Buildings and Accessory Buildings and Structures ${ }^{1,2,3,4}$ | 4.5 m | 4.5 m | 4.5 m | 4.5 m |

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, balconies may encroach up to 0.8 m and canopies may encroach up to 1.0 m into the required setbacks.
3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the setbacks.
4 Notwithstanding Section F. Yards and Setbacks of this Zone, the minimum required setback for level 6 on the south and east sides of the building shall be increased to 5.0 m other than for a roof deck."

## 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:

Principal building height shall not exceed 22 m .
2. Accessory Buildings:

Accessory building height shall not exceed $4.5 \mathrm{~m} . "$

# H-6 

## ACTION REQUIRED: DVP Support

TYPE: DVP / DP
PURPOSE:

LOCATION: 12090-104 Avenue

## PROCESSING DATES:

## DEVELOPMENT VARIANCE PERMIT

January 15, 2024 - Proceed to Public Notification: Carried RES.R24-6

DEVELOPMENT PERMIT
January 15, 2024 - Authorized to Draft: Carried RES. R24-6

## NOTICE OF <br> DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION

Permit No. 7922-0170-00


Location: 12090-104 Avenue

Purpose of Permit: The applicant is seeking to reduce the minimum setback distance from top of bank of a channelized stream from 25 metres to 15 metres, on the north side of the stream (Manson Canal) in order to construct a $7,390.24$ square metre industrial building.

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


## PLANNING \& DEVELOPMENT REPORT

## Application No.: <br> 7922-0170-00

Planning Report Date: January 15, 2024

## PROPOSAL:

- NCP Amendment from Parks and Open Spaces to Highway Commercial for a portion of the site
- Development Permit
- Development Variance Permit
to permit the construction of a $7,390.24$ square metre industrial building.

LOCATION: ZONING:

OCP DESIGNATION: Mixed Employment
NCP DESIGNATION:
Highway Commercial \& Parks and Open Spaces


## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a partial amendment to the South Westminster Neighbourhood Concept Plan (NCP) from "Parks and Open Spaces" to "Highway Commercial".
- The applicant is proposing to reduce the minimum streamside setback from a Class A (red-coded) watercourse from 25 -metres to 15 -metres, as measured from top-of-bank.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the 'Mixed Employment' designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the 'Mixed Employment' designation in the Official Community Plan (OCP).
- The proposal generally complies with the 'Highway Commercial' designation in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Westminster.
- The proposed 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.
- There is already a restrictive covenant in favour of Fisheries and Oceans Canada (DFO) for the protection of Manson Canal registered on title and includes a 15 -metre setback from top-of-bank. The applicant is not seeking rezoning, and the 15 -metre setback is consistent with other approved development along the Manson Canal. On this basis, the existing 15-metre setback, which also complies with Provincial Riparian Areas Protection Regulation (RAPR) legislation, is considered supportable


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0170-oo generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0170-oo (Appendix V) varying the following, to proceed to Public Notification:
(a) to reduce the minimum setback distance from top of bank of a Class A (red-coded) channelized stream from $\mathbf{2 5}$-metres to $\mathbf{1 5}$-metres, on the north side of the stream (Manson Canal).
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) input from the Ministry of Transportation \& Infrastructure;
(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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
(h) the applicant satisfy the requirements for a P-15 agreement;
(i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
(j) demolition of existing buildings and structures, and removal of any unauthorized retaining walls remaining within City of Surrey's drainage statutory right-of-way (BB752745) to the satisfaction of the Planning and Development Department;
(k) the applicant to verify that the existing statutory right-of-way BB752745, registered on title in favour of the City of Surrey, meets current City standards including for drainage access; and
(1) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site given the parking allocation.
4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to partially redesignate the land from 'Parks and Open Spaces' to 'Highway Commercial' when the project is considered for final adoption (Appendix IV).

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
| :---: | :---: | :---: | :---: |
| Subject Site | Unauthorized truck parking. | OCP: Mixed Employment <br> NCP: Parks and Open Space, and Highway Commercial | IL |
| North (across 104 Avenue): | Unauthorized truck parking, and commercial building. | OCP: Mixed Employment <br> NCP: Highway Commercial, Business Park | CHI and IL-1 |
| South (across Manson Canal): | Warehousing and truck parking facilities. | OCP: Mixed Employment <br> NCP: Parks and Open Space, and Light <br> Impact/Business Park | IL-1 |
| West: | Three highway commercial storefronts, and a gas station. | OCP: Mixed Employment <br> NCP: Parks and Open Space, and Highway Commercial | CHI and CD ByLaw No. 12944 |

## Context \& Background

- The subject site is a 2.30 hectare ( 5.68 acre) industrial site located within the Scott Road Commercial area of South Westminster Neighbourhood Concept Plan (NCP).
- The site is shown in the NCP as being split designated 'Highway Commercial' and 'Parks and Open Space' (Appendix IV). This plan identifies a need for highway commercial uses to locate along the Scott Road corridor with business parks locating to towards the toe of the southeast slope of the residential hillside. The development of high-quality business parks adjacent to the residential single-
family homes on the hillside is intended to provide a suitable transition to the residential areas on the hillside and respect the views will minimizing the impacts of noise and lighting.
- Additionally, the NCP identifies a portion of the centre site as 'Parks and Open Space'. The purpose of the split designation was to deliver a bicycle and pedestrian connection from north to south through the site, across the Manson Canal, and south connecting to 121 Street.
- Staff note the presence of title charges relevant to the assessment of this proposal related to the streamside protection area adjacent the Manson Canal, and the location of the site within a flood plain:
- Covenant BB752753, in favour of the Federal Ministry of Fisheries and Oceans, which prohibits buildings, structures, fencing, landfill, land clearing, or other land disturbances within the 15metre riparian area measured from the southern property line of the subject site. The proposal complies with this restriction.
- Statutory Right of Way BB752745, in favour of the City of Surrey, which prohibits buildings, structures, fencing, landfill, land clearing, or other land disturbances within the 15 -metre riparian area measured from the southern property line of the subject site. The proposal complies with this restriction.
- Covenant BR319168, in favour of the Provincial Ministry of Environment and Climate Change, and City of Surrey, which restricts floor systems in buildings used for habitation to a minimum elevation of not less than 4.4-metres Geodetic Survey of Canada datum. The proposal complies with this restriction.
- The applicant constructed an unauthorized retaining wall within lands encumbered by Covenant BB752753 and SRW BB752745, along the south property line of the site (noted above). The applicant has subsequently removed portions for the retaining wall to the satisfaction of Engineering staff to facilitate City maintenance of Manson Canal. However, portions of this wall remain situated within the SRW. Staff have included a recommendation pursuant to Council endorsement of this report to ensure the applicant removes the remaining portions of the wall from the SRW prior to final approval of the project.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- To permit the development of a six (6) unit, 7,390 square metre industrial building with 106 parking space in South Westminster, the applicant has requested the following:
- NCP Amendment to partially redesignate the site from 'Parks and Open Spaces' to 'Highway Commercial';
- Development Permit for Form and Character, Hazard Lands, and Sensitive Ecosystems; and
- Development Variance Permit to vary the minimum setback distance from Manson Canal from 30-metres to 15 -metres.

|  | Proposed |
| :--- | :--- |
| Lot Area | $22,970.2$ sq. m. |
| Gross Site Area: | n/a |
| Road Dedication: |  |


|  | Proposed |
| :--- | :--- |
| Undevelopable Area: | n/a |
| Net Site Area: | $22,970.2$ sq. m. |
| Number of Lots: | 1 |
| Building Height: | 12.2 m. |
| Floor Area Ratio (FAR): | 0.35 |
| Floor Area | $7,390.25$ sq. m. |
| Industrial: | $7,390.25$ sq. m. |
| Total: |  |

## 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:

Ministry of Transportation
\& Infrastructure (MOTI):

Surrey Fire Department:

No concerns.

No concerns.

The Surrey Fire Department has no concerns with the proposed development. However, there are several items which will be required to be addressed through the subsequent Building Permit process.

## Transportation Considerations

## Access

- The Building Permit will trigger works and services on the site. The applicant is required to constructed letdowns, access locations, and sidewalks.
- Two driveway accesses are proposed from the site's frontage - one shared passenger vehicle/truck entrance from 104 Avenue in the northwest corner of the site near the west property line. Another is a main passenger vehicle entrance from 104 Avenue is situated further east, centred in the frontage of the subject site. Both provide access to and egress from the subject site that is restricted to right-in/right-out only, secured through an existing Section 219 Restrictive Covenant registered on title.
- Staff note the presence of a third point of connection west to the private driveway protected via a previously registered easement on 10386 and 10388 Scott Road which provides access to Scott Road.


## Traffic Impacts

- This proposal did not meet the Surrey Design Criteria Manual threshold of generating 100 trips during the peak hour for requiring a Traffic Impact Analysis (TIA).


## Transit and Cycling

- The subject site is located in close proximity to existing transit service on Scott Road, as well as the planned R6 Scott Road RapidBus.
- The subject site is located in close proximity to Scott Greenway, an existing off-street multi-use pathway, which connects to the Scott Road SkyTrain Station to the north.


## Natural Area Considerations

- A red-coded/Class A channelized watercourse (Manson Canal) is located to the south of the property and the applicant is requesting a variance to reduce the streamside setback area for a 'Channelized Class A (red-coded) Stream' to 15 metres, as measured from the top-of-bank under the Zoning By-law.
- Manson Canal which is also identified as a Green Infrastructure Network (GIN) corridor is currently protected by a 15 -metre-wide restrictive covenant and drainage right-of-way along which provides partial compliance with the BCS target recommendations. In total a 15 -metre-wide corridor is protected on 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 proposal complies with the 'Mixed Employment' designation in the Metro Vancouver Regional Growth Strategy (RGS).


## Official Community Plan

## Land Use Designation

- The proposal complies with the 'Mixed Employment' designation in the Official Community Plan (OCP).


## Themes/Policies

- The proposed development is consistent with the following OCP policy:
- B6.4: Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites within neighbourhoods.
(The development is in-keeping with the general form and scale of industrial and commercial buildings in this part of South Westminster. The building provides for a two-storey expression. From the 104 Avenue public realm, each unit is expressed individually through small breaks in the façade and through the use of colour. Ample glazing is provided on upper floors and at public realm edges.

Overall, the development matches the buildings in the surrounding environment and is consistent with Policy B6.4).

- E1.5: Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.
(The proposed development adds to the available employment lands in South Westminster).


## Secondary Plans

## Land Use Designation

- The proposal complies with the 'Highway Commercial' designation in the South Westminster Neighbourhood Concept Plan (NCP).


## Amendment Rationale

- The applicant is proposed to redesignate a portion of the site from 'Parks and Open Space' to 'Highway Commercial'. Noted earlier in the report, the intent of the 'Parks and Open Space' designation was to facilitate the delivery of a north-south pedestrian and bicycle connection through the subject site, across Manson Canal and eventually connecting to 121 Street.
- The subject site is located in close proximity to Scott Greenway on Scott Road, an existing off-street multi-use pathway, which connects to the Scott Road SkyTrain Station to the north.
- Parks, Recreation and Culture and Transportation staff have confirmed the designated pedestrian and bicycle connection is no longer required due to the established Scott Greenway to the west and support the proposed NCP Amendment.


## Themes/Objectives

- The proposed development is consistent with the following NCP policy:
- All Light Impact Industrial and Business Park development will be of a high quality.
(As discussed above, the proposed development achieves a high quality of design).


## Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)", streamside setbacks and parking requirements.

| IL Zone (Part 48) | Permitted and/or Required | Proposed |
| :---: | :---: | :---: |
| Floor Area Ratio: | 1.00 | 0.35 |
| Lot Coverage: | 60\% | 31\% |
| Yards and Setbacks |  |  |
| North (Front Yard): | 7.5 m | $7 \cdot 5 \mathrm{~m}$ |
| South (Rear Yard): | 7.5 m | 30.0 m |
| East (Side Yard): | 7.5 m | 78.6 m |
| West (Side Yard): | 7.5 m | 7.5 m |
| Height of Buildings |  |  |
| Principal buildings: | 18 m | 12.2 m |
| Streamside (Part 7A) | Required | Proposed |
| Streamside Setbacks |  |  |
| Class A (red-coded) Stream: | 25 m | $15 \mathrm{~m} *$ |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls |  |  |
| Mezzanine (Office): | 19 | 19 |
| Industrial: | 66 | 87 |
| Total: | 85 | 106 |
| Small Car (35\%): | 30 | 27 |
| Van Accessible | 2 | 2 |
| Accessible | 2 | 2 |

*Variance requested.

## Streamside Variance

- The applicant is requesting the following streamside variance:
- to reduce the minimum setback distance from top of bank of a Class A (red-coded) channelized stream from $\mathbf{2 5}$-metres to $\mathbf{1 5}$-metres, on the north side of the stream (Manson Canal).
- There is already a restrictive covenant in favour of DFO for the protection of Manson Canal registered on title and includes a 15 -metre setback from top-of-bank. The applicant is not seeking rezoning, and the 15 -metre setback is consistent with other approved development along the Manson Canal. On this basis, the existing 15 -metre setback, which also complies with Provincial RAPR legislation, is considered supportable.
- As previously noted, an existing 15-metre-wide statutory right-of-way and restrictive covenant protect the Manson Canal streamside area from future development. The proposed setbacks are consistent with this existing statutory right-of-way and restrictive covenant.
- The proposed setback to asphalt vehicle manoeuvring apron is 15 -metres, consistent with the existing area protected through the statutory right-of-way and restrictive covenant.
- The proposed setback to buildings and structures is 30-metres. The proposal generally complies with other existing building setbacks along the Manson Canal corridor.
- Staff support the requested variances to proceed for consideration.


## PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on February 22, 2023. Staff received zero (o) responses from neighbours in the vicinity.


## 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 which flows east-west south of the subject site's south property line. 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 (redcoded) 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, and a variance has been requested as noted above.
- The riparian area is already protected through a registered combined Restrictive Covenant/Right-ofWay against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP. Prior to final adoption, the applicant will be required to verify that the existing combined Restrictive Covenant/Right-of-Way meets current City standards, including for drainage access.
- An Ecosystem Development Plan, prepared by Remi Mason, R.P. Bio., of Red Cedar Environmental Consulting and dated May 7, 2023, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required.
- The applicant has indicated that the streamside protection area will be planted. The applicant continues to work with staff in Planning and Engineering to determine the extent and type of planting that is most appropriate while still providing adequate access to Manson Canal for drainage maintenance. This will be resolved prior to final approval.
- The finalized report and recommendations will be incorporated into the Development Permit.


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

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor No. 107 located on the southern part of the subject site, following the alignment of the Manson Canal. 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 Local BCS

Corridor within the subject site, in the Fraser River Industrial BCS management area, with a Medium ecological value.

- The BCS further identifies the GIN area of the subject site as having a Low and Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 -metres.
- The development proposal conserves 3,265 square metres of the subject site through an already registered Restrictive Covenant and Statutory Right of Way which is $14.2 \%$ of the total gross area of subject site. This method of GIN retention 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.
- In order for the proposal to fully comply with the BCS target recommendations, an approximate 5.5metres width, or $\sim 1,614$ square metres of the GIN area would be required on the subject site. This has not been provided by the proposal due to constraints with site layout resulting from the odd, triangular shape of the lot. The provision of a full 60 -metre GIN corridor would result in significant challenges in providing an optimal manoeuvring apron for trucks and vehicles, while limiting parking located along the public realm frontage, and in the staff's view, would render all or portions of the site unfeasible to develop. The current 15 -metre width balances development expectations with good environmental outcomes and is supported by staff.
- An Ecosystem Development Plan, prepared by Remi Mason, R.P. Bio., of Red Cedar Environmental Consulting and dated May 7, 2023, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required.
- The applicant has indicated that the GIN area will be planted. The applicant continues to work with staff in Planning and Engineering to determine the extent and type of planting that is most appropriate while still providing adequate access to Manson Canal for drainage maintenance. This will be resolved prior to final approval.
- The finalized report and recommendations will be incorporated into the Development Permit.


## Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site is bounded by 104 Avenue to the north, 122 Street to the east, a watercourse to the south, and commercial buildings to the west. The site is triangular and measures approximately 140 -metres NS by $260-$ metres EW. The site topography is flat. An easement approximately 15 -metres wide exists along the south property line. The site is level with the fronting 104 Avenue; however, the site grade is approximately 2 -metres higher than the watercourse along the south edge, supported by a lock block retaining wall.
- A feasibility study, prepared by Tegbir S. Bajwa, P. Eng., of Able Geotechnical Ltd. and dated January 25, 2022, and was peer reviewed by Qiyan (Rick) Jiang, P. Eng., of Tetris Geotechnical Engineering Ltd. on October 5, 2023. The feasibility study was reviewed by staff and the peer reviewer and found
to be generally acceptable, with limited modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of development the site and proposing recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.5 -metres geodetic is required. The applicant is proposing a main floor elevation of 4.6 to 4.7 -metres geodetic elevation, which is approximately o.1-o.2-metres above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including preloading the site, specific foundation and drainage system design, and a methane dissipation system.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.


## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to improve the interface of the principal building with the 104 Avenue frontages. Initially, the building presented very little glazing towards the public realm. The applicant improved the design by increasing the amount of glazing and including unit entrances along the northeast elevation of the buildings facing the road. This mirrors the general pattern of industrial building design in the area.
- The two principal buildings area proposed to have an overall contemporary appearance with a simple uniformly rectangular industrial volume. Six industrial units are proposed to be contained within these two principal buildings. The designer has articulated the building with the use of simple steps the 104 Avenue facing façade and through the use of colour.
- The exterior of the building is comprised of concrete tilt-up panels finished in light, medium, and dark beiges. This contemporary colour palette is broken using glazing and a dark metallic aluminium composite panel.
- Unit entrances for Units 1 and 6 face northwards towards 104 Avenue. The primary entrances for Units 2-5 face towards the internal parking courtyard. These entrances utilize storefront style glazing. The orientation of the building is intended to screen vehicle loading bays from the public realm.
- The proposal does not currently include signage. At this time, a comprehensive sign design package has not been submitted. The applicant will submit a separate Development Permit for signage in the future.


## On-Site Parking

- The applicant proposes 106 parking spaces on-site, which complies with the Zoning By-Law. Noting the current lack of surplus parking on the site, should this proposal change in future, the applicant will be required to register a Section 219 Restrictive Covenant on title to restrict the amount of mezzanine space permitted on-site unless additional parking is provided, per the minimum parking requirements under the Zoning By-Law No. 12000.


## Landscaping

- The applicant is proposing landscaping within the parking area, and along the 104 Avenue frontages.
- The proposed landscaping will consist of a variety of trees, including Scarlet Oak, Red Maple, White Spruce, and Bowhall Red Maple. The proposed trees will be complemented by a variety of shrubs and groundcover.
- Landscaping within the 15 -metre-wide streamside and GIN corridor protection area will be finalized prior to final approval, in coordination with staff fin Environmental Planning and Engineering, subject to requirements for drainage maintenance access.


## Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, which includes ensuring that all plan sets are fully coordinated prior to final adoption.


## TREES

- Remi Mason, ISA Certified Arborist of Redcedar Environmental Consulting Inc. prepared an Arborist Assessment for the subject property (Appendix III). The table below provides a summary of the proposed tree retention and removal by tree species:

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

| Tree Species | Existing | Remove | Retain |
| :--- | :---: | :---: | :---: |
| On Site Trees | N/A | N/A | N/A |
| Total | o | o | o |
| Total Replacement Trees Proposed <br> (excluding Boulevard Street Trees) | o |  |  |
| Total Retained and Replacement Trees <br> Proposed | $\mathbf{6 3}$ |  |  |
| Estimated Contribution to the Green City <br> Program | No Contribution Required. |  |  |

- The Arborist Assessment states that there are no on-site trees.
- The applicant is proposing to plant 63 trees as part of the development, consisting of species such as Scarlet Oak, Red Maple, White Spruce, and Bowhall Red Maple, which exceeds City requirements.
- In summary, a total of 63 trees are proposed to be planted on the site with no required contribution to the Green City Program.


## 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. Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV. NCP Redesignation Map
Appendix V. Development Variance Permit No. 7922-0170-oo
approved by Ron Gill

Don Luymes
General Manager
Planning and Development
RO/ar

## PROPOSED WAREHOUSE DEVELOPMENT

12090104 Ave, Surrey, BC


| CONTACT LIST |  |  |  |  |
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DRAWING INDEX - DOCUMENTATION
ARCHITECTURAL DRAWING INDEX


LANDSCAPE ARCHITECTURAL DRAWING INDEX



ARCHITECTURE PANEL INC:







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VIEW TO SITE FROM 104 AVE LOOKING NORTH

## DESIGN RATIONALE




 Wakwys and ample outdoor anentity spaces for the workers. The shored landscaped dreas see located ot the forn of the propenty and can atso be coccossed by public. The proposed green areas.



PROJECT DATA

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12090104 Ave, Surrey Warehouse Development

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| These Drawings and the design are and at al times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architects's written consent. Contractor is responsible for verification of alt dimensions, elevations and cther datum on drawings. Any discrepencies to be reported immediately to the Architect / Landscape Architect. Any changes made contractor's sole responsibility. Do not scale drawings. Dimensions gowem. © Architecture Panel Inc. All rights reserved. | 1046089 B.C. LTD., INC.NO. |  |  | City of Surrey | DP Application |
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| TO: | Manager, Area Planning \& Development <br> - North Surrey Division <br> Planning and Development Department |
| :--- | :--- |
| FROM: | Development Services Manager, Engineering Department |
| DATE: | June 12, $\mathbf{2 0 2 3}$ |

RE: $\quad$ Engineering Requirements (Commercial/Industrial) Location: 12090104 Ave

## NC AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

## DEVELOPMENT VARIANCE PERMIT

Development Variance Permit to reduce the streamside setback from 25.0 metres to 15.0 metres.

## DEVELOPMENT PERMIT

The following conditions are associated with the Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

## Property and Right-of-Way Requirements

- Register 0.5 m wide SRW along 104 Ave.


## Works and Services

- Construct 1.8 m sidewalk along south side of 104 Ave frontage.
- Construct/Extend a 300 mm water main along 104 Ave frontage.
- Provide storm, sanitary, and metered water service connection to the lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required.


Jeff Pang, P.Eng.
Development Services Manager
BD

Table 1. Summary of the tree inventory, including tree replacement requirements.

| Tree Preservation Summary |  |
| :--- | :--- |
| Surrey Project \# | $7922-0170-00$ |
| Address | 12090104 Avenue |
| Registered Arborist | Rémi Masson |
| On-site Trees |  |
| Protected trees identified | Number of trees |
| Protected trees to be removed | 0 |
| Protected trees to be retained | 0 |
| Total replacement trees required | 0 |
| Aller and cottonwood trees |  |

Summary, report, and plan prepared and submitted by:


Remi Masson, Certified Arborist ${ }^{\circledR}$
November 6, 2023
Date

| ID\# | Surveyed Y/N | Location: On, Off, Shared, City | Common Name | Botanical Name | $\begin{aligned} & \text { DBH } \\ & (\mathrm{cm}) \\ & \hline \end{aligned}$ | LCR | Crown diameter | TPZ (m) | Condition and Comments | Retention Suitability | Action | Replacement Trees Required (Y/N) | $\#$ Required |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 1 | Y | City | Black locust | Psendoacactia robinia | 6 | $\sim 50 \%$ | $\sim 2 \mathrm{~m}$ | 0.48 | Street tree, damage to bark | Poor | Retain and monitor | N | 0 |
| 2 | Y | City | Black locust | Psendoacactia robinia | 6 | $\sim 50 \%$ | $\sim 2 \mathrm{~m}$ | 0.48 | Street tree, damage to bark | Poor | Retain and monitor | N | 0 |
| 3 | Y | City | Black locust | Psendoacaccia robinia | 6 | $\sim 50 \%$ | $\sim 2 \mathrm{~m}$ | 0.48 | Street tree, damage to bark | Poor | Retain and monitor | N | 0 |
| 4 | Y | City | Black locust | Psendoacaccia robinia | 6 | $\sim 50 \%$ | $\sim 2 \mathrm{~m}$ | 0.48 | Street tree, damage to bark | Poor | Retain and monitor | N | 0 |
| 5 | Y | City | Red maple | Acer rubrum | 11 | $\sim 50 \%$ | $\sim 4 \mathrm{~m}$ | 0.88 | Street tree, bark peeling, premature colour change, fungus near base | Poor | Remove | N | 1 |
| 6 | Y | City | Red maple | Acer rubrum | 7 | $\sim 50 \%$ | $\sim 4 \mathrm{~m}$ | 0.56 | Street tree. Insect damage, $>50 \%$ of cambium damage, weak crown | Poor | Remove | N | 1 |
| 7 | Y | City | Red maple | Acer rubrum | 14 | $\sim 50 \%$ | $\sim 4 \mathrm{~m}$ | 1.12 | Street tree. Bark and insect damage, weak crown, small conks on dead top | Poor | Remove | N | 1 |
| 8 | Y | City | Red maple | Acer rubrum | 12 | $\sim 50 \%$ | $\sim 4 \mathrm{~m}$ | 0.96 | Street tree. Bark and insect damage, weak crown, small conks on dead top | Poor | Remove | N | 1 |
| 9 | Y | City | Red maple | Acer rubrum | 14 | $\sim 50 \%$ | $\sim 4 \mathrm{~m}$ | 1.12 | Street tree. Bark and insect damage, weak crown, small conks on dead top | Poor | Remove | N | 1 |
| 10 | Y | City | Black cottonwood | Populus trichocarpa | 51 | $\sim 50 \%$ | $\sim 8 \mathrm{~m}$ | 4.08 | Two stem, growing near power pole with lots of epicormic growth | Poor | Remove | N | 2 |
| 11 | Y | City | Black cottonwood | Populus trichocarpa | 19 | $\sim 80 \%$ | $\sim 8 \mathrm{~m}$ | 1.52 | Growing near power pole with lots of epicormic growth | Poor | Remove | N | 2 |
| 12 | Y | City | Red maple | Acer rubrum | 36 | $\sim 50 \%$ | 5 m | 2.88 | Street tree. Bark damage. | Good | Retain and monitor | N | 0 |


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# DEVELOPMENT VARIANCE PERMIT 

NO.: 7922-0170-oo
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: 027-812-511
Lot 3 Section 19 Block 5 North Range 2 West New Westminster District Plan BCP39778 12090-104 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 titles have been issued, as follows:

Parcel Identifier:
(b) If the civic addresses change, 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 B.1. of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank of a Class A channelized stream is reduced from 25.0 metres to 15.0 metres, on the north side of the stream (Manson Canal).
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. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli

H-7

ACTION REQUIRED: DVP Support
TYPE: DVP / DP
PURPOSE:

LOCATION: 18872-52 Avenue

## PROCESSING DATES:

DEVELOPMENT VARIANCE PERMIT
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-8

DEVELOPMENT PERMIT
January 15, 2024 - Authorized to Draft: Carried RES. R24-8

## NOTICE OF DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca


Permit No. 7922-0342-00

## Location: 18872-52 Avenue

Purpose of Permit: The applicant is seeking to vary the minimum west side yard setback from 7.5 metres or 0.0 metres to 1.5 metres in order to develop a multi-unit industrial building.

Contact Planning if you have any questions regarding this permit at: planningdevelopment@surrey.ca

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


City of Surrey
PLANNING \& DEVELOPMENT REPORT
Application No.: 7922-0342-00
Planning Report Date: January 15, 2024

## PROPOSAL:

- Development Permit
- Development Variance Permit
to permit the development of a multi-unit industrial building.

LOCATION:
18872-52 Avenue
ZONING:
IL
OCP DESIGNATION: Industrial


## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Hazard Lands and Sensitive Ecosystems.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the west side yard setback for the building.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character, Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) and Hazard Lands (Steep Slope).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is a high quality industrial development and supports policies of the OCP and the City's Employment Lands Strategy geared towards more intensive use of employment lands to support job creation.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0342-oo generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0342-oo (Appendix II) varying the following, to proceed to Public Notification:
(a) to vary the minimum west side yard setback of the IL Zone from 7.5 metres or o.o metre to 1.5 metres.
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 all urban design issues to the satisfaction of the Planning and Development Department;
(c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
(f) registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant as per the "minimum safeguarding" requirements of the Sensitive Ecosystems Development Permit Area guidelines; and
(g) submission of a finalized Geotechnical Report to the satisfaction of City staff.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Unauthorized truck park. | Industrial | IL |
| North: | Single family dwellings. | Urban | RF |


| Direction | Existing Use | OCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| East: | Cummins Creek and <br> environmental area. | Industrial | IL |
| South (Across 52 Avenue <br> CP Railway tracks): | Vacant acreage. | Agricultural | A-1 |
| West: | Industrial building for <br> logistics company and <br> single family dwellings. | Urban and <br> Industrial | IL |

## Context \& Background

- The subject site is located at 18872-52 Avenue and is approximately 1.9 hectares in size. The site is designated Industrial in both the Official Community Plan (ОСР) and Regional Growth Statement (RGS). The site is currently zoned Light Impact Industrial Zone (IL).
- The site was previously used for truck parking and was subject to two previous Temporary Use Permit applications (7907-0088-oo and 7918-0007-oo).
- The site has a slight slope across the developable portion of the site. The steepest portions of the sites are along the eastern property line and the southeast corner of the site.
- A red-coded watercourse (Cummins Creek) is located to the east of the subject lot on Cityowned property.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- To permit the development of 9,452 square metre, 8 -unit industrial warehouse building, the applicant is proposing a Development Permit for Form and Character as well as Hazard Lands (Steep Slope) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).

|  |  |
| :--- | :--- |
| Pot Area |  |
| Gross Site Area: | 18,927 square metres |
| Road Dedication: | Nil |
| Undevelopable Area: | 4,741 square metres |
| Net Site Area: | 14,192 square metres |
| Number of Lots: | 1 |
| Building Height: | 10 metres |
| Lot Coverage: | $45 \%$ |
| Floor Area Ratio (FAR): | 0.67 FAR |
| Floor Area |  |
| Office/Mezzanine: | 952 square metres |
| Industrial: | 8,500 square metres |
| Total: | 9,452 square metres |

## 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:

No city or park trees are to be removed without pre-approval by Parks.

## Transportation Considerations

- The applicant proposes two entrances along 52 Avenue. The western access is for passenger vehicles and the eastern entrance is for both passenger vehicles and trucks.
- The site is not in close proximity to any transit routes.


## Natural Area Considerations

- A Class A watercourse (Cummins Creek) is located to the east of the subject property. The northern portion of the watercourse is considered a constructed channelized watercourse which requires a 25 -metre setback from the top-of-bank and the southern portion is considered a natural channelized watercourse which requires a 30 -metre setback from the top-of-bank (see Appendix IV.).
- A yellow coded wetland is adjacent to the east of the channelized watercourse which requires a 15 -metre setback and falls entirely within the 30 -metre setback of the natural channelized watercourse.
- The applicant proposes a planting plan and maintenance schedule to enhance the environmental area and remove some historical retaining walls within the setback area. The applicant will protect the area on the site 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.


## Western Setback Variance

- The applicant is requesting to vary the minimum west side yard setback of the IL Zone from 7.5 metres or o.o metre to 1.5 metres for the building.
- The proposed relaxation is for only the southern portion of the west side yard which backs onto an existing industrial site. The northern portion of the western property line which backs onto residential properties includes a $7 \cdot 5$ metre buffer area with walkway.
- The proposed relaxation maximizes the amount of industrial floor area and efficiency of the layout for the proposed industrial building that will be constructed while still providing appropriate setbacks to the streamside protection area to the east.
- The proposed 1.5 metre setback will also allow for a walkway which is required as a fire access route.
- Staff support the proposed variance.


## POLICY \& BY-LAW CONSIDERATIONS

## Regional Growth Strategy

- The subject site is designated "Industrial" under the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed industrial warehouse building with second storey office space complies with the existing IL Zoning of the property.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Industrial" in the Official Community Plan (OCP). The proposed industrial building complies with this designation.


## Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
- Policy E1. 6 - Support the infill and redevelopment of under-utilized properties within Industrial land designations.
- Policy E1.8 - Ensure a positive interface between employment lands and surrounding uses.
- Policy E1.10 - Ensure sufficient, convenient, and appropriate access to employment lands, including supply and goods movement routes, and access to employment opportunities for Surrey's workforce.


## PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on January 20, 2023. Staff received two responses from neighbouring property owners (staff comments in italics):
- A resident has concerns about potential noise from the subject site.
(The proposed industrial buildings will have the loading on the opposite (east) side of buildings away from the majority of the residential areas. A landscape buffer will also be provided to assist in mitigating noise impacts.)
- A resident had concerns about protection of the watercourses to the east of the property.
(The applicant is respecting the watercourse setbacks of the Zoning By-law and will protect the watercourse area, that falls on the site, through a combination of SRW
and RC. The applicant has also proposed a planting plan and removal of retaining walls within the watercourse setback area.)
- A neighbouring resident has requested that no windows be along the rear of the buildings.
(No windows are present along the north and west elevations of the buildings. The interface between residential properties and the industrial building includes a 7.5 metre landscape buffer that includes a fire access/walkway.)


## 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 which flows to the east of 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.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A watercourse (Cummins Creek) is located to the west of the subject property. The northern portion of the Cummins Creek was assessed as a constructed channelized watercourse which requires a 25 -metre setback, and the southern portion of Cummins Creek is considered a natural channelized watercourse which requires a 30-metre setback (See Appendix xxx).
- There is also a yellow-coded wetland adjacent to the east side of the channelized watercourse which requires a 15 -metre setback. The wetland setback falls entirely within the 30-metre setback of the natural channelized watercourse.
- 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 Rolf Sickmuller, R.P. Bio., of Envirowest Consultants Ltd. and dated January 8, 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.


## Sensitive Ecosystems (Streamside 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 along the east property line, aligned with the Streamside Protection Area. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a

Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a Low ecological value.

- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters, which will be achieved with the majority of the GIN Corridor provided on the adjacent City-owned lot.
- The remaining GIN area within the subject site is aligned with the riparian area and 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. This method of GIN retention/enhancement will assist in the longterm 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 Rolf Sickmuller, R.P. Bio., of Envirowest Consultants Ltd. and dated January 8, 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.


## 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 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 site has a slight slope across the developable portion of the site. The steepest portions of the site is along the eastern property line and southeast corner of the site. As the site consists of several units the applicant is able to step down grading by approximately 2 metres from the north to the south of the development.
- A geotechnical report, prepared by Roberto Avendano, P. Eng., of GeoPacific Consultants Ltd. and dated on March 29, 2023 was found to generally address the OCP guidelines for Steep Slope areas pending an updated layout is incorporated into the report and updated accordingly followed by a peer review. The finalized geotechnical report will be incorporated into the Development Permit.
- 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.
- 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 approval.
- 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.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to ensure that the development did not encroach into the watercourse setbacks.
- The south elevation will be the primary elevation seen from 52 Avenue and has substantial glazing along the whole façade and an entrance door to the southern unit. Colours of the building are primarily light and medium greys.
- The eastern elevation includes the loading for all the units.
- The northern and western elevations both back onto residential properties and will be screened by a 7.5 -metre landscape buffer which includes a walkway. Walls are primarily light grey with exit doors.
- Proposed signage includes fascia signs for each unit. The applicant does not propose a free standing sign at this time.


## Parking and Loading

- The applicant proposes 115 parking stalls which is above the 110 parking spaces required, with 45 of the parking located within the front yard of the site, 34 spaces located along the eastern boundary of the site and the remaining 36 spaces located to the east of the individual industrial units.
- Loading bays for the units include a mix of large and small trucks.


## Landscape Buffer

- The applicant proposes a 7.5 metre landscape buffer along the northern and northwestern portion of the site along the property lines. The buffer is designed to screen and provide separation between the proposed development and residential properties. The northern property line is approximately 4-metres higher than the base of the building which will require an approximate $3: 1$ slope across the buffer.
- The proposed landscape buffer includes 89 trees including cedar, spruce and hemlock.


## On-site Landscaping

- The proposed on-site landscaping includes 35 trees including dogwood and maples.
- Landscape islands are proposed approximately every 6 parking spaces. Ten trees are proposed along the 52 Avenue frontage.
- Two garbage enclosures are proposed within the eastern portion of the parking lot away from 52 Avenue.


## TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
| :--- | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Trees in the proposed Open Space <br> / Riparian Area - | 7 | o |  |
| Total Replacement Trees Proposed <br> (excluding Boulevard Street Trees) |  | 124 |  |
| Total Retained and Replacement Trees |  | 131 |  |
| Contribution to the Green City Program |  | nil |  |

- No by-law sized trees are proposed to be removed.
- Table 1 includes an additional 7 protected trees (all Cottonwood trees) that are located within the proposed open space/riparian area. All the trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- The applicant proposes 124 new trees on the site will consist of a variety of trees including western red cedar, spruce hemlock, pacific dogwood, paperbark maple and October glory maple.
- In summary, no by-law sized trees are proposed to be removed and a total of 131 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. Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Engineering Summary
Appendix III. Summary of Tree Survey and Tree Preservation
Appendix IV. Watercourse setbacks
Appendix V. Development Variance Permit No. 7922-0342-oo
approved by Ron Gill

Don Luymes
General Manager
Planning and Development
JKS/ar

## Appendix I



Proposed Industrial development for Pro Ridge Homes Ltd. 1887252 Ave.


| Site Statistics |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| ADDRESS | 1887252 Avenue, Surrey B.C. |  |  |  |
| ZONING | Light Impact Industrial Zone |  |  |  |
| Lot Area |  | 203,735 s.f. | 14,192 | m2 |
| PROPOSED FSR |  |  |  |  |
|  |  | Ground fl. - Warehouse (s.f) |  | Second floor- - Office(s.f) |
| unit 101 |  | 10,500 |  | 2,650 |
| unit 102 |  | 9,800 |  | 1,100 |
| unit 103 |  | 11,880 |  | 1,100 |
| unit 104 |  | 11,880 |  | 1,100 |
| unit 105 |  | 11,880 |  | 1,100 |
| unit 106 |  | 12,450 |  | 1,100 |
| unit 107 |  | 11,300 |  | 1,100 |
| unit 108 |  | 11,800 |  | 1,000 |
|  |  |  |  |  |
| Total area |  | 91,490 |  | 10,250 |
| Total proposed FSR |  | Ground floor + Second floor |  | 101,740 |


| COVERAGE |  |  |  |
| :--- | :--- | :--- | :--- |
|  |  |  |  |
| Allowed | $60 \%$ |  | 122,241 |
| (s.f.) |  |  |  |



PARKING






SECOND FLOOR PLAN












| TO: | Manager, Area Planning \& Development <br> - North Surrey Division <br> Planning and Development Department |
| :--- | :--- |
| FROM: | Development Services Manager, Engineering Department |
| DATE: | April 24, 2023 $\quad$ PROJECT FILE: $\quad$ 7822-0342-00 |

## DEVELOPMENT VARIANCE PERMIT

Development Variance permit to reduce the west side yard setback from 7.5 to 2.1 m for a warehouse building.

## DEVELOPMENT PERMIT

The following conditions are associated with the Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

Property and Right-of-Way Requirements

- Register o.50m SRW along the north side of 52 Ave.
- Register additional SRW for sanitary main, existing SRW (E2015-0527) to be 9.0m wide from East PL to South PL.


## Works and Services

- Construct 1.80 m concrete sidewalk and boulevard along north side of 52 Ave.
- Construct 300 mm DI waterman on 52 Ave along the site frontage.
- Provide storm, sanitary, and metered water service connection to the lot.
- Construct onsite stormwater mitigation features as determined through detailed design.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required.


Jeff Pang, P.Eng.
Development Services Manager
BD

### 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.

| Surrey Project Number Unknown |  |
| :---: | :---: |
| Site Address 1887252 Avenue, Surrey |  |
| Registered Arborist Mitch Davis |  |
| On-Site Trees | Number of Trees |
| Protected Trees Identified <br> (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 <br> (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \quad \mathrm{x} \text { one (1) }=0$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \quad \mathrm{x} \text { two (2) }=0$ | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed Open Space / Riparian Areas | 7 |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \quad x \text { one (1) }=0$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \quad \mathrm{X} \text { two (2) }=0$ | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by


Signature of Arborist

April 28, 2022

Date



## DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0342-00
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: o12-203-238
> Lot 2 Section 4 Township 8 New Westminster District Plan 1461 Except The North Half And Plan Epp38856

18872-52 Avenue
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum (west) side yard setback is reduced from 7.5 metres or o.o metres to 1.5 metres.
4. The landscaping and 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.
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.

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

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli

Schedule A


# H-8 

ACTION REQUIRED: DVP Support
TYPE:PURPOSE:
LOCATION: ..... 15550-32 Avenue
PROCESSING DATES:
DEVELOPMENT VARIANCE PERMIT
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-10

## NOTICE OF <br> DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

Permit No. 7922-0376-00


## Location: 15550-32 Avenue

Purpose of Permit: The applicant is seeking to reduce the minimum south lot line setback from 1.5 metres to 0.3 metres; to reduce the minimum drive aisle width for on-site parking spaces 1-24 from 7.0 metres to 6.9 metres and to 0.0 metres for parking spaces 25-28; to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building whose setback is adjacent to that highway is less than 5.0 metres; and to reduce the minimum setback for a Class A (red-coded) stream from 30.0 metres to a minimum streamside setback of 12.94 metres in order to develop a 3-storey commercial building, including a medical office and small-scale drugstore.

Contact Planning if you have any questions regarding this permit at: planningdevelopment@surrey.ca

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


## PROPOSAL:

- Development Permit
- Development Variance Permit
to permit the development of a 3-storey commercial building, including a medical office and small-scale drugstore.

LOCATION: $15550-32$ Avenue

ZONING: CD
OCP DESIGNATION: Urban
NCP DESIGNATION: Live and Work or Business Park Areas
(RM-15

## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary Part 5, Off-Street Parking to reduce the minimum drive aisle width, Part 7A to reduce the minimum streamside setback and to vary the existing Comprehensive Development (CD) Zone to reduce the minimum setback requirement.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).
- The proposal complies with the "Live and Work or Business Park Areas" designation in the Rosemary Heights Business Park Plan
- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas), Hazard Lands (Steep Slopes), and Form and Character.
- The proposal is substantially consistent with the previously approved applications (7910-0173oo and 7915-0316-00) which were approved by Council, with minimal updates which improve the overall design of the proposed building.
- The proposed streamside setback will exceed the minimum requirement under the Provincial Riparian Area Protection Regulation (RAPR) and is consistent with the setback approved under previous development applications. The reduction to the minimum south lot line setback will not impact adjacent properties.
- The applicant has demonstrated acceptable vehicle movements on site and with consideration to required screening for the adjacent park use, in order to support a reduction to the minimum drive aisle width.
- Overall, the requested variances are required in order to bring the proposal into compliance with current regulations and to accommodate the unique nature of the subject site.
- The proposed 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.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council file Development Permit No. 7915-0316-oo.
2. Council authorize staff to draft Development Permit No. 7922-0376-oo generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan and Geotechnical report.
3. Council approve Development Variance Permit No. 7922-0376-oo (Appendix V) varying the following, to proceed to Public Notification:
(a) to reduce the minimum south lot line setback from 1.5 metres to 0.3 metres;
(b) to reduce the minimum drive aisle width for on-site parking spaces 1-24 from 7.0 metres to 6.9 metres and to 0.0 metres for parking spaces $25-28$;
(c) to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building whose setback is adjacent to that highway is less than 5.0 metres; and
(d) to reduce the minimum setback for a Class A (red-coded) stream from 30.0 metres to a minimum streamside setback of 12.94 metres.
4. 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 all urban design issues to the satisfaction of the Planning and Development Department;
(c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
(f) submission and acceptance of the Riparian Areas Protection Regulation (RAPR) assessment from the Ministry of Environment and Climate Change;
(g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
(h) entering into a P-15 agreement with the City's Parks Department for maintenance of replanting in the conveyed riparian areas; and
(i) submission of a finalized, peer reviewed, Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant to adequately address requirements identified in the Geotechnical Report.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | OCP/NCP <br> Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Vacant | Live and Work or <br> Business Park Areas, <br> Buffers (Rosemary <br> Heights Business <br> Park) | CD |
| North (Across 32 Avenue): | Townhouse <br> Residential | Townhouses <br> (Rosemary Heights <br> Central) | RM-15 |
| East (Across Shared <br> Driveway/Access): | Cemetery | Existing Cemetery <br> (North Grandview <br> Heights) | PC |
| South: | Park/Riparian Area | Creek Preservation <br> Areas (Rosemary <br> Heights Business <br> Park) | CD |
| West: | Single Family <br> Residential <br> (Conditional <br> approval granted for <br> 3-storey Business <br> Park Building) | Live and Work or <br> Business Park Areas, <br> Creek Preservation <br> Areas, Buffers <br> (Rosemary Heights <br> Business Park) | A-2 <br> (3rd Reading <br> granted for <br> rezoning to IB-3) |

## Context \& Background

- The subject site is approximately 1,796 square metres (o. 44 acres) in size and is designated "Live \& Work or Business Park Area" and "Buffers" in the Rosemary Heights Business Park Neighborhood Concept Plan (NCP) and "Urban" in the Official Community Plan (OCP). A Class A (red-coded) stream runs through the City park land to the south of the subject property.
- The proposal has been reviewed under two previous Development Applications:
- 7910-0173-00 - Rezoning from "Intensive Agriculture Zone (A-2)" to "Comprehensive Development Zone (CD)" (By-law No. 17490), Subdivision, and Development Permit to develop 96 live/work townhouse units, open space, and a 3-storey office building on the parent parcel. Development Permit No. 7910-0173-oo was issued and the site was successfully rezoned and subdivided resulting in four parcels:
- 15588-32 Avenue - 96 live/work townhouse units constructed;
- 15564-32 Avenue - Greenbelt, transferred to the City as park land;
- 15594-32 Avenue - City purchased park land;
- 15550-32 Avenue (subject property) - 3-storey office building was not constructed, and the Development Permit subsequently expired.
- 7915-0316-oo - Development Permit for a 3 -storey commercial building and amendments to the CD Zone (Rezoning) to allow a small-scale drug store as an accessory use and to reduce the west side yard setback from 6.0 metres to 3.6 metres. The CD Zone was successfully amended, and Development Permit No. 7915-0316-oo was issued, as was a Building Permit. However, the building was never constructed and the issued Development Permit expired. As such, the issuance of a new Development Permit is required.
- In 2017, the City adopted new regulations pertaining to development on environmentally sensitive lands, including Part 7A, Streamside Protection (Zoning Bylaw), DP2 - Hazard Lands Development Permit Area (OCP), and DP3 - Sensitive Ecosystems Development Permit Area (OCP). Although the siting is substantially consistent with what was previously approved, the current proposal requires a Development Variance Permit to reduce the minimum Streamside Setback in Part 7A, as well as the issuance of a Development Permit for Hazard Lands and Sensitive Ecosystems, in addition to the issuance of a new Development Permit for Form and Character.
- The subject application proposes a 3-storey commercial building which will include office, medical office and a small-scale drugstore. The proposal is substantially consistent to the previous applications, with minor updates made to the site plan and building design, including a rooftop amenity space with associated stair landings and elevator, adjustments to siting and incorporating the waste and recycling facility within the building. Other adjustments have been made to enhance the buildings usability, design and pedestrian interface.
- In order to accommodate these minor updates and bring the proposal into compliance with Part 7A, a Development Variance Permit has been requested to reduce the streamside setback from 30.0 metres to a minimum of 12.94 , to reduce the south lot line setback for a small portion of the building, to reduce the minimum drive aisle width and to permit a freestanding sign within a yard with a building setback less than 5.0 metres.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant proposes a Development Permit for Form and Character, Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slope) in order to construct a 3-storey commercial building, including office, medical office and a small-scale drugstore.
- The site will develop under the existing CD Zone (Bylaw No. 17490) which was adopted under previous Development Application No. 7910-o173-oo and amended under 7915-0316-oo.
- A Development Variance Permit is proposed to reduce the streamside setback from 30.0 metres to a minimum of 12.94 , to reduce the south lot line setback for a small portion of the building, to reduce the minimum drive aisle width and to permit a free-standing sign within a yard with a building setback less than 5.0 metres.

|  |  |
| :--- | :--- |
| Proposed |  |
| Lot Area | 1,796 square metres |
| Net Site Area: | 1 |
| Number of Lots: | 13.0 metres (excluding elevator service room) |
| Building Height: | 0.64 |
| Floor Area Ratio (FAR): | $1,163.08$ square metres |
| Floor Area |  |
| Total: |  |

## 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 will accept a P-15 agreement with plantings in the existing park as the developer's impact mitigation plan for the required streamside setback DVP. A detailed planting plan and cost estimate is required for review and approval by the PRC Department, prior to issuance of the DP and DVP.

Morgan Creek Park is the closest active park with amenities including, a playground, soccer fields, and tennis courts, and is 230 metres walking distance from the development. 114D - Greenbelt is the closest park with natural area and is adjacent to the development.

Surrey Fire Department: No concerns.
Advisory Design Panel: The application was not subject to review by the Advisory Design Panel. Staff have reviewed the application and found this to be satisfactory.

## Transportation Considerations

## Traffic Impacts

- The proposed development is anticipated to generate approximately one vehicle trip every one to two minutes, according to industry standard rates.
- A site-specific Transportation Impact Analysis was not required as the developmentgenerated traffic is below the City's threshold.


## Access and Parking

- The subject site is proposed to be accessed via the existing drive aisle connecting to the intersection of 32 Avenue and 156A Street. No new driveways to 32 Avenue are proposed.
- According to the Zoning Bylaw, a total of 28 parking spaces are required to be provided on site.
- The applicant is proposing to provide a total of 28 parking spaces on the subject site, meeting the Zoning Bylaw requirements.
- The applicant is proposing a variance for the drive aisle width from 7.0 metres per the Zoning Bylaw to a proposed width of 6.9 metres accessing twenty-four (24) of the proposed parking spaces in order to accommodate fencing along the south side of the property adjacent to the park. The drive aisle width is also proposed to be reduced within the subject property fronting the easternmost four (4) parking spaces due to the existing property line configuration. With the existing access easement on the adjacent property accounted for, the functional drive aisle fronting the four parking spaces exceeds the required 7.0 metre width. Staff can support the proposed variance for the drive aisle width based on demonstrated acceptable vehicle movements on site and with consideration to required screening for the adjacent park use.


## Parkland and/or Natural Area Considerations

- The existing park to the south was conveyed under previous Development Application No. 7910-0173-oo. In accordance with the City's current policies and regulations, no additional conveyance is required. However, the applicant will be required to enter into a P-15 agreement with the City to provide plantings on the parkland in order to enhance the protection of the streamside 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 proposal complies with the "General Urban" land use designation in the Regional Growth Strategy (RGS).


## Official Community Plan

## Land Use Designation

- The proposal complies with the "Urban" land use designation in the Official Community Plan (ОСР).
- The current OCP (also known as the "Plan Surrey 2013" or "2013 OCP") was adopted by Council on October 20, 2014. Prior to this date, the subject site and the surrounding lands, including the live and work townhouses to the east, south and west, were designated "Industrial" in the OCP.
- The 2013 OCP introduced a new land use designation - Mixed Employment. The Business Park lands in the Rosemary Heights Business Park NCP area were redesignated from Industrial to Mixed Employment in the OCP at this time. The subject site, and the sites to the east, south and west, were redesignated to Urban in the OCP. This was done to reflect the residential nature of the live and work townhouse developments to the south. However, the subject site and the site abutting to the west at 15542-32 Avenue should have been redesignated to Mixed Employment, not Urban, to reflect the proposed business park uses on these sites, which had been approved/conditionally approved at the time.
- The redesignation of the subject site and the site at 15542-32 Avenue from Urban to Mixed Employment will be undertaken by Community Planning at a later date, as part of a future OCP update.


## Secondary Plans

## Land Use Designation

- The proposal complies with the "Live \& Work or Business Park Area" and "Buffers" in the Rosemary Heights Business Park Neighborhood Concept Plan (NCP).


## Zoning By-law

- The applicant has proposed a Development Permit utilizing the existing Comprehensive Development (CD) Zone (By-law No. 17490), with a request for a Development Variance Permit.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Comprehensive Development Zone (CD)", streamside setbacks and parking requirements.

| CD Zone (By-Law No. 17490) | Permitted and/or <br> Required (Block B) | Proposed |  |
| :--- | :--- | :--- | :---: |
| Floor Area Ratio: | o.65 | 0.64 |  |
| Lot Coverage: | $45 \%$ | $21.84 \%$ |  |
| Yards and Setbacks |  |  |  |
| North: | 1.5 metres | 4.5 metres |  |
| East: | 1.5 metres | 1.5 metres |  |
| South: | 1.5 metres | 1.5 metres |  |
| West: | 3.6 metres | 3.6 metres |  |
| Height of Buildings |  |  |  |
| Principal buildings: | 13.0 metres |  |  |
|  |  |  |  |
| Streamside (Part 7A) | Required |  |  |
|  |  |  |  |


| CD Zone (By-Law No. 17490) | Permitted and/or <br> Required (Block B) | Proposed |
| :--- | :--- | :--- |
| Class A (red-coded) Stream: | 30.0 metres | $15.0-41.37$ metres <br> (variable) |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls |  |  |
| Total: | 28 | 28 |

## Setback and Parking Variances

- The applicant is requesting the following variances:
- to reduce the minimum south lot line setback from 1.5 metres to 0.3 metres; and
- to reduce the minimum drive aisle width for parking spaces $1-24$ from 7.0 metres to 6.9 metres and to o.o metres for parking spaces 25-28;
- A reduction to the south lot line setback was requested in order to improve on-site circulation and maneuverability between the on-site parking and the eastern building face. In particular, this variance avoids potential conflict between the waste and recycling room and the required accessible parking space.
- The subject site is accessed from the southeast corner of the property, from a shared driveway, which was secured through a Statutory Right-of-Way off a signalized intersection at 32 Avenue and 156A Street. Required on-site parking spaces \#25-28 are directly adjacent to the site entrance, resulting in the southeast lot line encroaching into the required 7.0 metre drive aisle. Given that there is no curb let down at the site entrance, staff have no concerns with the maneuverability of these parking spaces, as the drive-aisle will function as one with the adjacent driveway.
- Staff support the requested variances to proceed for consideration.


## Streamside Variance

- The applicant is requesting the following streamside variance:
- to reduce the minimum setback for a Class A (red-coded) stream from 30.0 metres to a variable setback between 12.94 metres and 41.37 metres.
- The subject lot and support for the proposed 3-storey commercial were established prior to Part 7A, Streamside Protection being added to the Zoning Bylaw. Staff have reviewed the proposal in conjunction with the City's updated policies and regulations and do not have any concerns.
- An Ecosystem Development Plan (EDP) has been submitted in conjunction with the Sensitive Ecosystems Development Permit application, as detailed in the Development Permit section below. The EDP was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required.
- Staff support the requested variances to proceed for consideration.


## Signage

- The applicant is requesting the following Sign Bylaw variance:
- to permit a free-standing sign within a yard that abuts a highway where the business is located in a building whose setback is less than 5.0 metres.
- The requested variance will allow a free-standing sign to be located along the property's frontage, adjacent to the entrance, where the building's setback is 4.5 metres from a highway (32 Avenue), whereas the Sign Bylaw specifies that the building must be setback a minimum of 5.0 metres in order to locate a free-standing sign between a building and a highway.
- Staff support the requested variance, given the proposed sign complies with all other provisions of the Sign Bylaw, and that the variance is minor and necessary due to site constraints.


## PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on December 12, 2023. To date, staff have not received any responses from neighbouring residents.


## 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, Upper Titman Creek. 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 30.0 metres, as measured from the top of bank. Although the proposed setback is substantially consistent with the previous proposals, it does not comply with the updated requirements outlined in the Zoning By-law.
- The riparian area was conveyed to the City as a lot for conservation purposes as a condition of rezoning approval for previous Development Application No. 7910-0173-oo. The applicant will be required to enter into a $\mathrm{P}-15$ agreement as a condition of Development Permit issuance under the subject application in support of the variance being sought.
- An Ecosystem Development Plan, prepared by Libor Michalak, R.P. Bio., of Keystone Environmental and dated August 10, 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 applicant's Qualified Environmental Professional (QEP) has indicated that the proposed setback significantly exceeds the minimum Provincial setback of 10.0 metres, which was assessed under the RAPR Detailed Assessment Methodology. Submission of the assessment, and acceptance, from Ministry of Environment and Climate Change is required as a condition of Development Permit issuance.


## 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 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 site topography is flat, with the top of bank of Upper Titman Creek located approximately 15.0 metres south of the rear property line.
- A geotechnical report, prepared by Tegbir S. Bajwa, P. Eng., of Able Geotechnical Ltd. and dated November 30, 2022. The report will be peer reviewed as a condition of approval to confirm the reports finding. The finalized geotechnical report will be incorporated into the Development Permit.
- The consultant has determined that site conditions are safe for the intended use, and that the development will not impact the stability of surrounding properties. Registration of a Section 219 Restrictive Covenant will be required to ensure requirements identified in the Geotechnical Report are addressed.
- 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 Rosemary Heights Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Rosemary Heights Business Park Plan and improves the drawings approved under Development Application Nos. 7910-0173-00 and 7915-0316-00.
- The 3-storey building is contemporary in architectural character and features high quality durable materials, incorporating neutral earth tones that complement the surrounding neighborhood. Design features include red brick and fabric awnings which contribute to the buildings visual interest and a prominent ground floor. A three storey curtain wall at the buildings northeast corner serves to offset the buildings scale while providing a distinct architectural feature.
- The applicant has worked with staff to create a pleasant pedestrian interface, introduce glazing (curtain wall) to minimize the impact of introducing a rooftop amenity space and to improve accessibility and circulation between on-site parking and the buildings entrance.
- The proposed signage, which consists of a fascia sign on the upper storey, canopy signage on the fabric awnings, and a free-standing sign, has been designed to be architecturally consistent with the building.


## Landscaping

- A Landscaping Plan, last revised August 10, 2023, has been prepared by Donald V.S. Duncan. The proposal includes a landscape strip along the full frontage of 32 Avenue, varying between 1.9 and 2.5 metres, as well as between the building and the west and south lot lines. Plantings will include Pacific Fire Vine Maple, Flame Amur Maple, and Akebobo Flowering Cherry trees, and a variety of shrubs.
- A total of 19 trees are proposed to be planted on the subject property.
- A paved walkway will be located along the front of the building for pedestrian access. The buildings interface is supplemented with benches and bike racks.
- Additional planting will be provided south of the property within the City park land, to ensure streamside safeguarding, which will be secured through a P-15 Agreement with the City.


## Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include coordination between drawings and plans and updating dimensions for additional clarity.
- 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

- Kin Cho, 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:

| Tree Species $\quad$ Ex | sting | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Deciduous Trees(excluding Alder and Cottonwood Trees) |  |  |  |
| European Mountain Ash | 4 | 4 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 4 | 4 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 8 |  |
| Total Retained and Replacement Trees Proposed |  | 8 |  |
| Estimated Contribution to the Green City Program |  | \$0 |  |

- The Arborist Assessment states that there are a total of four mature trees on the site, and there are no Alder or Cottonwood trees. The applicant proposes to remove all four trees as part of this development proposal, due to a conflict with the on-site parking.
- The Tree Preservation Summary (Appendix IV) includes an additional 188 protected trees, including Alder and Cottonwood trees that are located on City land, within the boulevard and park land, which will be retained except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated $\mathrm{P}-15$ agreement are required for the monitoring and maintenance of the proposed trees to be planted in the riparian area, conveyed under previous Development Application No. 7910-0173-00.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio.
- In addition to any replacement trees that may be identified, boulevard street trees will be planted on 32 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 Pacific Fire Vine Maple, Flame Amur Maple, and Akebobo Flowering Cherry.
- In summary, a total of eight trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required at this time.
- 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. Environmental Plan
Appendix IV. Summary of Tree Preservation and Tree Plan
Appendix V. Development Variance Permit No. 7922-0376-oo
approved by Shawn Low

Don Luymes
General Manager
Planning and Development
SA/ar

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(A) TYPE B-FREE STANDING SIGNAGE-PLAN


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 TYPE C: AWNING SIGNAGE
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AREA Calculation
TOTAL AREA OF ROOF: 3790.06 SQ FT. (A)
AREA OF STAIR : 183.45 SQ FT. (B)
AREA OF ELEVATOR VESTBULE: 68 SQ. FT.
AREA OF MECHANCAL ROOM: 109.98 SQ FI.
AREA OF STAR LANDINGS + ELEVATOR VESTBULE + MECHANCAL $\mathrm{ROOM}=2(\mathrm{~B})+\mathrm{C}+\mathrm{D}$
$=2(183.45)+68.00+78.81=513.71$ SQ. FT. (E)
in OReDr for the mechancal room, elevator vestibule and THE STAIR LANDINGS TO BE EXEMPT FROM THE MAXIMUM HEIGHT, ' E ' SHOULD BE LESS THAN 25\% OF ' $A$ '

THEREFORE, $(E / A) \times 100=(513.71 / 3790.06) \times 100=13.55$

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| TO: | Director, Area Planning \& Development <br> - -South Surrey Division <br> Planning and Development Department |
| :--- | :--- |
| FROM: | Development Services Manager, Engineering Department |
| DATE: | December 11, 2023 |

RE: Engineering Requirements (Commercial/Industrial) Location: 1555032 Ave

## BUILDING PERMIT

The following issues are to be addressed as a condition of the subsequent building permit.

- Adequately sized water, sanitary and storm service connections to be provided.
- CCTV footage required if existing services connections are utilized.
- Driveway access shall be located along municipal right of way E2012-0096.
- Drainage access right of way required beyond geotechnical and environmental setbacks.
- Restrictive covenant for storm water mitigation features, as required by Old Logging and Burrow's Ditch ISMP.


## DEVELOPMENT PERMIT

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


Jeff Pang, P.Eng.
Development Services Manager
RH

## Appendix III




Summary, report and plan prepared and submitted by:

Cir ho
(Signature of Arborist)

November 8th, 2023
Date


## DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0376-oo
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: o28-899-857
Lot 2 Section 23 Township 1 New Westminster District Plan BCP51270

> 15550-32 Avenue

> (the "Land")
3. (a) If the civic address changes, the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
$\qquad$
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) Section F. 2 of Part 52, Comprehensive Development Zone (CD), By-Law No. 17490 - to reduce the south lot line setback from 1.5 metres to 0.3 metres for that southeast portion of the building, as shown in Schedule A;
(b) Section B.1 (a) of Part 5, Off-Street Parking and Loading/Unloading - to reduce the minimum drive aisle width from 7.0 metres to 6.9 metres for parking spaces 1 - 24 and from 7.0 metres to o.o metres for parking spaces 25-28;
(c) Section B. 1 of Part 7A, Streamside Protection - to reduce the minimum distance from top of bank for a Class A Natural Stream from 30.0 metres to a minimum of
(c) Section B. 1 of Part 7 A , Streamside Protection - to reduce the minimum distance from top of bank for a Class A Natural Stream from 30.0 metres to a minimum of 12.94 metres, consistent with the south lot line, in accordance with the Environmental Plan, attached as Schedule B.

Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
(a) Section 27.1.b of Part 5, Signs in Commercial/Industrial Zones is relaxed to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building whose setback is adjacent to that highway is less than 5.0 metres.
5. This development variance permit applies to only the portion of the Land and the buildings and structures on the Land shown on Schedules A-B 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 Schedules A-B, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli

Schedule A
Section 27.1.b of Part 5 (Sign
Bylaw) - to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building who setback is adjacent to that highway is less than 5.0 metres.


Schedule B


# H-9 

| ACTION REQUIRED: | DVP Support |
| :--- | :--- |
| TYPE: | OCP Amendment / Zoning Amendment / DP / DVP |
| PURPOSE: | By-law 17192 <br> To authorize the redesignation of the site from Urban (URB) to <br> Multiple Residential (RM). |
|  | By-law 17193 <br> RF to CD (BL 12000)- to permit the development of approximately <br> 68 townhouse units. |
| LOCATION: | 13111 King George Boulevard, Portion of 13140-113B Avenue, Portion of <br>  |

## PROCESSING DATES:

By-law 17192
December 1, 2014 - 3rd rescinded and Amended to reflect the OCP: Carried RES.R14-2089
June 21, $2010 \quad$ 3rd: Carried RES.Rio-1167
PH Held
June 7, 2010 - 1st/2nd/PH: Carried RES.Rıo-968/69/70
Approval to Proceed: Planning Report No. 7906-0301-oo

By-law 17193
June 21, 2010 - 3rd: Carried RES.Rio-1168
PH Held
June 7, 2010 - 1st/2nd/PH: Carried RES.Rio-971/72/73
Approval to Proceed: Planning Report No. 7906-0301-oo

DEVELOPMENT VARIANCE PERMIT NO. 7906-0301-00
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-11

DEVELOPMENT PERMIT NO. 7906-0301-00
June 7, 2010 - Approval to draft

## NOTICE OF DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION

Permit No. 7906-0301-00


Location: 13111 King George Boulevard, Portion of 13140-113B Avenue, Portions of 131 Street and 113A Avenue

Purpose of Permit: The applicant is seeking to increase the maximum percentage of back-to-back units from $20 \%$ to $36 \%$ in a 73 -unit townhouse development, of which 26 units are back-to-back units.

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


City of Surrey

## ADDITIONAL PLANNING COMMENTS

Application No.: 7906-0301-00
Planning Report Date: January 15, 2024

## PROPOSAL:

- Development Variance Permit
to increase the percentage of back-to-back units permitted in a 73-unit townhouse development, of which 26 units are back-to-back units.

LOCATION:
13111 King George Boulevard Portion of 13140113 B Avenue Portions of 131 Street and 113A Avenue

ZONING:
RF
OCP DESIGNATION: Urban


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the percentage of permitted back-to-back units in the Multiple Residential (30) Zone (RM-30).


## RATIONALE OF RECOMMENDATION

- Development Application No. 7906-0301-oo received Third Reading by Council on June 21, 2010. The original proposal was for a 68 -unit townhouse development on the subject site. The current proposal is similar, except for a slight increase to the number of townhouse units.
- Since 2010, the property has been sold multiple times. However, the current owners are committed to completing the project and are hoping to advance the file as quickly as possible.
- Currently, the applicant proposes a 73 -unit townhouse development with a similar layout as the original proposal that was supported by Council in 2010. The current proposal also includes 26 back-to-back townhouse units, which were not previously proposed.
- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of $20 \%$ for the "Multiple Residential (30) Zone (RM-30)", and to increase the required amount of outdoor amenity space for back-to-back units from 3 square metres per unit to 6 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023, and a variance is required, as the subject application proposes 26 back-to-back units out of 73 total units ( $36 \%$ of the proposed units).
- The proposal complies with the indoor and outdoor amenity space requirements for the proposed townhouse development. This includes the 26 back-to-back townhouses units, which require additional outdoor amenity space.
- Staff supports the proposed variance.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0301-oo (Appendix II) varying the following, to proceed to Public Notification:
(a) to increase the maximum percentage of back-to-back units from $20 \%$ to $36 \%$ in the "Multiple Residential (30) Zone (RM-30)".

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Vacant, treed property. | Urban | RF |
| North: | Vacant, treed property. | Urban | RF |
| Further North (across the <br> unopened road allowance): | Truck parking. | Industrial | IL |
| East: | Existing single family <br> dwellings and duplex. | Urban | RF and RM-D |
| South: | Townhouse <br> development and vacant <br> City lot. | Multiple <br> Residential and <br> Urban | RF and CD <br> (Bylaw No. <br> $15834)$ |
| West (across the unopened <br> road allowance): | Vacant, treed property. | Urban | A-1 |

## Context \& Background

- Development Application No. 7906-0301-oo received Third Reading by Council on June 21, 2010. The original proposal is for an Official Community Plan (OCP) Amendment from "Urban" to "Multiple Residential", a Rezoning from "Single Family Residential (RF)" to "Multiple Residential (30) Zone (RM-30)", a Development Permit and a Subdivision (including unopened road allowance acquisition and lot consolidation) for a 68-unit townhouse development on the subject site. The components of the development application remain the same; however, the site plan has been revised and includes an increase in the number of proposed townhouse units.
- The property has been sold multiple times since the OCP Amendment and Rezoning were granted Third Reading. However, the current owners are committed to completing the project and are working diligently with staff to advance the file as quickly as possible.
- Currently, the applicant proposes a 73-unit townhouse development with a similar layout as the original proposal that was supported by Council in 2010. The current proposal also includes 26 back-to-back townhouse units, which were not previously proposed.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant currently proposes a 73-unit townhouse development, including 26 back-toback townhouse units. The layout is similar to the original proposal that was supported by Council in 2010, but did not include any back-to-back units.
- Due to the approved changes to the Zoning Bylaw that limits back-to-back townhouse units to a maximum of $20 \%$ for the RM-30 Zone, a Development Variance Permit (DVP) is required.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023 subsequent to the updated proposal being submitted to the City, with significant work having been completed by the applicant in coordination with staff. As a result, a variance is required, as the subject application proposes 26 back-to-back units out of 73 total units ( $36 \%$ of the proposed units).
- The proposal complies with the indoor and outdoor amenity space requirements for the proposed townhouse development. This includes the 26 back-to-back townhouses units, which require additional outdoor amenity space.
- The proposed development consists of 73 townhouse units in 14 buildings, ranging from 4 to 6 units per building, and a stand-alone amenity building. The 26 back-to-back units are in Buildings 4, 5, 6, 7 and 8 .
- All of the townhouse units are proposed as 2-bedroom and den units or larger. There are a number of 4 - and 5 -bedroom units as well.
- Twenty-two of the 73 townhouse units ( $30 \%$ ) include tandem parking. All of the 26 back-toback units are side-by-side double garages.

|  |  |
| :--- | :--- |
| Proposed |  |
| Lot Area <br> Site Area (including lot <br> consolidation): | 12,967 square metres |
| Number of Lots: | 1 |
| Building Height: | 13 metres (3-storey) |
| Unit Density: | 57 units per hectare |
| Floor Area Ratio (FAR): | o.89 |
| Floor Area |  |
| Residential/Total: |  |
| Residential Units: |  |
| 2 bedroom + den | 3 |
| 3-bedroom: | 52 |
| 4-bedroom + den: | 12 |
| 5 bedroom: | 6 |

- The Zoning Bylaw update also included an increase to the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit to 6.0 square metres per unit.
- The Zoning Bylaw update for back-to-back units increased the required outdoor amenity space to 297 square metres, and a total of 509 square metres of outdoor amenity space is proposed. Therefore, the proposal well exceeds the minimum requirement.


## Referrals

Engineering: The Engineering Department has no objection to the proposed variance, subject to the completion of Engineering servicing requirements.

## Transportation Considerations

- The proposed variance does not impact the original Transportation requirements.


## Parkland Considerations

- The proposed variance does not impact the original Parks requirements and comments.


## POLICY \& BY-LAW CONSIDERATIONS

- The variance request does not impact or change how the application addresses or complies with the Regional Growth Strategy.
- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.
- An Official Community Plan (OCP) is required to redesignate the site from "Urban" to Multiple Residential". The OCP Amendment Bylaw (No. 17192) was granted Third Reading on June 21, 2010, and is still applicable for the current proposal.


## Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)". Rezoning By-law No. 17193 was granted Third Reading at the Regular Council - Public Hearing Meeting on June 21, 2010. The proposal complies with the RM-30 Zone land use and density provisions.


## Variance

- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back townhouse units to a maximum of $20 \%$ of the total units for development under the RM-30 Zone. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023.
- A variance is now required for the subject site, as it proposes 26 back-to-back units out of 73 total units. The variance would increase the maximum percentage of back-to-back units that are permitted from $20 \%$ to $36 \%$.
- Should the variance not be supported, the applicant would be required to make changes to their proposal to reduce the number of back-to-back unit types to a maximum of 20 percent of the total units.
- The proposed update to the development permit and site plan was submitted prior to the adoption of amendments to the RM-30 Zone, with significant work having been completed by the applicant in coordination with staff. When the changes to the RM-3o Bylaw were adopted, it was anticipated that certain instream applications would require variances to accommodate aspects of their proposals not in full compliance with the amendments.
- Staff supports the proposal, and it is recommended that the proposed variance be supported.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Current Site Plan, Data Sheet and Building Elevations
Appendix II. Development Variance Permit No. 7906-0301-oo
Appendix III. Initial Planning Report No. 7906-0301-00, dated June 7, 2010 (with original site plan)
approved by Ron Gill

Don Luymes
General Manager
Planning and Development
DN/ar

## DRAWING LIST

- cover page
- PROJECT SUMMARY
- base plan
- SITE PLAN
- FIRE PLAN
- floor plan
- bUILDING ELEVATIONS
- part sections
- UNIT PLANS

A-0. 1
A-0. 2
A-0.3
A-1.0
A-1.1
A-2.0 TO A-2.13
A-3.0 TO -A3.24
A-4.0 TO A-4.1
A-5.0 TO A-5.10

## PROJECT TEAM

ARCHITECT PARAMORPH ARCHITECTURE INC. 308-9639 137A Street
Surrey, BC V3T 0M1
(604) 608-0161
info@paramorph.com
SURVEY DHALIWAL AND ASSOCIATES LAND SURVEYING INC.
216-12899 76th AVENUE
604-501-6188
info@dhaliwalsurvey.com
CIVIL HUB ENGINEERING INC.
\#212 1299276 AVENUE
604-572-4328
mgk@hub-inc.com
LANDSCAPE M2 LANDSCAPE ARCHITECTURE \#220-26 LORNE MEWS NEW WESTMINSTER, BC V3M 3L7 604-553-0044

## PROGRAM SUMMARY





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# DEVELOPMENT VARIANCE PERMIT 

NO.: 7906-0301-oo
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: o17-241-553
Portion of Section 9 range 2 Plan Northwest Plan 17410 New Westminster District Lot A
(BE12939), Except Plan BCP45094, Previously Lots 51-55
Portion of $13140-113$ B Avenue
Parcel Identifier: oo8-042-314
Lot G Section 9 Range 2 Plan Northwest Plan5585 New Westminster District Except Plan 35529 13111 King George Boulevard

Portions of 131 Street and 113A Avenue (road allowance)
(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 Subsection J. 4 Special Regulations, Back-to-Back Ground-Oriented Dwelling Units of Part 22 Multiple Residential 30 Zone, the maximum allowable percentage of back-to-back units is increased from $20 \%$ to $36 \%$.
5. This development variance permit applies to only 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.

$$
\text { AUTHORIZING RESOLUTION PASSED BY COUNCIL, THE DAY OF , } 20
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ISSUED THIS DAY OF , 20.

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
- OCP Amendment; and
- Rezoning.
- Approval to draft Development Permit.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the Urban OCP designation and requires a redesignation to Multiple Residential.


## RATIONALE OF RECOMMENDATION

- Allows for development on a currently vacant site, along King George Boulevard, which is a gateway into Surrey's City Centre area.
- The City will generate income from the sale of the underutilized excess City lands.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential.
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 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0301-oo in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
(a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
(b) submission of a subdivision layout to the satisfaction of the Approving Officer;
(c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
(e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(f) completion of the road closure and acquisition of portions of 131 Street and 113 A Avenue with the Realty Services Division;
(g) the applicant to address the concern that the proposed development will place additional pressure on existing parks facilities, to the satisfaction of the General Manager, Parks, Recreation \& Culture;
(h) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the enclosed parking spaces into livable space;
(i) registration of a statutory right-of-way for public passage along the west property line to allow for pedestrian connection to the future public walkway;
(j) registration of statutory right-of-way for public passage within private land to the east of the proposed public lane, to allow for access to the developable area to the east and southeast.

## REFERRALS

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

School District:

Parks, Recreation \& Culture:

## Projected number of students from this development:

${ }^{11}$ Elementary students at James Ardiel School 5 Secondary students at Kwantlen Park Secondary School

## (Appendix V)

The Parks Department has concerns about the impact the proposed development has on existing parks facilities in the area.

## SITE CHARACTERISTICS

Existing Land Use: Treed property without buildings.
Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Immediately North: | Vacant treed lot. | Urban | RF |
| North (Across 113B <br> Avenue): | Vacant lot. | Industrial | IL |
| East: | Existing single family <br> dwellings and duplex. | Urban | RF and RM-D |
| South: | 48 existing townhouses, <br> completed under Application <br> No. 7902-0351-oo. | Multiple Residential | CD (By-law No. <br> $15834)$ |
| West (Across 131 Street): | Vacant treed lot. | Urban and Industrial | A-1 |

## 【USTIFICATION FOR OCP AMENDMENT

- The adjacent site to the east (11255-132 Street) was redesignated from Urban to Multiple Residential and rezoned to CD (By-law No. 11654) in 1993 to permit the development of a 4-storey apartment building (File No. 5691-0477-oo). The proposed apartment building, however, was never constructed.
- In 1999, the adjacent site was redesignated from Multiple Residential to Commercial and rezoned to CD (By-law No. 13192) to permit the development of a 102-room hotel (Application No. 7996-0202-00).
- Construction of the hotel did not proceed and the applicant ultimately requested a redesignation from Commercial to Multiple Residential to allow for the development of a 48-unit townhouse development, completed under Application No. 7902-0351-00.
- The proposed redesignation of the OCP from Urban to Multiple Residential is consistent with the long term vision of bringing in higher densities to the City Centre area.


## DEVELOPMENT CONSIDERATIONS

## Background

- The application was originally submitted in June 2006 for a proposed 19-storey, high-rise building with 260 apartment units and 35 townhouse units. This application also encompassed a total of four (4) properties addressed as 13111 King George Boulevard and 13130/32/40-113B Avenue and the acquisition from the City of some portions of 131 Street and 113 A Avenue.
- This application never proceeded to Council due to the economic downturn and the financial impact of a high-rise and townhouse development. In March 2010, the application was amended to exclude two of the properties, 13130 and 13132 - 113B Avenue and the development proposal was decreased in size to 68 townhouse units only.


## Current Application

- The current proposal is situated primarily on one property addressed as 13111 King George Boulevard and on a portion of City-owned property addressed as $13140-113 B$ Avenue.
- The site is approximately 1.2 hectares ( 2.97 acres) in net area and currently zoned Single Family Residential Zone (RF) and designated Urban in the Official Community Plan (OCP). The development site is extremely sloped and currently heavily treed.
- The applicant proposes an OCP amendment from Urban to Multiple Residential, a rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) and a Development Permit to allow for the development of 68 townhouse units to be completed within three (3) phases. The application will also include a purchase from the City of the eastern half of 131 Street (ending just to the north of 113 A Avenue), a portion of 113 A Avenue and a small area of land to the north, resulting from the realignment of the currently unopened 113A Avenue.
- The proposed unit density of the development is 58 units per hectare ( 23 units per acre), with a floor area ratio (FAR) of o.96. The FAR is slightly higher than the maximum o.90 FAR permitted under the RM-30 Zone for a development site which exceeds 1.0 hectare ( 2.47 acres ). The proposed unit density is below the 75 units per hectare ( 30 upa ) permitted in the RM-30 Zone.
- The development proposes 210 square metres ( 2,260 sq.ft.) of indoor amenity space within a separate building, exceeding the minimum of 204 square metres ( $2,196 \mathrm{sq} . \mathrm{ft}$.) required for the development (based on $3 \mathrm{~m}^{2} / 32$ sq.ft. per dwelling unit). The indoor amenity space will be provided in a two-storey amenity building located centrally within the development, and will be incorporated as part of Phase II of the development. Due to the fact that 113A Avenue has not yet been constructed, the phasing of the development will proceed from east to west.
- The development proposes 253.7 square metres ( $2,731 \mathrm{sq} . \mathrm{ft}$.) of outdoor amenity space, which exceeds the minimum 204 square metres ( 2,196 sq.ft.) required for this development (based on $3 \mathrm{~m}^{2} / 32$ sq.ft. per dwelling unit). The proposed outdoor amenity space is to be located immediately to the west of the indoor amenity building and will incorporate a children's play area, community gardens and walking paths. Due to the fact that the amenity spaces are to be constructed under Phase II, securities for the landscaping and amenity areas for both Phases I and II will be required prior to the issuance of the Phase I building permit.
- The proposed development includes 136 resident parking stalls and 14 visitor parking stalls, which complies with the requirements of the Surrey Zoning By-law. The proposed visitor parking stalls will be dispersed throughout the development site. The resident parking stalls will be provided in double garages attached to the units.
- The development site will result in a hooked lot, as the development will be providing a public lane to allow for future access to a potential multiple residential development site located within the excess King George Boulevard road dedication to the south and to a future multiple residential development located to the east (Appendix III).


## Road Closure and Acquisition (Appendix I)

- There are currently two dedicated roads, 131 Street and 113 A Avenue, which exist, but have not been opened in the vicinity of the subject property. The Engineering Department has indicated that 131 Street will not extend north beyond the cul-de-sac at 13102-114 Avenue and 11408-131 Street. Therefore, the excess portion of 131 Street, to the south of this location is surplus and may be sold, with Council's approval. Ultimately, 113A Avenue is to be opened further west as development occurs and 113 A Avenue will ultimately connect to 112 B Avenue to the west. However, the alignment of 113 A Avenue is required to change. Therefore, the applicant is required to close part of 113A Avenue and acquire some City land to the north in order to facilitate this new alignment of 113 A Avenue (Appendix III).
- There is currently some excess road within the King George Boulevard, which is a gazetted road, south of the subject site. It is anticipated that the future closure of the gazetted road will create approximately 0.97 hectare ( 2.4 acres ) of land. Although not fully developable due to its configuration, there will be a development opportunity. The applicant was asked to provide a development concept for this area and the concept reflects a possible townhouse development, with vehicular access derived from a proposed public lane which will bisect the site (Appendix III).
- Staff have reviewed the applicant's proposal and find it acceptable. To implement this proposal, the applicant is required to dedicate a 6 -metre ( 20 ft .) wide lane through the subject site to provide access to the potential development site to the south. A dedicated lane, although unusual to be provided through a site, is considered preferable to an access easement or right-of-way on private property.


## Tree Preservation and Replacement

- An arborist report was submitted by the applicant. The report was prepared by Lesley Gifford, Certified Arborist, for Diamond Head Consulting Ltd.
- Two hundred (200) deciduous trees were identified within the site. It is proposed that all 200 trees be removed (Appendix VI).
- According to the arborist's report, all of the trees found growing within the subject site and to the west of the site are second growth trees. The majority of the site was cleared about 40 years ago and was regenerated naturally with a relatively dense, uniform stand of Red Alder, Black Cottonwood and Bigleaf Maple with scattered Paper Birch. Most of these deciduous trees range in diameter from $25-55 \mathrm{~cm}$ and average 40 cm . The northern portion of the site was cleared about 3-5 years ago. This is dominated by Black Cottonwood and Bigleaf Maple regenerated from stumps from shoots.
- The stands of trees are even-aged and have grown as a group, relying on neighbouring trees for structural support. According to the arborist's report, these stands offer little opportunity for retention as the trees within them have grown upwards competing for light and generally have poorly tapered trunks and small live crowns. Opening up these stands and exposing them as single trees makes them susceptible to windthrow and breakage. Considering the proposal is a moderately dense multiple residential development, the arborist is recommending that none of the trees be kept on the site, but that replacement trees be planted.

| Tree Species | Number of Trees | Proposed <br> Retention | Proposed <br> Removal |
| :--- | :---: | :---: | :---: |
| Pear | 1 | 0 | 1 |
| Cottonwood | 6 | 0 | 6 |
| Alder | 130 | 0 | 130 |
| Bigleaf Maple | 52 | 0 | 52 |
| Bitter Cherry | 1 | 0 | 1 |
| Birch | 8 | 0 | 8 |
| Other (Ropbinia \& Oak) | 2 | 0 | 2 |
| TOTAL | $\mathbf{2 0 0}$ | $\mathbf{0}$ | $\mathbf{2 0 0}$ |

- Based upon these numbers, 264 replacement trees are required, with 136 to be replaced at a 1:1 ratio and 64 trees to be replaced at a $2: 1$ ratio. There are 143 replacement trees proposed within the site. The applicant will be required to provide cash-in-lieu for the remaining 121 trees which are not accommodated within the site.


## PRE-NOTIFICATION

- Two pre-notification letters were mailed out, one for the initial proposal for the high-rise building and townhouses, dated August 20, 2007 and one dated March 19, 2010, based upon the current townhouse proposal.
- Staff did not receive any comments for either of the development proposals.


## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

## DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project consists of 68 3-bedroom units in ten (10) buildings. The townhouse units are 3 storeys in height, with private roof decks.
- The site reflects two vehicular access points from 113 A Avenue, with one entering the centre of the site and the other at the eastern edge which connects to a minimum $6.0-\mathrm{metre}(20 \mathrm{ft}$.) wide public lane. The public lane will eventually allow for access to a potential future development site within a surplus portion along King George Boulevard which may be closed in the future.
- A walkway will be constructed within the remaining 131 Street right-of-way adjacent to the site, between King George Boulevard and nı3A Avenue. The developer will be required to contribute to one-half of the construction costs of the walkway.
- Due to the grading on the site, the townhouse units have been designed with two different unit layouts, one where the garage is situated at the second level, with the living room below and the other where the living room is at the second level, with the garage at the ground level. All townhouse units will incorporate roof decks.
- The primary building materials and colours proposed consist of hardi-boards painted in varying shades of beige, overhead doors and frames painted in white, vinyl windows and frames painted in a dark beige, red painted cladding and varying accent colours ranging from blue, golden yellow, purple and teal. Entry doors and trellises will be stained wood.
- Due to the slope, significant terraced retaining walls are proposed along the north (113A Avenue), west and southeast portions of the site.
- A proposed two-storey amenity building is located centrally within the site. The main floor incorporates an exercise room and office, while the second floor incorporates a multi-purpose room, a TV room and game area. The roof of the building will incorporate a green roof system.
- The outdoor amenity is proposed to the immediate west of the indoor amenity building. The proposed outdoor amenity will include a children's play area, community gardens and walking paths.
- Fencing with groundcover planting and trees are proposed to frame the ground floor patios for each unit and to provide for privacy.
- Main vehicular access points are defined with decorative paving.


## ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory, except for the following which will have to be addressed prior to Final Adoption:

- A roll over curb on the lane to be shown on the plans.
- A sidewalk should be provided over the parking stalls at the south end of the development site.
- The privacy wall should be lowered to match the o.9 metre ( 3 ft .) high wood fence.
- Signage details are required for review.
- Resolution of all outstanding landscape items.

The applicant has agreed to complete these items prior to consideration of Final Adoption.

## PROPOSED CD BY-LAW (Appendix VII)

- The proposed CD By-law is based upon the RM-3o Zone, with a slightly increased floor area ratio (FAR) and variances for building setbacks and to allow for visitor parking stalls and stairs exceeding 3 risers to be situated within the setback area.
- The proposed development will reflect a proposed FAR of o.96, which slightly exceeds the maximum 0.90 FAR permitted for RM-30-zoned sites exceeding 1 hectare ( 2.47 acres ) in size. The unit density will remain under the maximum 75 units per hectare ( 30 units per acre) permitted under the RM-30 Zone, at 58 units per hectare ( 23 units per acre).
- The proposed building setbacks take into account two separate portions of the site, north of the proposed public lane and south of the lane.
- In the northern portion of the site, the north yard (113A Avenue) and the west yard setbacks will be a minimum of 4.4 metres ( 14.4 ft .). The area within the setbacks will be landscaped. Along 113A Avenue, the setback is measured from the property line to the building face. Along the west property line, the setback is measured to the side elevations of the westerly buildings. A walkway will be situated to the west of the subject site, thereby "increasing" the open area. The windows from the end units will also allow for increased surveillance of the walkway.
- The south yard and east yard setbacks for the northern portion of the site will be a minimum 2.1 metres ( 6.9 ft .) and 1.2 metres ( 3.9 ft .) respectively, measured from the proposed lane. The setbacks are typical what would be proposed from a private driveway.
- In the southern portion of the site, the south yard and east yard setbacks are a minimum of 7.0 metres ( 23.0 ft .) and 5.0 metres ( 16.4 ft .) respectively. The 5.0 -metre ( 16.4 ft .) east setback is required only on the easterly edge of the south-easterly building (Building \#12). This reduced setback is required due to the irregular shape of the site at the southeast corner.
- The proposed north yard and west yard setbacks for the southern portion of the site are 1.2 metres ( 3.9 ft .) and 0.9 metre ( 3.0 ft .) respectively, due to the alignment of the proposed public lane.
- In addition, the proposed CD By-law will allow for further encroachments into the setbacks, by stairs, retaining walls and second floor building elements.
- Proposed visitor parking stalls are proposed to be situated within the building setback areas, to allow for better accessibility throughout the site. This proposed variance does not have a significant impact upon the development, as the applicant is proposing landscaping around the parking areas.
- Due to the grading of the site, stairs exceeding three (3) risers are proposed within the west, north and south building setbacks of the larger site. These stairs are required to provide for level and usable patios for the townhouse units and to provide for pedestrian connections through the site. The applicant's architect had previously worked with Planning staff to reduce the number of stairs where possible. However, it is recognized that due to the grading on the site, stairs are necessary to facilitate pedestrian connections within the site.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan Showing Road Closure
Appendix II. OCP Amendment Map
Appendix III. Proposed Subdivision Plan, Site Plan, Building Elevations and Landscape Plans
Appendix IV. Engineering Summary
Appendix V. School District Comments
Appendix VI. Summary of Tree Survey and Tree Preservation
Appendix VII. Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

## PL/kms

$\mathrm{v}: \backslash \mathrm{wp}-\mathrm{docs} \backslash$ planning $\backslash$ plncomıo\o4220919pl.doc . 4/22/10 10:02 AM

## APPENDIX I HAS BEEN

REMOVED AS IT CONTAINS

## CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET



* If the development site consists of more than one lot, lot dimensions pertain to the entire site.


## Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed in RM-30 Zone | Proposed |
| :---: | :---: | :---: |
| DENSITY |  |  |
| \# of units/ha /\# units/acre (gross) |  |  |
| \# of units/ha /\# units/acre (net) | 75 uph/30 upa | 58 uph/23 upa |
| FAR (gross) |  |  |
| FAR (net) | 0.90 | 0.96 |
|  |  |  |
| AMENITY SPACE (area in square metres) |  |  |
| Indoor | $204 \mathrm{~m}^{2}$ | $210 \mathrm{~m}^{2}$ |
| Outdoor | $204 \mathrm{~m}^{2}$ | $253.7 \mathrm{~m}^{2}$ |
|  |  |  |
| PARKING (number of stalls) |  |  |
| Commercial |  | n/a |
| Industrial |  | n/a |
|  |  |  |
| Residential Bachelor +1 Bedroom |  |  |
| 2 -Bed |  |  |
| 3-Bed | 136 | 136 |
| Residential Visitors | 14 | 14 |
|  |  |  |
| Institutional |  | n/a |
|  |  |  |
| Total Number of Parking Spaces | 150 | 150 |
|  |  |  |
| Number of disabled stalls | 1 | 1 |
| Number of small cars | 3 | 3 |
| Tandem Parking Spaces: Number / \% of Total Number of Units | n/a | n/a |
| Size of Tandem Parking Spaces width/length | n/a | n/a |


| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
| :--- | :--- | :--- | :--- |

## SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. PLAN 17410, LOT "G" EXCEPT: PART SUBDIVIDED BY PLAN 35529, PLAN 5585, AND ROADS SHOWN ON PLAN 480 ALL OF SECTION 9 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF REZONING
BCGS 92G. 026
CITY OF SURREY LEGEND
SCALE 1:1500

> REM.

PLAN 4996


BCS2666.

B.C.L.S. 803

THIS B́大仏MENT IS NOT VALID UNLESS

> (C) COPYRIGHT ORIGINALLY SIGNED AND SEALED

DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0506004-Z03.DWG


## PLAN OF PROPOSED SUBDIVISION OF A PART OF LOT "A" (BE12939) PLAN 17410, LOT "G" EXCEPT: PART SUBDIVDED BY PLAN 35529, PLAN 5585, AND ROAD TO BE CLOSED SHOWN ON PLAN 480 ALL OF SECTION 9 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

BCGS 92G. 026
CITY OF SURREY LEGEND SCALE 1:1500
( NEM.


DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue Surrey, B.C. V3W 3B2 GREATER VANCOUVER REGIONAL DISTRICT Phone: 604 501-6188
Fax: 604 501-6189
File: 0506004-PS2.DWG

$\therefore \%$



































OVERALL REFERENCE PLAN PLANTLIST



NUMBER OF REPLACEMENT TREES PROPSOED: 149 PK1: 27
PR2;
PR 27


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## INTEROFFICE MEMO

TO: Manager, Area Planning \& Development

- North Surrey Division

Planning and Development Department
FROM: Development Project Engineer, Engineering Department
DATE: May 10, 2010 PROJECT FILE: 7806-0301-00
RE. Engineering Requirements
Location: 13111 King George Blvd. and 13140131 Street
OCP AMENDMENT
There are no engineering requirements relative to the OCP Amendment.

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- dedicate 18.3 metres for 113 A Avenue;
- dedicate minimum 6.0 metres for a public road through the site as shown on the site layout; and
- purchase proposed road closure areas.


## Works and Services

- construct 113 A Avenue complete with temporary hammerhead at 131 St. intersection,;
- construct minimum 6 m wide public road through the site.
- provide cash-in-lieu for future 131 Street walkway;
- extend waterman to the west from 122 B Avenue to 132 Street and construct main along 131 Street site frontage; and
- construct storm and sanitary facilities to service the development and future developments adjacent the site.

A Servicing Agreement is required prior to Rezone/Subdivision.
DEVELOPMENT PERMIT
There are no engineering requirements relative to issuance of the Development Permit.

The Engineering Department notes that adjustment to the proposed site layout may be required to met the engineering requirements.


Bob Ambardar, P.Eng.
Development Project Engineer
KS


NOTE: Detailed Land Development Engineering Review available on file


April 22, 2010 Planning

## SCHOOL DISTRICT \#36 (SURREY)

## THE IMPACT ON SCHOOLS <br> APPLICATION \#: 7906030100

## SUMMARY

The proposed 68 townhouse units are estimated to have the following impact on the following schools:

Projected \# of students for this development:

| Elementary Students: | 11 |
| :--- | ---: |
| Secondary Students: | 5 |

September 2009 Enrolment/School Capacity

| James Ardiel Elementary. |  |
| :--- | :--- |
| Enrolment (K/1-7): | $47 K+308$ |
| Capacity (K/1-7): | $40 K+475$ |


| Kwantlen Park Secondary |  |
| :--- | :--- |
| Enrolment (8-12): | 1464 |
| Capacity (8-12): | 1200 |

## School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering a district program move from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections.


Kwantlen Park Secondary


## 

Surrey Project No.:
Project Location:

Registered Arborist:
$\frac{\# 0920}{13111 \text { King George Highway }}$

$$
\begin{aligned}
& \text { Lesley Gifford, B.App Sc. } \\
& \text { ISA Certified Arborist (PN5432A) } \\
& \text { Certified Tree Risk Assessor (56) } \\
& \text { BC Parks Wildlife and Danger Tree Assessor }
\end{aligned}
$$

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Large stand of even aged tree species including alder, cottonwood, bigleaf maple, birch and cherry with a single mature western red cedar. Site proposed for townhouse development.
2. Summary of Proposed Tree Removal and Placement:

〔 The summary will be available before final adoption.
Number of Protected Trees Identified $\quad: \quad \overline{200}$
. Number of Protected Trees declared high risk due to natural causes Number of Protected Trees to be removed
Number of Protected Trees to be Retained

|  | 200 |
| :---: | :---: |
| (A-B-C) | 0 |
| $(C-B) \times 2$ | 264 |
| . | . 143 |
| ( E-F ) | 121 |
| ( $\mathrm{D}+\mathrm{F}$ ) | 143 |

(A)

Number of Replacement Trees Required (136@1:1, 64@2:1)
Number of Replacement Trees Proposed
Number of Replacement Trees in Deficit
Total Number of Protected and Replacement Trees on Site
Number of Lots Proposed in the Project
Average Number of Trees per Lot
(H/I)
(B)
(C)
(D)
(E)
(F)
(G)
(I)
3. Tree Survey and Preservation / Replacement Plan
[] Tree Survey and Preservation / Replacement Plan is attached
[.] This plan will be available before final adoption

Summary prepared and submitted by:


Arborist
Date

## CITY OF SURREY

## BYLAW NO.

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, 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 Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

## FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-042-314
Lot "G" Except: Part Subdivided By Plan 35529, Section 9 Block 5 North Range 2 West New Westminster District Plan 5585

13111 King George Boulevard
Portion of Parcel Identifier: 017-241-553
 Plan 17410 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule "A", certified correct by Gene Paul Nikula, B.C.L.S. on the $11^{\text {th }}$ day of May 2010 containing 281 square metres, called Block $B$

$$
\text { Portion of } 13140-131 \text { Street }
$$

Portion of ${ }_{131}$ Street as shown on Schedule "A" attached hereto containing 1,165 square metres, called Block A.

Portions of 113 A Avenue as shown on Schedule " A " attached hereto containing 805 square metres called Block D, and containing 42 square metres, called Block E
(hereinafter referred to as the "Lands")
2. The following regulations shall apply to the Lands:

## A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, ground-oriented multiple unit residential buildings and related amenity spaces 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, provided such combined uses are part of a comprehensive design:

1. Ground-oriented multiple unit residential buildings.
2. Child care centres, provided that such centres:
(a) Do not constitute a singular use on the lot; and
(b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

## C. Lot Area

Not applicable to this Zone.
D. Density

1. The floor area ratio shall not exceed 0.96.
2. The maximum unit density shall not exceed 58 dwelling units per hectare [23 upa].
3. The indoor amenity space required in Sub-section J.1(b) of this Żone, is excluded from the calculation of floor area ratio.

## E. Lot Coverage

The lot coverage shall not exceed $37 \%$.

## F. Yards and Setbacks

1. Buildings and structures shall be sited in accordance with the following minimum setbacks for the portions of the Lands shown on the Plan of Proposed Subdivision attached hereto and forming part of this By-law as Schedule " B ", certified correct by Gene Paul Nikula, B.C.L.S. on the $12{ }^{\text {th }}$ day of May 2010:
(a) North portion of the Lands shown on Schedule "B" containing 10,166 square metres:


Measurements to be determined as per Part a Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* Stairs and retaining walls may be sited a minimum 0.6 metre [2.0 ft.] from the north lot line (113A Avenue).
** Structures may be sited a minimum of 1.5 metres [ 4.9 ft .] from the lane.
*** The second floor of the principal building nearest the lane, may be sited a minimum of 1.0 metre [ 3.3 ft .] from the lane.
(a) South portion of the Lands shown on Schedule "B" containing 1,703 square metres:


Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The upper floors of the principal buildings may be sited a minimum of 0.5 metre [ 1.6 ft .] from the lane.
** Patio encroachments may be sited a minimum of 4.5 metres [ 14.8 ft .] from the south lot line.
*** The second floor of the principal building nearest the lane may be sited a minimum of 0.5 metre [ 1.6 ft .] from the lane.

2. Notwithstanding Sub-section E.17.(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs exceeding 3 risers may encroach within all building setbacks.

## G. Height of Buildings

Measurements to be determined as per Part a Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The building height shall not exceed 13 metres [42 feet].
2. Accessory buildings and structures: The building height shall not exceed 4.5 metres [ 15 feet].

## H. Off-Street Parking

1. Resident and visitor parking spaces shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident parking spaces shall be provided as underground parking or as parking within building envelope.
3. Visitor parking within the required setbacks is 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. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [ 5 ft .] in width shall be provided within the lot.
3. 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.
4. Garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres [ 8 ft .] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. Amenity space shall be provided on the lot as follows:
(a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit and shall not be located within the required setbacks; and
(b) Indoor amenity space, in the amount of 3.0 square metres [32 sq.ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.
2. Child care centres shall be located on the lot such that these centres:
(a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and
(b) Have direct access to an open space and play area within the lot.

## K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

| Lot Size | Lot Width | Lot Depth |
| :--- | :--- | :--- |
|  | $\vdots$ |  |
| $8,18 \mathrm{o}$ sq. m. | 132 metres |  |
| $[2$ acres $]$ | $[433 \mathrm{ft}]$ | 62 metres |

Dimensions shall be measured in accordance with Section E. 21 of Part 4 General Provisions of Surrey Zoning Bylaw, 1993, No. 12000, as amended.

## L. Other Regulations

In addition to all statutes, by-laws, 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 Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 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 Surrey Zoning By-law, 1993, No. 12000, as amended.

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371
$$

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
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 Surrey Zoning By-law, 1993, No. 12000, as amended.
7. Building permits shall be subject to the 'Surrey Building By-law, 1987, No. 9011, as amended.
8. Building permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey Official Community Plan, 1996, By-law No. 12900, as amended.
11. Provincial licensing of child care centres is regulated by thë Community Care and Assisted Living.Act R.S.B.C. 2002. c. 75, as amended, and thé Regulations pursuant thereto including without limitation $B_{i}$. $C$. Reg 319/89/213.
12. This By-law shall be cited for all purposes as."Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, , No. ."

READ A FIRST AND SECOND TIME on the th day of , 20 .
PUBLIC HEARING HELD thereon on the th day of , 20 :
READ A THIRD TIME 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 .

## 372

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SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO._____________ PVR PART OF LOT "A" (BE12939)
PLAN 17410, LOT "G" EXCEPT: PART SUBDIVIDED
BY PLAN 35529, PLAN 5585, AND ROADS SHOWN ON
PLAN 480 ALL OF SECTION 9 BLOCK 5 NORTH
RANGE 2 WEST NEW WESTMINSTER DISTRICT
FOR THE PURPOSE OF REZONING
```

BCGS 92G. 026
CITY OF SURREY
LEGEND
SCALE 1:1500

> REM. "DLAN PLA9


## H-10

## ACTION REQUIRED: DVP Support

TYPE: Zoning Amendment / DP / DVP
PURPOSE: $\quad$ RF to CD - to permit the development of a 6-storey residential apartment building.

LOCATION:
10055 and 10077-133 Street; 13277-100A Avenue, Portions of road

## PROCESSING DATES:

Bylaw No. 20791
December 12, 2022 - 3rd: Carried RES.R22-2338
PH Held
November 14, 2022 - 1st/2nd/PH: Carried RES.R22-2000/2001/2002
Approved to Proceed: Planning Report No. 7921-0090-oo

## DEVELOPMENT VARIANCE PERMIT

January 15, 2024 - Proceed to Public Notification: Carried RES.24-14

DEVELOPMENT PERMIT
November 14, 2022 - Authorize to Draft: Carried RES.R22-1999

## NOTICE OF DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

Permit No. 7921-0090-00


Location: 10055, 10077-133 Street; 13277-100A Avenue

Purpose of Permit: The applicant is seeking to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended in order to include the use of a Surety Bond for Servicing Agreement No. 7821-0090-00.

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


## Application No.: <br> 7921-0090-00

Planning Report Date: January 15, 2024

## PROPOSAL:

- Development Variance Permit
to vary the definition of "bond" in the Surrey
Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the site.

| LOCATION: | 10077133 Street |
| :---: | :---: |
|  | 13277 100A Avenue |
|  | 10055133 Street |
| ZONING: | RF |

OCP DESIGNATION: Multiple Residential
CITY CENTRE PLAN Low to Mid Rise Residential DESIGNATION:


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7821-0090-oo.


## RATIONALE OF RECOMMENDATION

- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7821-0090-oo.
- On December 12, 2022, Council granted Third Reading to rezoning Bylaw No. 20791 to permit the development of a 6 -storey apartment building on the subject site. Council also authorized staff to draft the corresponding Development Permit No. 7921-oo90-oo for the project on November 14, 2022. The subject variance will allow for the use of a Surety Bond for the servicing agreement for this project.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0090-00 (Appendix I) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7821-0090-oo, to proceed to Public Notification.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | City Centre Plan <br> Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single family lots | Low to Mid Rise <br> Residential | RF |
| North: | Existing single <br> family lots under <br> Application No. <br> 7919-0096-oo for a <br> 6-storey apartment <br> (Third Reading). | Low to Mid Rise <br> Residential | RF |
| East (Across 133 Street): | Existing single <br> family lots <br> including lots <br> under Application <br> No. 7923-or85-oo <br> for a 6-storey <br> apartment (pre- <br> Council). | Low to Mid Rise <br> Residential | RF |
| South (Across 100A Avenue): | Existing single <br> family lots. | Low to Mid Rise <br> Residential | RF |
| West (Across lane): | Existing single <br> family lots. | Low to Mid Rise <br> Residential | RF |

## Context \& Background

- The subject site is a 2,202 -square metre site, consisting of 3 properties, located to the west of 133 Street, east of 132A Steet and north of 100A Avenue in the West Village District of Surrey City Centre.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the City Centre Plan and is zoned "Single Family Residential Zone (RF)".
- On December 12, 2022, Council granted Third Reading to rezoning Bylaw No. 20791 to permit the development of a 6 -storey apartment building on the subject site. Council also authorized staff to draft the corresponding Development Permit No. 7921-0090-oo for the project on November 14, 2022.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- In relation to the proposed redevelopment of the site, the applicant is proposing a Development Variance Permit to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, in order to include the use of Surety Bond for the Servicing Agreement (No. 7821-0090-oo) associated with the development application.


## Referrals

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

## POLICY \& BY-LAW CONSIDERATIONS

## Variance to Definition of "Bond"

- The applicant is requesting to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7821-0090-oo.
- In 2016, Council approved Corporate Report No. R257:2016, which authorized a pilot program for the use of surety bonds as an alternate form of security for Servicing Agreements. Subsequently, in 2019, Council approved Corporate Report No. R227; 2019, which included a modification to the terms of the pilot program and increased the maximum number of eligible land development projects from 5 to 12. Under the Surrey Economic Action and Recovery Plan from the COVID-19 Pandemic (Corporate Report No. Ro71; 2020) the maximum number of eligible land development projects was further increased from 12 to 20 . As part of Corporate Report No. R222; 2023 on Improvements to the Engineering Development Process, the program was expanded to reduce carrying costs to developers.
- A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development projects in the pilot program. The Developer's working capital will then be freed to greater liquidity that can be then encouraged for reinvestment into the City.
- The Surety will be required to maintain a minimum A level rating from A. M. Best Rating Services.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7821-0090-oo.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Development Variance Permit No. 7921-0090-oo
Appendix II. November 14, 2022 Planning Report No. 7921-0090-00
approved by Ron Gill

Don Luymes
General Manager
Planning and Development
LM/ar

## DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0090-00
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: o10-070-648
Lot 21 Section 27 Block 5 North Range 2 West New Westminster District Plan 20923 10077-133 Street

Parcel Identifier: 004-040-767
Lot 22 Section 27 Block 5 North Range 2 West New Westminster District Plan 20923 13277-100A Avenue

Parcel Identifier: 009-525-246
Lot 23 Section 27 Block 5 North Range 2 West New Westminster District Plan 20923 10055-133 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:
(a) In Part 1 - Interpretation - Definitions, "Bond" means cash, an irrevocable Letter of Credit, or a Surety Bond in favour of the City.
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.

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

ISSUED THIS DAY OF , 20 .

City Clerk - Jennifer Ficocelli


City of Surrey PLANNING \& DEVELOPMENT REPORT Application No.: 7921-0090-oo
Planning Report Date: November 14, 2022

## PROPOSAL:

- Rezoning from RF to CD
- Development Permit
to permit the development of a 6-storey residential apartment building.
LOCATION: $\quad$ 10077-133 Street 13277-100A Avenue
10055-133 Street
Portions of road
ZONING:
RF
OCP DESIGNATION: Multiple Residential
CITY CENTRE PLAN Low to Mid Rise Residential DESIGNATION:



## RECOMMENDATION SUMMARY

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


## DEVIATION 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 complies with the "Low to Mid Rise Residential" designation in the City Centre Plan.
- The proposed density and 6-storey building form are appropriate for this part of Surrey City Centre and serves as an appropriate transition between the higher density core to the north and the existing single family to the south.
- The proposed buildings have an attractive design with unique form and massing, high-quality architectural design features, with a high-quality durable material palette appropriate for the City Centre.
- The site is within walking distance ( 850 metres) from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain Stations.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. A By-law be introduced to rezone the subject site and portions of road allowance identified as Blocks A and B on the Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-oo90-oo 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-7o Zone, at the rate in effect at the time of Final Adoption;
(g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(h) completion of the road closure and acquisition of the existing north/south lane (Block A) and a portion of the 133 Street cul-de-sac (Block B);
(i) registration of a right-of-way for public rights-of-passage for the public plaza area; and
(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 Services.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | City Centre Plan <br> Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single family lots | Low to Mid Rise <br> Residential | RF |
| North: | Existing single <br> family lots under <br> Application No. <br> 7919-oo96-oo for a <br> 6-storey apartment <br> (Third Reading). | Low to Mid Rise <br> Residential | RF |
| East (Across 133 Street): | Existing single <br> family lots. | Low to Mid Rise <br> Residential | RF |
| South (Across 10oA Avenue): | Existing single <br> family lots. | Low to Mid Rise <br> Residential | RF |
| West (Across lane): | Existing single <br> family lots. | Low to Mid Rise <br> Residential | RF |

## Context \& Background

- The subject site is a 2,202 square metre site, consisting of 3 properties, located to the west of 133 Street, east of 132A Steet and north of 100A Avenue in the West Village District of Surrey City Centre.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the City Centre Plan and is zoned "Single Family Residential Zone (RF)".
- The existing single family dwellings currently have access from 100A Avenue and 133 Street.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- In order to permit the development of a 6-storey apartment building with 100 units, the applicant is proposing the following:
- Rezoning the site from RF to CD (based on RM-7o);
- Consolidation of the existing 3 lots and portions of the existing lane and 133 Street cul-de-sac into 1 residential lot; and
- Detailed Development Permit for Form and Character.
- The following table provides specific details on the proposal:

|  |  |
| :--- | :--- |
| Proposed |  |
| Gross Site Area: | 2,365 square metres |
| Road Dedication: | 134 square metres <br> Net Site Area: |
| Number of Lots: | 1 |
| Building Height: | 6 storeys / 22 metres |
| Floor Area Ratio (FAR): | 2.50 (gross) and 2.65 (net) |
| Floor Area | 5 |
| Residential: | 5,914 square metres |
| Commercial: | 5,914 square metres |
| Total: |  |
| Residential Units: | 18 |
| Studio: | 30 |
| 1-Bedroom: | 36 |
| 1-Bedroom + Den: | 16 |
| 2-Bedroom: | 100 |
| Total: |  |

## 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 40 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

18 Elementary students at Old Yale Elementary School 14 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 2025.

Parks, Recreation \&
Culture:

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: The proposal was considered at the ADP meeting on September 1, 2022, and was supported. The applicant has resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. 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.

BC Hydro:
No concerns.

## Transportation Considerations

## Road Network \& Infrastructure

- The applicant will be providing the following improvements:
- Dedication and construction of the west side of 133 Street along the site frontage to the City Centre local road standard with sidewalk, boulevard with trees and lighting, curb, and pavement widening to accommodate two-way traffic and onstreet parking; and
- Dedication and construction of the north side of 100A Avenue along the site frontage to the City Centre local road standard with sidewalk, boulevard with trees and lighting, curb, and pavement widening to accommodate two-way traffic and on-street parking.
- As part of the subject application, the applicant proposes to close and acquire portions of the existing lane on the west side of the subject site and a portion of the 133 Street cul-de-sac (see Survey Block Plan in Appendix I), in order to incorporate these portions of road with the subject site. The gross area of the subject site increases from approximately $\mathbf{2 , 2 0 2}$ square metres to 2,366 square metres in size, after the closure and acquisition of these portions of road. The proposed closures of these portions of road will allow for a more efficient site plan and underground parking layout as part of the proposal. Staff can support the proposed closures as these portions of road are surplus to the City's needs and this is in keeping with the road network as identified in the City Centre Plan.


## Traffic Impacts

- The proposed development is anticipated to generate approximately 56 vehicle trips in the peak hour (approximately one vehicle per minute), according to industry standard rates. A site-specific traffic impact assessment was not required as the proposal is consistent with City Centre Plan and is below the City's threshold for triggering a traffic impact assessment.

Access

- Access to the subject site is proposed via 100 A Avenue.


## Parking

- The applicant is proposing to provide 100 spaces on-site, which meets the minimum Zoning Bylaw requirements.


## 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).


## 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 proposal complies with the Low to Mid Rise Residential designation in the City Centre Plan.


## Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:
- Encourage Housing Diversity: by providing a variety of housing forms and a range of unit sizes and types.
- Create Vibrant Urban Spaces: with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm.


## CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 6-storey residential building on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone (RM-70)".

| Zoning | RM-7o Zone (Part 24) | Proposed CD Zone |
| :---: | :---: | :---: |
| Unit Density: | N/A | N/A |
| Floor Area Ratio: | 1.50 | 2.65 |
| Lot Coverage: | 33\% | 53\% |
| Yards and Setbacks | 7.5 metres | East: 4.5 metres West: 3.0 metres South: 4.5 metres North: 3.0 metres |
| Principal Building Height: | 50 metres | 22 metres |
| Permitted Uses: | Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres | Multiple unit residential buildings and ground-oriented multiple unit residential buildings |
| Amenity Space: |  |  |
| Indoor Amenity: | 300 square metres | The proposed 155 square metres [+ \$120,ooo CIL] meets the Zoning Bylaw requirement. |
| Outdoor Amenity: | 300 square metres | The proposed 346 square metres exceeds the Zoning Bylaw requirement. |
| Parking (Part 5) | Required | Proposed (Block II) |
| Number of Stalls |  |  |
| Residential: | 90 | 90 |
| Residential Visitor: | 10 | 10 |
| Total: | 100 | 100 |
| Accessible: | 2 | 3 |
| Bicycle Spaces |  |  |
| Residential Secure Parking: Residential Visitor: | 120 | 121 |
|  | 6 | 6 |

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, 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 based on gross site area, the floor area ratio (FAR) is 2.50 which complies with the maximum permitted 2.50 FAR for "Multiple Residential" designated properties in the OCP, in select areas, and the Low to Mid Rise Residential designation in the City Centre Plan. If calculated on the net site area, the FAR is 2.65 . As a result, the FAR for the net site area has been increased from 1.50 under the RM-7o Zone to a maximum of 2.65 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from $33 \%$ in the RM-7o Zone to a maximum of $53 \%$ in the CD Bylaw to accommodate the proposed 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.
- The RM-7o Zone 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 o.o metre from all street frontages. As a result, the CD Bylaw will include provisions that will allow for the underground parking facility to extend to within o.o metre of the lot line along all street frontages.


## Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is $\$ 2$, ooo per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Low to Mid Rise Residential designation.


## 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 $\$ 1$, ooo per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 15, 2022, and the Development Proposal Signs were installed on June 28, 2022. Staff did not receive any responses from the neighbouring residents.


## 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 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 City Centre Plan.
- The applicant has worked with staff to:
- ensure appropriate lot and lane consolidation to provide sufficient development opportunities for the future lots in this block;
- design an acceptable response to the sloping site;
- ensure an appropriate scale, interface and edge treatments, as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm;
- enhance and develop the southeast corner expression of the building with a publicly accessible open space at grade.
- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.
- The proposed building is L-shaped, with the southwest segment of the building reducing to three storeys atop the parkade entrance ramp. Indoor and outdoor amenities are provided on the upper-level 3 rooftop.
- The proposed building façade is articulated by the interplay of frames and the use of brick to create a townhouse expression for the street-facing facades. The ground-floor units are oriented toward the street with front door access and usable semi-private outdoor space.
- The building orientation ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The unit mix is proposed to consist of 18 studio, 66 one-bedroom and 16 two-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".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas located on the ground level and level 3.


## Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. 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 300 square metres of indoor amenity space to serve the residents of the proposed 100-unit apartment building. Of this 300 -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 155 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 300 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$120,000 (based on $\$ 2,500$ per unit, if completed by December 31, 2022) 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 a fitness studio on the ground floor and a lounge on the fourth floor, directly adjacent to the outdoor amenity areas.


## Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 300 square metres of outdoor amenity space to serve the residents of the proposed 100 units.
- The applicant is proposing 346 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing a large outdoor amenity accessed at grade from the indoor amenity space and from the stairwell. The at-grade amenity consists of a variety of seating options, urban farming boxes, and a children's play area.
- The outdoor amenity area on the 4th floor rooftop will consist of casual seating.
- The soft landscaping proposed throughout the amenity areas consist of resilient, lowmaintenance plantings which are tolerant of urban conditions.


## Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
- refinement to the materials, elevation details, and further design development to the proposed balcony and frames; and
- further clarification and design refinement of the site edges, including the public plaza, and the west property line.


## TREES

- Lucian Serban, ISA Certified Arborist of McElhanney Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Deciduous Trees (excluding Alder and Cottonwood Trees) |  |  |  |
| Cherry | 4 | 4 | o |
| Plum | 1 | 1 | o |
| Coniferous Trees |  |  |  |
| Western Red Cedar | 1 | 1 | o |
| Total | 6 | 6 | o |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 14 |  |
| Total Retained and Replacement Trees |  | 14 |  |
| Contribution to the Green City Program |  | N/A |  |

- The Arborist Assessment states that there are a total of 6 mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 12 replacement trees on the site. The applicant is proposing 14 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 100A Avenue and 133 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a no contribution of to the Green City Program required.


## CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System Bylaw" (see Appendix VI 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 B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's District Energy (DE) system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g., boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- 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 Bylaw".


## 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 and Tree Preservation
Appendix V. ADP Comments and Response
Appendix VI. District Energy Map
approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development
LM/cm

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
APPENDIX I BYLAW NO. $\qquad$ OF SECTIONS OF ROAD DEDICATED ON PLAN 20923 SECTION 27 BLOCK 5 NORTH RANGE 2 EAST NEW WESTMINSTER DISTRICT

## City of Surrey B.C.G.S. 92G.007





VIEW LOOKING FROM SOUTH-WEST


VIEW LOOKING FROM SOUTH-WEST

Oenterra

|  |
| :---: |
| 100A AVE \& 133 ST SURREY, BC |

## Context - Aerial

 Perspective|  | [Provert |
| :---: | :---: |
| 2052 | ${ }_{\text {ISomel }}$ | $\overline{\text { Tuesday, November } 1,2022^{[20 \times T E \mid}}$ ISSUE 5.0: ADP Response ${ }^{\text {IISSUEI }}$



2 SOUTHERN EDGE OF SITE
1 eastern edge of site

(4) Western edge of site access lane


## (5) adjacent laneway


(3) AdJacent context 133 st


Integra
ARCHITECTURE INC. 2330-200 Granville Street
Vancouver, BC, V6C $1 S 4$ Vancouver, BC, V6C 1 S4
www.integra-arch.om
Telephone: 604688.4220



Zenterra


100A AVE \& 133 ST
SURREY, BC

Site Plan -
Ultimate Road Ultimate Ro
condition



Integra
ARCHITECTURE INC

 ISSUE 5.0: ADP Response


Integra
ARCHITECTURE INC
2330-200 Granville Street
Vancouver, BC, V6C $1 S 4$ Vancouver, BC, V6C 1 S4
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$2330-200 \mathrm{Granville}$ Street
Vancouver, BC, V6C $1 S 4$ Vancouver, BC, VCC 154
www Integra-arch. com
Teleohone: 6046884220

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ZENTERRA

100A AVE \& 133 ST
SURREY, BC
Building Context Elevations
$\qquad$

A-3.500


Integra
ARCHITECTURE INC
$2330-200$ Granville Street
Vancouver, BC, V6C $1 S 4$
 Telephone: 6046884220䢒


## zenterra



100A AVE \& 133 ST
SURREY, BC

Perspective from South West

2052 $\frac{\text { Not To Scale }}{\text { Tuesday November } 1,2022^{\text {Powne| }}}$ Tuestay, November $1,2022^{\text {IIOPTE }}$




100AAVE \& 133 ST
SURREY, BC

Perspective from Perspective
$\frac{20522}{\text { Not To Scale }}$
Not To Scale $\quad$ ISCAEE
Tuestay, November $1,2022^{\text {INaNEI }}$


100AAVENUE
KEY PLAN
Integra
ARCHITECTUREINC
2330-200 Granville Street
Vancouver, BC, V6C $1 S 4$ Vancouver, BC, V6C
www interara
arch oom Telephone: 604488422为


## zenterra



路

## Pers East

 Not To Scale ${ }^{1 \text { SCOALEIET}}$
Tuestay, November $1,2022^{[\text {PNeTE } \mid}$



MAGLIN TABLE WITH FOUR CHARS OLT PATIO GARDEN SHED $6 \times 3{ }^{\prime}$
FRCCITOOMSE－M1
 pmg

sact
seal：

| MATERIAL LEGEND |  |  |
| :---: | :---: | :---: |
| KEY | SYMBOL | DESCRIPTION |
| （A） |  | Concrete pavement COLOUR：NATURAL |
| （B） | E-H | BARKMAN BROADWAY 300X150X65MM PATTERN：RUNNING BOND COLOUR：NATURAL AND ASH |
| （c） | $\square$ | BARKMAN BROADWAY $300 \times 300 \times 65 \mathrm{MM}$ PATTERN：RUNNING BOND COLOUR：NATURAL |
| （1） | $\square$ | 24＂SQUARE HYDRAPRESSED CONCRETE SLABS， COLOUR：NATURAL |
| （E） |  | 2×2＇RUBber tles，Color green |
| （E） | Re8 | gravel |
| （G） | $\square$ | BARKMAN BROADWAY 100MM AMBER COLOUR HERRINGBONR PATTERN |
| 〈 ${ }^{\text {¢ }}$ ） |  | BARKMAN BRIDGEWOOD COLOUR：WEATHERED GRAY |


| SITE | FURNITURE LEGEND |  |
| :---: | :---: | :---: |
| KEY | sYmbol | DESCRIPTION |
| （ 11$)$ | 戸 | MAGLIN ML720 BENCH |
| （F2） | $\infty$ | LOCAL GRANITE BOULDERS |
| （ 30 | 硅 | MAGLIN <br> 720 PICNIC TABLE |
| （F4） | － | MAGLIN BIKE RACK FOR 2 BIKES EACH |
| （F5） |  | 1.8 HT ．WOOD FENCE <br> 1.8 HT ．PATIO SCREEN BY ARCHITECT |
| （F6） | － | 1M ht．Aluminium rall fence and gate |
| （ 7 ） | 8 | MAGLIN 720 CHAIR \＆Low table |
| （18） | $\stackrel{\square}{\square-}$ | Arbour |
| （F9） | 540 | garden plot |
| （11） | $\square$ | OLT－PAtio garden shed 6x3＇ |
| （11） | E® | HAUSER OUTDOOR LOUNGE SEATING WITH FIRE PIT |
| （12） | $\square$ | FIBERGLASS PLANTER |






pmg

DEVELOPMENT
100A AVEUE AND 133 STREET,
SURREY

ROOF DECK LANDSCAPE

APPENDIX II

TO: Manager, Area Planning \& Development

- North Surrey Division

Planning and Development Department

FROM: Development Services Manager, Engineering Department

DATE: November on, $2022 \quad$ PROJECT FILE: $\mathbf{7 8 2 1 - 0 0 9 0 - 0 0}$

RE: $\quad$ Engineering Requirements
Location: 10055/10077-133 Street \& 13277-100A Avenue

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 2.380 m towards 133 Street.
- Dedicate required corner cut.
- Register 0.5 m statutory right-of-way along all road frontages.


## Works and Services

- Construct the west side of 133 Street.
- Construct the north side of 100A Avenue.
- Implement the recommendations of the geotechnical report.
- Construct water main on 133 Street, 100 A Avenue, and off-site as needed.
- Construct sanitary main on 133 Street and 100A Avenue.
- Construct storm main on 133 Street and 100A Avenue, as needed.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide water, storm and sanitary service connections to service the development, and abandon all existing connections.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure and applicable latecomer charges

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.

HB

## APPENDIX III

## Planning

## THE IMPACT ON SCHOOLS

## APPLICATION \#: 21009000

## SUMMARY

The proposed
100 lowrise units are estimated to have the following impact on the following schools:

## Projected enrolment at Surrey School District for this development:

|  |  |
| :--- | :--- |
| Elementary Students: | 18 |
| Secondary Students: | 14 |


| September 2021 Enrolment/School Capacity |
| :--- |
|   <br> Old Yale Road Elementary  <br> Enrolment (K/1-7): $47 \mathrm{~K}+388$ <br> Operating Capacity (K/1-7) $19 \mathrm{~K}+419$ <br>   <br> Kwantlen Park Secondary 1462 <br> Enrolment (8-12): 1200 <br> Capacity (8-12):  |


| Projected population of school-age children for this development: | 40 |
| :--- | :--- |

Population : The projected population of children aged 0-19 Impacted by the development. Enrolment: The number of students projected to attend the Surrey School District ONLY.
School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry
capacity) for the elementary and secondary schools serving the proposed development.

Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2021, the elementary was operating at 99\% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. As part of the 2022/23 Capital Plan, the District is requesting a 10-classroom addition. No capital funding has been approved at this time.

As of September 2021, Kwantlen Park Secondary is currently operating at $122 \%$ with 13 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300capacity addition to move from capital plan request to preparation of a feasibility study.

## Old Yale Road Elementary



Kwantlen Park Secondary


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

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


## Present:

Panel Members:
R. Drew, Chair
E. Kearns
M. Heeney
S. MacRae
M. Cheung
M. Patterson

Guests:
Steve Watt, Architect AIBC, Integra Architecture
Yiwen Ruan, PMG Landscape Architects
Jessie Arora, Architect AIBC, DF Architecture Inc.
Zubin Billimoria, DF Architecture Inc.
Meredith Mitchell, M2 Landscape Architecture
Jaswinder Gabri, Architect AIBC, Flat Architecture
Caelan Griffiths, PMG Landscape Architects

## Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
V. Goldgrub, Urban Design Planner
L. Blake, Assistant City Clerk

## A. RECEIPT OF MINUTES

It was
Moved by M. Heeney
Seconded by R. Drew
That the minutes of the Advisory Design
Panel meeting of August 18, 2022 be received.
Carried

## B. NEW SUBMISSIONS

1. Time:

3:05 p.m.
File No.: 7921-0090-00
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from RF to CD (based on RM-70) and a Development Permit to allow construction of a 6-storey apartment building with a total of 100 units, and an overall gross FAR of 2.5 .
Address: $\quad 10055$ and 10077-133 Street; 13277-100A Avenue
Developer:
Architect:
Landscape Architect:
Planner:
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that the proposal generally complies with the intent of the City Centre Plan and that staff generally support the form, expression, and public realm.

The Panel was asked to comment on the overall architectural expression, balcony expression, the use of materials, overall landscape concept, one more thing 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

$\begin{array}{ll}\text { It was } & \text { Moved by M. Heeney } \\ & \text { Seconded by M. Patterson } \\ & \text { That the Advisory Design Panel (ADP) }\end{array}$
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning \& Development Department.

Recommend that the landscaping submission return to staff for further development.

## Carried

## Key Points

- Consider relocating the waste recycling staging area to the west side of the parking ramp, and increase the patio size for the adjacent unit. Integra Architecture Response: Garbage \& Recycling staging area has been relocated West of the parking ramp and the patio sizes for the street-fronting units increased in size.
- $\quad$ Shift the location of the gas meter. Integra Architecture Response: Garbage Gas meter has been relocated to the North elevation [subject to Fortis approval].
- Consider relocating the parkade ramp and associated massing above to the north edge of the site to improve sunlight access for the outdoor amenity. Integra Architecture Response: As discussed with City Staff, we are not relocating the parking access. As the building floor elevations are fixed due to Code restrictions, relocating the ramp to the NE [the highest point of the site], would displace at least two units. One would replace the existing parking access, and another would have to go where the current 4 th floor outdoor deck area is, therefore worsening the daylight access to the courtyard. Currently, a three-storey form is shading the courtyard from due South sunlight - this is similar to a large single-family home in scale. Integra have provided shadow analysis already indicating the proposed build-out of the block which indicates good solar penetration. Another version of the shadow study showing a two-storey wing has been provided [requested by City staff for comparison].This shadow study indicates limited improvement to the solar access and it should be noted that the project would have to surrender density to achieve this outcome, which is not viable for the project. Note also that the communal outdoor space has been moved North [switched with the children's play area] to access more sunlight. Natural light penetration of the courtyard is maximised based on the proposed building form \& massing.
- Consider reducing the number of materials and colors. Integra Architecture

Response: As discussed with staff, the number of materials is not an issue. We propose three "tones" - Grey, white \& light wood. The material choices fall into these tonal categories. Grey includes cementitious panel, brick and trims. White includes cementitious lap siding. Light Wood includes the feature frame elements, roof and soffits.

- Consider reconfiguring the balconies on the south elevation and making it appear less horizontal and heavy. Integra Architecture Response: Balconies have been reconfigured and a frame element introduced to reinforce the architectural expression of the building at this prominent corner.
- $\quad$ Consider locating the play area southward closer to the centre of the site. Integra Architecture Response: The play area has been switched with the communal seating area to be closer to the indoor amenity room and located with more overlook.
- Consider adding more green buffer between the patio and the southeast corner plaza. Integra Architecture Response: The corner plaza has been reduced and reconfigured to improve the corner unit patio and to provide a green buffer.
- Consider relocating the bike racks and adding some seating at the entry. Integra Architecture Response: Bike racks have been relocated to the corner plaza area and adjacent the building entry. Bench seating has been added outside of the lobby.
- $\quad$ Review the grading along the west edge of the site to determine if additional soil depth can be achieved and more trees planted. Integra Architecture Response: The West edge has been reviewed and trees introduced - refer to Landscape drawings.
- Consider accessible design measures to improve the lobby experience. Integra Architecture Response: Glazing between the ramp and the amenity room has been introduced to improve the lobby experience.

Site

- The site is generally well handled.
- Review the site edges on the north and west sides. Consider the privacy of the at grade units. Integra Architecture Response: The NE at-grade unit is the only unit in this stack that has the bedroom on the end wall. We have reduced the North window to a high-level transom window and have introduced a privacy screen between the patio and the pathway. There is no room for further planting.
- $\quad$ Consider maximizing the natural light to the courtyard. Integra Architecture Response: As discussed with City Staff, we are not relocating the parking access. As the building floor elevations are fixed due to Code restrictions, relocating the ramp to the NE [the highest point of the site], would displace at least two units. One would replace the existing parking access, and another would have to go where the current 4 th floor outdoor deck area is, therefore worsening the daylight access to the courtyard. Currently, a three-storey form is shading the courtyard from due South sunlight - this is similar to a large single-family home in scale. Integra have provided shadow analysis already indicating the proposed build-out of the block which indicates good solar penetration. Another version of the shadow study showing a two-storey wing has been provided [requested by City staff for comparison]. This shadow study indicates limited improvement to the
solar access and it should be noted that the project would have to surrender density to achieve this outcome, which is not viable for the project. Note also that the communal outdoor space has been moved North [switched with the children's play area] to access more sunlight. Natural light penetration of the courtyard is maximised based on the proposed building form \& massing.


## Form and Character

- $\quad$ Consider further celebrating the southeast corner feature and relocating the entry there. Integra Architecture Response: As discussed with City Staff, there is no requirement to relocate the entry to the corner.
- Review the layout for the northeast end unit at grade, as it has a bedroom window that looks out onto the walkway. Integra Architecture Response: The NE at-grade unit is the only unit in this stack that has the bedroom on the end wall. We have reduced the North window to a high-level transom window and have introduced a privacy screen between the patio and the pathway. Additional planting has been provided.
- Encourage further review and design development of the lobby. Review the mail room location, ped ramp, and stairs. Integra Architecture Response: Glazing between the ramp and the amenity room has been introduced to improve the lobby experience. Bike racks have been relocated exterior to the lobby and a bench introduced. Further design development will occur as the project goes forward.
- While the overall massing is strong, review the northeast elevation. This could help reconcile the grade difference. Integra Architecture Response: The frame element at the NE corner has been removed. The grading between the street and the exit door has been resolved/coordinated.
- The south elevation is well resolved, dramatic and well proportioned. On the northeast elevation, consider a similar treatment for the pop-outs as on the southwest elevation, such as boxing it out and bookending it. Integra Architecture Response: The frame element at the NE corner has been removed in favour of simple balconies. This is not a "true" corner so we believe the design did not need to be bookended in this location. Simple expression is more successful. See revised renderings in the accompanying drawings.
- $\quad$ Suggest updating elevations to reflect the reality with trims and boxed out elements. Integra Architecture Response: Trims have been added. See revised renderings in the accompanying drawings.
- Consider the elevation along 100A Avenue consider and how the three materials on that façade come together. Integra Architecture Response: This has been reviewed and the issue for us was the proximity of the windows to the wood-effect clad frame element. This has been resolved, with more space around the windows.
- Suggest removing the column in the balcony corners on 100A Avenue and 133 Street to create a stronger gesture or consider shifting the column in the southeast corner northward so it aligns with the expression of the building, or consider slimming it down so it does not compete with the lightness of the balconies. Integra Architecture Response: The column has been reviewed and relocated and restricted to two floors. Above this, cantilevered balconies are proposed within the corner-wrapping frame element.
- $\quad$ Review alternative ways to complete the frame and make it more important on the 133 Street elevation. Integra Architecture Response: The frame element at the NE corner has been removed in favour of simple balconies. This is not a "true" corner so we believe the design did not need to be bookended in this location. Simple expression is more successful. See attached rendering. A frame element wraps the corner of $100 A$ and 133 Street in this revision, which is more important, visually.
- Reconsider the heaviness of the roof and encourage reviewing how heavy the appearance of the roof has to be to achieve design goals. Integra Architecture Response: The roof has been reviewed and revised/simplified. See revised renderings in the accompanying drawings.

Landscape

- The roof deck is a great feature.
- Recommend switching the door opening direction onto the patios to allow for better access. Integra Architecture Response: The corner plaza has been reduced and reconfigured to improve the corner unit patio and to provide a green buffer. Door swing has been revised.
- There is a grading relationship that needs to be further reviewed and resolved along the northeast corner of the site where walkway has to transition between 97.1 at the sidewalk and 96.1 at the building corridor exit. Integra Architecture Response: The grading between the street and the exit door has been resolved/coordinated. Refer to Architectural Site Plan.
- The planting seems a bit light with respect to number of trees on the west side. Consider opportunities to provide more trees to help buffer sunlight exposure through the summer months. This may require relooking at the grading along this west side to provide more soil volumes. Integra Architecture Response: The West edge has been reviewed and trees introduced - refer to Landscape drawings [site plans and sections A, G \& C]


## CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Accessibility comments are noted under Key Points.


## C. OTHER BUSINESS

This section had no items to consider.

## D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 8, 2022.

## E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:15 p.m.
Jennifer Ficocelli, City Clerk
R. Drew, Chairperson


Produced by GIS Section: May 31, 2012, CS/AW8

DISTRICT ENERGY SERVICE AREA (SERVICE AREA A \& SERVICE AREA B)

## ENGINEERING DEPARTMENT

## H-11

## PROCESSING DATES:

ACTION REQUIRED: DVP Support
TYPE: Zoning Amendment / DVPs / DP
PURPOSE: $\quad$ RA to RM-30 and RA to RF-13 - to develop 104 townhouse units and 1 single-detached small lot.

LOCATION: $\quad 16606,16620,16648$, and 16674-20 Avenue; 16621, 16651, and 16663 19 Avenue; 1949-167 Street

Bylaw No. 20925
October 30, 2023

May 1, 2023 - 3rd: Carried RES.R23-900 with Councillor Bains opposed.
PH Held

April 17, $2023 \quad-\quad$| 1st/2nd/PH: Carried RES.R23-710/711/712 |
| :--- |
| Approved to Proceed: Planning Report No. 7920-0159-00/7920-0162-00 |

## DEVELOPMENT VARIANCE PERMIT NO. 7920-0162-02

January 15, 2024 - Proceed to Public Notification: Carried RES.R24-15
Planning Report No. 7920-0162-02, 7920-0162-03

DEVELOPMENT VARIANCE PERMIT NO. 7920-0162-01
June 5, 2023 - Supported: Carried RES.R23-1160
May 15, 2023 - Proceed to Public Notification: Carried RES.R23-976
Planning Report No. 7920-0162-01

## DEVELOPMENT VARIANCE PERMIT NO. 7920-0162-00

May 1, 2023
-
Supported: RES.R23-902 Carried with Councillor Bains opposed.
April 17, 2023 - Proceed to Public Notification: Carried RES. R23-709
Planning Report No. 7920-0159-00, 7920-0162-00

DEVELOPMENT PERMIT
April 17, 2023
Authorize to Draft: Carried RES. R23-709
Planning Report No. 7920-0159-00, 7920-0162-00

## NOTICE OF DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION


Permit No. 7920-0162-02

Location: 16606, 16620, 16648, 16674-20 Avenue; 16621, 16651, 16663-19 Avenue; 1949-167 Street

Purpose of Permit: The applicant is seeking to increase the maximum percentage of back-to-back townhouse units from $20 \%$ to $27 \%$ and to vary the minimum required outdoor amenity space for the back-to-back townhouse units from 6.0 square metres to 3.0 square metres per unit.

Contact Planning if you have any questions regarding this permit at: planningdevelopment@surrey.ca

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


Application No.: 7920-0162-02/03
Planning Report Date: January 15, 2024

## PROPOSAL:

- Development Variance Permit
to vary the percentage of back-to-back units permitted in a 104-unit townhouse development and the outdoor amenity space requirements

LOCATION:
16674, 16648, 16620, 16606-20 Avenue
1949-167 Street
16663, 16651, 16621 - 19 Avenue
ZONING:
RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-10 u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the percentage of permitted back-to-back units within the "Multiple Residential 30 Zone (RM-30)" and the required amount of outdoor amenity space for back-toback townhouse units.


## RATIONALE OF RECOMMENDATION

- The proposal received Third Reading to the amended Rezoning Bylaw at the October 30, 2023 Regular Council - Public Hearing meeting and Approval to Draft at the April 17, 2023 Regular Council - Land Use meeting. The development proposes a total of 104 townhouse units and includes an NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network, and rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (13) Zone (RF-13)" for one single-detached lot.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning Bylaw, which include limiting the number of back-to-back units to a maximum of $20 \%$ for the RM-30 Zone, and to increase the required amount of outdoor amenity space for back-to-back units from 3 square metres per unit, to 6.0 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023 and a variance is required to the subject application to permit a higher percentage of back-to-back units in the proposed development. The subject application proposes 28 back-to-back units out of 104 total units ( $26.9 \%$ of the proposed units), which exceeds the maximum $20 \%$ in the RM-30 Zone. The applicant also proposes a total of 272 square metres of outdoor amenity space, which is less than the combined total of 396 square metres of outdoor amenity space required, inclusive of the additional area required for back-to-back units under the new Zoning Bylaw.
- Given the application was supported by Council prior to endorsing the Zoning Bylaw changes limiting back-to-back townhouse units in the RM-30 Zone and the associated increase in outdoor amenity area, staff supports the previously submitted plans, and it is recommended that the proposed variances be supported.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0162-02 (Appendix I) varying the following, to proceed to Public Notification:
(a) to vary the Zoning By-law to increase the maximum percentage of back-to-back townhouse units permitted within the "Multiple Residential 30 Zone (RM-30)" from $20 \%$ to $27 \%$; and
(b) to vary the minimum required outdoor amenity space for the back-to-back townhouse units from 6.0 square metres to 3.0 square metres, per unit.
2. Council instruct staff to resolve the following issues prior to final approval:
(a) all conditions of approval outlined in the Additional Planning Comments Report No. 7920-0162-02 dated October 30, 2023, the Additional Planning Comments Report No. 7920-0162-01 dated May 15, 2023, and the Initial Planning Report No. 7920-0162-oo dated April 17, 2023 (Appendix II).

## SITE CONTEXT \& BACKGROUND <br> \section*{Context \& Background}

- The proposal received Third Reading to the amended Rezoning Bylaw at the October 30, 2023 Regular Council - Public Hearing meeting and Approval to Draft at the April 17, 2023 Regular Council - Land Use meeting. The development proposes a total of 104 townhouse units and includes an NCP Amendment from "Cluster Residential 6-10 u.p.a.," "Drainage Corridor 5 m," "and "Low Density Residential 6-10 u.p.a," to "Multiple Residential 15-25 u.p.a." and Drainage Corridor 5 m " and for changes to the local road network, and rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (13) Zone (RF-13)" for one single-detached lot.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning Bylaw, which include limiting the percentage of back-to-back units to a maximum of $20 \%$ for the RM-30 Zone, and to increase the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit, to 6.0 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023 and a variance is required to the subject application to permit a higher percentage of back-to-back units in the proposed development. The subject application proposes 26 back-to-back units out of 104 total units ( $26.9 \%$ of the proposed units), which exceeds the maximum $20 \%$ in the RM-30 Zone. The applicant also proposes a total of 272 square metres of outdoor amenity space, which is less than the combined total of 396 square metres of outdoor amenity space required, inclusive of the additional area required for back-to-back units under the new Zoning Bylaw.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The original application proposed the following to permit the development of 104 townhouse units:
- an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network;
- rezoning of a portion of the site "One Acre Residential Zone (RA) to "Multiple Residential 30 Zone (RM-30)" and of a separate portion of the site from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";
- to consolidate the properties into a single townhouse development lot;
- Development Permit for Form and Character; and
- a Development Variance Permit.
- The subject report is for consideration of an additional Development Variance Permit that is required due to recent amendments to the Zoning Bylaw related to back-to-back townhouse units.


## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Initial Planning Report No. 7920-0162-oo (Appendix II).

## Zoning By-law

## Proposed Variance

- The applicant is requesting the following variances:
(a) to vary the Zoning Bylaw to increase the maximum percentage of back-to-back townhouse units permitted on a lot within the "Multiple Residential 30 Zone (RM30 )" from $20 \%$ to $27 \%$; and
(b) to vary the Zoning Bylaw to reduce the amount of outdoor amenity space for the back-to-back townhouse units within the "Multiple Residential 30 Zone (RM-30)" from 6.0 square metres to 3.0 square metres, per unit.
- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back townhouse units to a maximum of $20 \%$ of the total units for development under the RM- 30 Zone and increasing the required outdoor amenity space required for back-to-back units from 3.0 square metres to 6.0 square metres, per unit. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023.
- A variance is now required for the subject site, as it proposes 28 back-to-back units out of 104 total units ( $26.9 \%$ of the proposed units). Similarly, only 272 square metres of outdoor amenity space is being provided, which is less than the new required combined total of 396square metres, inclusive of the additional area required for the 28 back-to-back units.
- The variance would increase the maximum percentage of back-to-back units that are permitted from $20 \%$ to $27 \%$ and reduce the required outdoor amenity space for back-to-back units from 6.0 square metres to 3.0 square metres, per unit. Any shortfall in outdoor amenity area based on 3.0 square metres per unit would be satisfied through cash-in-lieu.
- Given that the proposal has not changed and is identical to the proposal that was originally considered and supported by Council, staff recommends that the variances be supported.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Development Variance Permit No. 7920-0162-02
Appendix II. Additional Planning Comments Report No. 7920-0162-02, dated October 30, 2023, Additional Planning Comments Report No. 7920-0162-o1, dated May 15, 2023, and Initial Planning Report No. 7920-0162-oo, dated April 17, 2023
approved by Shawn Low

Don Luymes
General Manager
Planning and Development
KS/ar

# DEVELOPMENT VARIANCE PERMIT 

NO.: 7920-0162-02
Issued To:

Address of Owner:

Issued To:
Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:
(the "Owners")

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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674-20 Avenue

Parcel Identifier: 005-577-845
Lot 47 Section 13 Township 1 New Westminster District Plan 57371

> 1949-167 Street

Parcel Identifier: 003-862-470
Lot 55 Section 13 Township 1 New Westminster District Plan 58054
16663-19 Avenue

Parcel Identifier: 005-650-585
Lot 56 Section 13 Township 1 New Westminster District Plan 58054
16651-19 Avenue

Parcel Identifier: 005-650-593
Lot 57 Section 13 Township 1 New Westminster District Plan 58054
16621-19 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620-20 Avenue

Parcel Identifier: 003-766-471
Lot 61 Section 13 Township 1 New Westminster District Plan 66460
16606-2o Avenue
Parcel Identifier: 005-577-829
Lot 43 Section 13 Township 1 New Westminster District Plan 57371

$$
\begin{gathered}
\text { 16648-20 Avenue } \\
\text { (the "Land") }
\end{gathered}
$$

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:
(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) In Part 22, Section J. 4 of the "Multiple Residential 30 Zone (RM-30)", the maximum permitted percentage of back-to-back townhouse units on a lot is increased from $20 \%$ to $27 \%$; and
(b) In Part 22, Section J.1(a), the minimum required outdoor amenity space for the back-to-back townhouse units is reduced from 6.0 square metres to 3.0 square metres, per unit.
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.

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AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .
ISSUED THIS DAY OF , 2o .
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> Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli

In Part 22, Section J. 4 of the "Multiple Residential 30 Zone (RM-30)", the maximum permitted percentage of back-to-back townhouse units on a lot is increased from 20\% to $27 \%$.

In Part 22, Section J.1(a), the minimum required outdoor amenity space for the back-to-back townhouse units is reduced from 6.0 square metres to 3.0 square metres, per unit.



City of Surrey ADDITIONAL PLANNING COMMENTS

Application No.:<br>7920-0162-02

Planning Report Date: October 30, 2023

## PROPOSAL:

- Reconsideration of previously supported Rezoning Bylaw and NCP Amendment
to permit the development of 104 townhouse units and 1 single-detached small lot.

LOCATION:
16674, 16648, 16620, 16606-20 Avenue
1949-167 Street
16663, 16651, 16621 - 19 Avenue
ZONING:
RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-1o u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.


## RECOMMENDATION SUMMARY

- Rescind the resolution granting Third Reading to Rezoning Bylaw No. 20925 (R.23-900) at the May 1, 2023 Regular Council - Public Hearing meeting.
- Amend the lands under consideration of Rezoning By-law No. 20925 in accordance with the revised Block Plan (Appendix I) and grant Third Reading to the revised Rezoning Bylaw No. 20925.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Proposing to reduce the building setback requirements of the "Multiple Residential 30 Zone (RM-30)" and the lot width requirements of the "Single Family Residential (13) Zone (RF-13)".


## RATIONALE OF RECOMMENDATION

- Development Application Nos. 7920-0159-oo (to the north) and 7920-0162-oo (the subject application) were running in conjunction and were considered under a single report and a single CD By-law that was granted Third Reading at the May 1, 2023 Regular Council - Public Hearing meeting. The single rezoning by-law required that both projects be completed at the same time. This has created challenges for the applicant in delivering all 166 units ( 62 units under Development Application No. 7920-0159-oo and 104 units under Development Application No. 7920-0162-oo, the subject application) at one time.
- To accommodate both proposals moving forward, it is proposed to separate the two applications into two separate rezoning by-laws, which will allow each application to proceed independently, while still delivering a centralized walkway that bisects the two sites.
- There are no changes to the proposed developments that were considered by Council at the May 1, 2023, Regular Council - Public Hearing meeting.
- 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 amendment to the Sunnyside Heights NCP will improve the variety of housing types in this neighbourhood that are more affordable than the larger single detached dwellings that were anticipated under the NCP.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal generally 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 Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and will facilitate additional visitor parking stalls.
- Some area residents have raised objections to the proposal. In response, the applicant held a Public Information Meeting (PIM) to solicit feedback from area residents. The applicant amended the proposal by reducing the number of overall units.
- 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 buildings achieve 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.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council rescind Third Reading of Rezoning Bylaw No. 20925, granted by Resolution Res. R.23-900 at the May 1, 2023 Regular Council - Public Hearing meeting.
2. Council amend the lands under consideration for Rezoning Bylaw No. 20925 in accordance with Block B and C of the revised Survey Plan (Appendix I) and grant Third Reading to the amended Bylaw.
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-30 Zone, at the rate in effect at the time of Final Adoption
(i) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
(j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(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; and
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network, when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
| :---: | :---: | :---: | :---: |
| Subject Site | Single-detached homes on acreage lots. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5 m , and Low Density Residential 6-10 u.p.a | RA |
| North: | Single-detached homes on acreage lots. A portion of the lands to the north are under Development Application No. 7920-0159-oo, which proposes to rezone the subject lots to RM-3o to permit the development of 62 townhouse units. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| East (Across 167 Street): | Single-detached homes on acreage lots. Development Application No. 7921-oo8o-oo for rezoning to RF-10 and $\mathrm{RF}-13$ to allow subdivision into 19 single family small lots, received Third Reading on February 14, 2022. | Drainage Corridor 5m, and Low <br> Density Residential 6-10 u.p.a | RA |
| South (Across 19 Avenue): | Single family small lots. | Medium Density Residential 10-15 u.p.a. | RF-13 |
| West (Across 166 Street): | New elementary school (Ta'talu Elementary) under construction. | School | RA |

## Context \& Background

- Development Application Nos. 7920-0159-oo and 7920-0162-oo were running in conjunction and were considered under a single report and a single CD By-law (Rezoning Bylaw No. 20925) as they function as one larger development of several properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west.
- Rezoning Bylaw No. 20295 was granted Third Reading at the May 1, 2023 Regular Council Public Hearing meeting. Since that time, the applicant has expressed a desire to see the applications separated to allow each application to proceed independently. Doing so will allow for a more efficient phased delivery of the 166 townhouse units and one single-detached small lot across both development applications.
- As the previous Rezoning Bylaw (No. 20295) was considered for all of the lands under both applications, the development applications cannot be separated without bringing a second bylaw forward (i.e., one rezoning by-law for each application).
- The applicant wishes to advance the subject application (Development Application No. 7920-o162-oo) first and as such, staff are requesting that Third Reading of Rezoning Bylaw No. 20295 be rescinded, the lands under consideration for that bylaw be amended by eliminating the portion of the lands under consideration for the northern Development Application No. 7920-0159-00, and Third Reading be granted to the amended bylaw.
- Given this process would eliminate the portion of the lands under Development Application No. 7920-0159-oo being considered for rezoning, a new rezoning bylaw must be brought forward for those lands under a separate report.
- At the April 17, 2023 Regular Council - Land Use meeting, Council authorized staff to draft the Development Permit for Development Application No. 7920-0162-oo (the subject application). No changes to the proposed development permit are being proposed and therefore, no further action with regards to the proposed Development Permit is required.
- At the May 1, 2023 and June 5, 2023 Regular Council - Public Hearing meetings, following public notification, Council supported Development Variance Permit No. 7920-0162-oo and Development Variance Permit No. 7920-0162-01, respectively, for the subject application. No changes to the proposed development variance permit are being proposed and therefore, no further action with regards to the proposed Development Variance Permit is required.
- The subject site consists of eight properties situated along 20 Avenue, 167 Street, and 19 Avenue, and is located in Sunnyside Heights.
- The subject site is designated "Cluster Residential 6-10 u.p.a", "Drainage Corridor 5m", and "Low Density Residential 6-10 u.p.a" in the Sunnyside Heights Neighbourhood Concept Plan and zoned "One-Acre Residential Zone (RA)".


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant proposes the following to permit the development of 104 townhouse units:
- an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network;
- rezoning a portion of the site as identified as Block B on the Survey Plan attached as Appendix I, from "One Acre Residential Zone (RA) to "Multiple Residential 30 Zone (RM-30)" and a portion of the site as identified as Block C on the Survey Plan from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";
- to consolidate the properties into a single townhouse development lot;
- Development Permit for Form and Character; and
- a Development Variance Permit.
- The subject application will deliver the full 8-metre width of the central walkway through the subject application. This includes dedication of the lands and construction of the walkway and boulevard.


## Referrals

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

## POLICY \& BY-LAW CONSIDERATIONS

## Secondary Plans

Land Use Designation

- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network (Appendix IV).
- The Initial Planning Report No. 7920-0159-00/7920-0162-o0, dated April 17, 2023 (Appendix V) noted the proposed land use plan amendment, which incorrectly included an amendment to the "Multiple Residential 20-25 u.p.a." designation. The correct amendment should read "Multiple Residential 15-25 u.p.a.," as noted above.


## Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)," depicted as Block B on the attached Survey Plan (Appendix I) and to "Single Family Residential (13) Zone (RF-13)" for Block C.
- The attached Survey Plan includes additional lands from three of the properties under consideration of Development Application No. 7920-0159-oo; however, the proposed net site area remains the same as was previously considered under the Initial Planning Report, dated April 17, 2023 (Appendix V).
- There is no change to the proposed density and therefore, no new public hearing is required.


## Setback Variances

- The applicant is requesting the following variances:
(a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
(b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2 ;
(d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
(e) to reduce the minimum south side yard setback of the RM-3o Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17;
(f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11; and
(g) to reduce the minimum lot width of the RF-13 Zone for a Type 1 Interior Lot from 12 metres to 10.5 metres for proposed Lot 3.
- The proposed Development Variance Permit Nos. 7920-0162-oo and 7920-0162-o1, were supported by Council at the May 1, 2023 and June 5, 2023 Regular Council - Public Hearing meetings, respectively, following public notification. No changes to the proposed variances are requested and therefore, no further action is required to the subject Development Variance Permits.


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 25, 2022 and the Development Proposal Signs were installed on February 11, 2022. Staff received 65 responses from neighbouring residents. In addition, a Public Information Meeting was held by the applicant on August 17, 2022.
- These concerns included the potential for increased traffic, overcapcity at surrounding schools, the lack of amenities within the neighbourhood, and a desire to see additional tree retention. For a record of public comments and staff responses, see the Initial Planning Report for Development Application Nos. 7920-0159-00/7920-0162-oo, dated April 17, 2023 (Appendix V).


## DEVELOPMENT PERMITS

## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- At the April 17, 2023 Regular Council - Land Use meeting, Council authorized staff to draft the Development Permit for the subject application. As there are no proposed changes to the form and character as part of Development Application No. 7920-0159-oo, no further action to the proposed development permit is required. For a detailed description of the proposed design, see the Initial Planning Report for Development Application Nos. 7920-0159-00/7920-o162-oo, dated April 17, 2023 (Appendix V)


## Land Use Designation

- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- The Initial Planning Report No. 7920-0159-00/7920-0162-oo, dated April 17, 2023 noted the proposed land use plan amendment, which incorrectly included an amendment to the "Multiple Residential 20-25 u.p.a." designation. The correct amendment should read "Multiple Residential 15-25 u.p.a.," as noted above.


## TREES

- There are no changes to the proposed tree retention and removal that was previously presented to Council in the Initial Planning Report No. 7920-0159-00/7920-0162-oo, dated April 17, 2023 (Appendix V).


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Revised Block Plan
Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III. Engineering Summary
Appendix IV NCP Plan
Appendix V. Bylaw No. 20925 Red Lined Version
Appendix VI. Initial Planning Report Nos. 7920-0159-00/7920-0162-oo and 7920-0162-01, dated April 17, 2023 and May 15, 2023.
approved by Shawn Low
Don Luymes
General Manager
Planning and Development
KS/ar




































```
TO: Director, Area Planning \& Development - South Surrey Division Planning and Development Department
FROM: Acting Development Support Manager, Engineering
DATE: Department
October 23, 2023 PROJECT FILE: 7820-0162-02
RE: Engineering Requirements
Location: 16621, 16651 \& 16663-19 Ave; 16606-20 Avenue; 1949-167 Street
```


## OCP AMENDMENT/NCP AMENDMENT

```
The following issues are to be addressed as a condition of the NCP Amendment:
- The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.
```


## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 1.0 m on 167 Street.
- Dedicate 13.269-15.0 m on 166 Street.
- Register 1.734 m statutory right-of-way (SRW) along 166 Street to achieve 15.0 m width.
- Dedicate 12.5 m on 19 Avenue.
- Dedicate 6.0 m for residential lane.
- Dedicate 8.0 m for walkway.
- Dedicate required corner cuts.
- Register 0.5 m SRW at property line along all road frontages.


## Works and Services

- Construct west side of 167 Street.
- Construct east side of 166 Street.
- Construct north side of 19 Avenue.
- Construct residential lane.
- Construct concrete walkway.
- Construct frontage water, sanitary and storm mains to service the site and road drainage.
- Construct downstream sanitary and storm mains as required through catchment analyses.
- Construct water, sanitary and storm service connections to service each lot.


## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Daniel Sohn, P.Eng.
Acting Development Support Manager
RH
NOTE: Detailed Land Development Engineering Review available on file

$\qquad$
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: MULTIPLE RESIDENTIAL 30 ZONE (RM-30)
PID: 005-577-845
Lot 47 Section 13 Township 1 New Westminster District Plan 57371
(1949-167 Avenue)

PID: 005-650-593
Lot 57 Section 13 Township 1 New Westminster District Plan 58054
(16621-19 Avenue)
Portion of PID: 005-650-585
Lot 56 Section 13 Township 1 New Westminster District Plan 58054
(Portion of 16651-19 Avenue)
Portion of PID: 003-862-470
Lot 55 Section 13 Township 1 New Westminster District Plan 58054
(Portion of 16663-19 Avenue)
PID: 003-766-471
Lot 61 Section 13 Township 1 New Westminster District Plan 66460
(16606-20 Avenue)

PID: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
(16620-20 Avenue)
PID: 005-577-829
Lot 43 Section 13 Township 1 New Westminster District Plan 57371
(16648-20 Avenue)

PID: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
(16674-2o Avenue)

Shown on the Survey Plan labeled Block A, containing 1.222 ha and labeled Block B, containing 1.9932 .156 ha, attached as Schedule A, certified correct by M. Adam Fulkerson, B.C.L.S. on the 6th day of April October, 2023.

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SINGLE FAMILY RESIDENTIAL (13) ZONE (RF-13)
Portion of PID: 005-650-585
Lot 56 Section 13 Township 1 New Westminster District Plan 58054
(Portion of 16651-19 Avenue)
Portion of PID: 003-862-470
Lot 55 Section 13 Township 1 New Westminster District Plan 58054
(Portion of 16663-19 Avenue )

Shown on the Survey Plan labeled Block C, containing 982.5 square metres, attached as Schedule A, certified correct by M. Adam Fulkerson, B.C.L.S. on the 6th day of April October, 2023
2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20925".

PASSED FIRST READING on the 17th day of April, 2023.
PASSED SECOND READING on the 17th day of April, 2023.
PUBLIC HEARING HELD thereon on the ist day of May, 2023.
PASSED THIRD READING on the 1st day of May, 2023.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the 19th day of May, 2023.

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


Schedule A



City of Surrey ADDITIONAL PLANNING COMMENTS Application No.:

Planning Report Date: May 15, 2023

## PROPOSAL:

- Development Variance Permit
to allow subdivision into one single family small lot.
LOCATION: 16674-20 Avenue 1949-167 Street
16663-19 Avenue
16651-19 Avenue
16621-19 Avenue
16620-20 Avenue
16606-20 Avenue
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-1o u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.



## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum lot width of the "Single Family Residential (13) Zone (RF-13)" Type I Interior lot.


## RATIONALE OF RECOMMENDATION

- Development Application No. 7920-0162-oo was presented in conjunction with Development Application No. 7920-0159-oo under a joint report to Council (7920-0159-oo \& 7920-0162-oo) at the April 3, 2023, Regular Council - Land Use Meeting. The projects subsequently were granted Third Reading at the April 17, 2023, Regular Council - Public Hearing meeting.
- Subsequent to granting Third Reading it was discovered that the proposed variance to reduce the lot width of the single family small lot was inadvertently excluded from the Development Variance Permit No. 7920-0162-oo. Therefore, staff are bringing back a single application for a Development Variance Permit under 7920-0162-o1, for Council's consideration.
- The applicant proposes a reduction to the minimum required lot width for the single family lot (Lot 3) from 12 metres to 10.5 metres to allow the larger subject property to be subdivided to create the single family small lot.
- The proposed reduced lot width is considered reasonable and the applicant has demonstrated that a dwelling can be constructed on the lot without additional variances.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-o162-o1 (Appendix I) varying the following, to proceed to Public Notification:
(a) to reduce the minimum lot width of the RF-13 Zone from 12 metres to 10.5 metres for proposed Lot 3.
2. Council instruct staff to resolve the following issues prior to final approval:
(a) Completion of all requirements under Development Application Nos. 7920-0159oo and 7920-162-oo.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
| :---: | :---: | :---: | :---: |
| Subject Site | Single family homes on acreage lots. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| North: | Vacant acreage lots under Development Application No. 7920-o159-oo, which proposes rezoning to RM-30 to permit development of 62 townhouse units, which was granted Conditional Approval at the April 23, 2023 Regular Council - Public Hearing meeting. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| East (Across 167 Street): | Single family homes on acreage lots. Development Application No. 7921-oo80-oo for rezoning to RF-10 and RF-13 to allow subdivision into 19 single family small lots, received Third Reading on February 14, 2022. | Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| South (Across 19 Avenue): | Single family small lots. | Medium Density Residential 10-15 u.p.a. | RF-13 |
| West (Across 166 Street): | New elementary school (Ta'talu Elementary) under construction. | School | RA |

## Context \& Background

- The subject site is located on the north side of 19 Avenue, west of 167 Street in the Sunnyside Heights area. The site is designated "Urban" in the Official Community Plan (OCP) and "Cluster Residential 6-10 u.p.a", "Drainage Corridor 5m", and "Low Density Residential 6-10 u.p.a" in the Sunnyside Heights Neighbourhood Concept Plan and zoned "One-Acre Residential Zone (RA)".
- The Rezoning By-law that is associated with the subject development application was granted Third Reading at the April 17, 2023 Regular Council - Public Hearing meeting to allow for the development of 62 townhouse units under the associated Development Application No. 7920-0159-00 and 104 townhouse units under the associated Development Application No. 7920-o162-oo on the subject site, as well as one "Single Family Residential (13) Zone (RF-13)" lot (Lot 3).
- Following Third Reading of the associated rezoning bylaw at the April 17, 2023 Regular Council - Public Hearing meeting, it was noted that the required variance to reduce the lot width of the single family lot (Lot 3) had inadvertently been omitted from the Planning Report for consideration by Council.
- Therefore, this report is intended to seek Council's support for the proposed development variance permit associated with Lot 3.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum required lot width of the "Single Family Residential (13) Zone (RF-13)" from 12 metres to 10.5 metres for proposed Lot 3.


## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Planning Report for Application Nos. No7920-0159oo \& 7920-0162-oo Appendix II.

## POLICY \& BY-LAW CONSIDERATIONS

## Zoning By-law

- The applicant is requesting the following variance:
- to reduce the minimum lot width of the RF-13 Zone for a Type 1 Interior Lot from 12 metres to 10.5 metres for proposed Lot 3 .
- Proposed Lot 3 has a greater depth than the minimum 28 metres required for new Type 1 Interior lots in the RF-13 Zone, at approximately 40.8 metres, and still meet the minimum lot area of 336 square metres under the RF-13 Zone. Therefore, while the proposed lot width is less than the RF-13 Zone, the lot itself is oversized.
- The applicant provided a building envelope analysis demonstrating that the future dwelling on Lot 3 can be accommodated without future variances, and the reduced lot width will not negatively impact the adjacent existing single family residences.
- The proposed lot is to be accessed via a rear lane that is to be extended from the existing rear lane, outletting onto 19 Avenue.


## PUBLIC ENGAGEMENT

- The applicant originally erected a Development Proposal sign along 167 Street and 19 Avenue under the existing Development Application No. 7920-0162-oo six lot proposal in February 2022. A summary of the comments received and subsequent Public Information Meeting, including staff's comments can be found in the original Planning Report No. 7920-0159-0o \& 7920-0162-oo (Appendix II). The comments received in relation to these applications generally did not pertain to the proposed single family lot and associated lot width variance.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Development Variance Permit No. 7920-0162-01
Appendix II. Initial Planning Report No. 7920-0159-oo \& 7920-0162-oo, dated April 17, 2023

## approved by Shawn Low

Don Luymes
General Manager
Planning and Development
KS/ar

# DEVELOPMENT VARIANCE PERMIT 

NO.: 7920-0162-01
Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

> (the "Owners")

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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674-20 Avenue

Parcel Identifier: 005-577-845
Lot 47 Section 13 Township 1 New Westminster District Plan 57371
1949-167 Street

Parcel Identifier: o03-862-470
Lot 55 Section 13 Township 1 New Westminster District Plan 58054
16663-19 Avenue

Parcel Identifier: 005-650-585
Lot 56 Section 13 Township 1 New Westminster District Plan 58054
16651-19 Avenue

Parcel Identifier: 005-650-593
Lot 57 Section 13 Township 1 New Westminster District Plan 58054
16621-19 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620-20 Avenue

Parcel Identifier: 003-766-471
Lot 61 Section 13 Township 1 New Westminster District Plan 66460
16606-2o 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 K. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot width for a Type I Interior Lot is reduced from 12 metres to 10.5 metres for proposed Lot 3 .
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , $\mathbf{~ o ~ . ~}$
ISSUED THIS DAY OF , zo .
Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


APPENDIX II
INTER-OFFICE MEMO
Regular Council - Land Use
B. 6 7920-0159-00 \& 7920-0162-00

Monday April 17, 2023
Supplemental Information

## TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning \& Development - South Division
DATE: April 17, 2023 FILE: 7920-0159-00 \& 7920-0162-00
RE: Agenda Item B.6, April 17, 2023 Regular Council - Land Use
Development Application Nos. 7920-0159-00 \& 7920-0162-00 Replacement Page for the Planning Report

Development Application Nos. 7920-0159-00 \& 7920-0162-00 is on the agenda for consideration by Council at April 17, 2023 Regular Council - Land Use Meeting under Item B.6.

After finalizing the Planning Report for the April ${ }_{17}, 2023$ Regular Council - Land Use Agenda, it was discovered that the cover page neglected to include "RF- 13 " as the second zone for which the rezoning by-law is being sought.

Page 1 of the Planning Report has been updated to reflect this change.
The replacement page for the Planning Report detailing is attached to this memorandum.


Shawn Low
Acting Manager
Area Planning \& Development - South Division
Attachment -7920-0159-00 \& 7920-0162-oo Page 1 Replacement Page
c.c. - City Manager


# PLANNING \& DEVELOPMENT REPORT Application Nos.: <br> 7920-0159-00/ <br> 7920-0162-00 

Planning Report Date: April 17, 2023

## PROPOSAL:

- NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5 m " and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 2025 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Rezoning from RA to RM-30 and RF-13
- Development Permit
- Development Variance Permit
to permit the development of 166 townhouse units and 1 single family small lot.
LOCATION: $\quad 16674,16648,16620,16606-20$ Avenue

1949-167 Street
16663, 16651, 16621-19 Avenue
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-10 u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.


City of Surrey
PLANNING \& DEVELOPMENT REPORT
Application Nos.: 7920-0159-00/
7920-0162-00
Planning Report Date: April 17, 2023

## PROPOSAL:

- NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5 m " and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 2025 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit
to permit the development of 166 townhouse units and 1 single family small lot.

LOCATION: 16674, 16648, 16620, 16606-20 Avenue

1949-167 Street
16663, 16651, 16621 - 19 Avenue
ZONING:
RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-1o u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Proposing to reduce the setback requirements of the Multiple Residential 30 Zone (RM-30) and the General Provisions.


## 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 amendment to the Sunnyside Heights NCP will facilitate a variety of housing types in this neighbourhood that are more affordable than the larger single family dwellings that were anticipated under the NCP.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal partially 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 Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and will facilitate additional visitor parking stalls.
- Some area residents have raised objections to the proposal. In response, the applicant held a Public Information Meeting to solicit feedback from area residents. The applicant amended the proposal by reducing the number of overall units and reducing the number of units within a row along the rear lane at the southern boundary of the subject site to reduce the overall impact on the adjacent single family lots along 19 Avenue.
- 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 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.
- Development Application Nos. 7920-0159-oo and 7920-0162-oo are running in conjunction and are being considered under a single report and a single CD By-law as they function as one larger development of underdeveloped properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block C from "OneAcre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space for Development Application No. 7920-0159-oo.
3. Council authorize staff to draft Development Permit Nos. 7920-0159-oo and 7920-0162-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7920-0159-oo (Appendix VII) varying the following, to proceed to Public Notification:
(a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
(b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
(d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2,3 , and 4 .
5. Council approve Development Variance Permit No. 7920-0162-oo (Appendix VII) varying the following, to proceed to Public Notification:
(a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
(b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
(d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
(e) to reduce the minimum south side yard setback of the RM-30 Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
(f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11 .
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) approval from the Ministry of Transportation \& Infrastructure
(d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(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) 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM- 30 Zone, at the rate in effect at the time of Final Adoption
(j) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
(k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
(1) 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.
7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m"
and for changes to the local road network, when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
| :---: | :---: | :---: | :---: |
| Subject Site | Single family homes on acreage lots. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| North (Across 20 Avenue): | Vacant acreage lots under Development Application No. 7922-0149-oo, which proposes rezoning to $\mathrm{RM}-30$ and $\mathrm{RF}-10$ to permit development of 171 townhouse units and 2 single family small lots. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| East (Across 167 Street): | Single family homes on acreage lots. Development Application No. 7921-oo80-oo for rezoning to RF-10 and RF-13 to allow subdivision into 19 single family small lots, received Third Reading on February 14, 2022. | Drainage Corridor 5m, and Low <br> Density Residential 6-10 u.p.a | RA |
| South (Across 19 Avenue): | Single family small lots. | Medium Density Residential 10-15 u.p.a. | RF-13 |
| West (Across 166 Street): | New elementary school (Ta’talu Elementary) under construction. | School | RA |

## Context \& Background

- Development Application Nos. 7920-0159-oo and 7920-0162-oo are running in conjunction and are being considered under a single report and a single CD By-law as they function as one larger development of underdeveloped properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west. Staff requested the applicant propose a single development application, however, the applicant decided to proceed with two separate development applications.
- The 2.6-hectare subject site consists of eight properties situated along 20 Avenue, 167 Street, and 19 Avenue (16606, 16620, 16648, and 16674-20 Avenue, 1949 - 167 Street, and 16621, 16651, 16663-19 Avenue) and is located in Sunnyside Heights.
- Due to the unique existing property lines, several properties are under both development applications. The properties involved in each development application are as follows:
- 7920-0159-00: 16620, 16648, 16674-20 Avenue
- 7920-0162-00: 16606, 16620, 16674-20 Avenue, 16621, 16651, 16663-19 Avenue, 1949 167 Street
- Throughout this report, the northern Development Application No. 7920-0159-oo is referred to as "Site A" and southern Development Application No. 7920-0162-oo is referred to as "Site B". Collectively they are also referred to as the "subject site" or "subject development".
- The subject site is designated "Cluster Residential 6-10 u.p.a", "Drainage Corridor 5 m ", and "Low Density Residential 6-10 u.p.a" in the Sunnyside Heights Neighbourhood Concept Plan and zoned "One-Acre Residential Zone (RA)".
- Previous Development Application No. 7918-0357-oo on one of the subject properties of Site A (16674 - 20 Avenue), proposed a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)" to allow subdivision into eight single family small lots. Development Application No. 7918-0357oo was in initial review when the subject development applications were submitted and therefore, the application will be closed.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant proposes the following:
- an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce "Multiple Residential 25-30 u.p.a." as a new land use designation; to amend the designation for the site from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 2530 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network, when the project is considered for final adoption.;
- Rezoning a portion of the site identified as Block A and Block B on the Survey Plan, attached as Appendix I, from "One Acre Residential Zone (RA)" to "Multiple Residential Zone (RM-30)" and a portion of the site identified as Block C on the Survey Plan from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";
- to consolidate the properties into two separate townhouse lots (Site A and Site B) and one single family lot;
- Development Permit for Form and Character; and
- Development Variance Permit to permit the development of 166 townhouse units and one single family small lot.
- The "cluster" designation in the Sunnyside Heights NCP was identified for areas where high value tree stand locations existed. The NCP called for these areas to preserved for open space with the remaining land developed at a higher density. The designation calls for approximately $30-40 \%$ of area in the designation on a property to be preserved for open space/tree retention. The cluster designation covers two properties of Development Application No. 7920-0159-oo. Of this, the applicant proposes to retain approximately $12 \%$ of the cluster designated area, below the targeted 30-40\%.
- The proposed density is 62 units per hectare (uph) ( 25 units per acre [upa]) for Site A and 65 units per hectare (uph) (26 units per acre [upa]) for Site B.
- A shortfall of outdoor amenity is proposed for Site B. 312 square metres of outdoor amenity is required based on 3 square metres/unit, and the applicant proposes to provide 191 square metres. Cash-in-lieu will be provided for the space shortfall, in accordance with the Zoning By-law.
- Staff worked with the applicant on a proposed change in land use from single-family to townhouses and provided several conditions for support, including:
- To support the removal of 19A Avenue (east west local road shown in the NCP) and its associated on-street parking, the provision of an adequate amount of excess visitor parking;
- To support the removal of 19A Avenue and its potential as an east-west connection and public realm infrastructure, a sufficient pathway dedication that can achieve the public realm and pedestrian/cycling functions that 19A Avenue would have provided;
- Significant tree retention on-site in accordance with the NCP cluster designation;
- Limit the increase in the number of projected students; and
- Designing a sensitive interface to the existing single-family neighbourhood.
- Staff worked with the applicant to achieve these conditions, however, the current proposal only meets some of the parameters provided to support the change in land use:
- In place of the 25 metre wide 19A Avenue public road right-of-way, the applicant proposes an 8 -metre wide pedestrian corridor. Staff had requested a 10 -metre wide corridor, as is standard for walkways. 10 metres would provide sufficient width for the corridor to achieve a 4 metre-wide walkway and 3 metre flanking landscape buffers inclusive of lighting, seating and other recreational opportunities. The proposed 8-metre wide corridor is undesirable from a Crime Prevention Through Environmental Design (CPTED) perspective as it reduces the walkway to a narrow tunnel-like walkway without sufficient separation between the buildings and walkway.
- The proposed increase in density has resulted in several other urban design issues that create undesirable conditions and reduced livability on the site. These issues are noted below:
- The proposal does not include trees along internal drive-aisles, or at the front of each individual or shared back-to-back townhouse unit entryway as noted by Form and Character Development Permit design guideline DP1.1 48. The lack of inclusion of trees along drive aisles reduces greenery and the aesthetic appearance of the development.
- Form and Character Development Permit design guideline DP1. 107 calls for ground floor habitable rooms with a minimum depth of 3 metres to provide an active ground floor. Some of the buildings are proposed with smaller ground floor rooms such that they are no longer considered habitable rooms (2.0 to 2.5 metres in depth).
- Further discussion of the form and character and design issues are presented in the Development Permit section of the report.
- The proposed single family small lot exceeds the minimum lot area and lot depth of the RF-13 Zone, however, the applicant proposes a variance to reduce the lot width from 12 metres to 10.8 metres.
- The proposed lot area for the single family lot is significantly larger ( 413 square metres) than required for a Type I RF-13 Interior lot ( 336 square metres). Similarly, the lot depth of 40.8 metres far exceeds the minimum 28 metres in the RF-13 Zone.
- The applicant has provided a building envelope analysis demonstrating that a dwelling can be constructed on the narrower lot. No variances will be supported to reduce building setbacks on this lot should they be requested in the future.

|  | Proposed |  |
| :---: | :---: | :---: |
| Lot Area | Site A | Site B |
| Gross Site Area: <br> Road Dedication: <br> Undevelopable Area: <br> Net Site Area: | 12,213 square metres | 20,111 square metres 5,003 square metres 960 square metres 16,o68 square metres |
|  | 1,230 square metres |  |
|  | 960 square metres |  |
|  | 10,023 square metres |  |
|  | Site A | Site B |
| Number of Lots: | 1 townhouse lot | 1 townhouse lot plus 1 single family small lot |
| Building Height: | 8.7 metres -13.0 metres | 9.2 metres - 13.0 metres |
| Unit Density: | 62 units per hectare (25 units per acre) | 65 units per hectare (26 units per acre) |
| Floor Area Ratio (FAR): | o.80 | o. 88 |
| Floor Area |  |  |
| Residential: | 7,987 square metres | 10,821 square metres |
| Total: | 7,987 square metres | 10,821 square metres |
| Residential Units: |  |  |
| 3-Bedroom: | 62 | 104 |
| Total: | 62 | 104 |

## Referrals

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

School District:
The School District has advised that there will be approximately 142 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

78 Elementary students at Edgewood Elementary School 40 Secondary students at Grandview Heights Secondary School

## (Appendix IV)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between Fall 2024 and Spring 2025.
*A new elementary school (Ta'atalu Elementrary School) is being constructed to the immediate west and is scheduled to open in fall 2025.
**A new secondary school opened in Fall 2021 in the Grandview neighbourhood (Grandview Heights Secondary). Due to the continued development of this area the school boundaries are still being reviewed.

Parks, Recreation \& Culture:

Should this application be supported by Council, Parks, Recreation and Culture will accept a voluntary amenity contribution in the amount of \$30,000 by the applicant in response to residents' concerns about increased density over what was planned for the neighbourhood. The voluntary contribution will be used for park amenities in the Sunnyside Heights neighbourhood.

The closest active park/playground is 125 G Neighbourhood Park, which will be fully constructed in consultation with area residents upon acquisition of lands associated with Development Application No. 7917-0506-oo. The park has temporary amenities including play structures and open space and is 350 metres walking distance from the development. The closest natural area is Darts Hill Garden Park and is 620 metres walking distance from the development.

Ministry of Transportation
\& Infrastructure (MOTI):

No concerns.

Surrey Fire Department: No concerns.
Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

## Transportation Considerations

## Road Network \& Infrastructure

- The applicant is required to provide road improvements to support the proposal along the site frontages of 19 Avenue, 20 Avenue, 166 Street, 167 Street, and a lane connection.
- The applicant is proposing an amendment to the NCP road network by replacing 19A Avenue between 166 Street and 167 Street with a pedestrian walkway. In support of the removal of 19 A Avenue, the applicant is proposing to provide additional on-site visitor parking to exceed the minimum Zoning Bylaw parking requirements.
- A traffic circle is planned for 20 Avenue and 166 Street.


## Traffic Impacts

- Due to the proposed number of units and change in land use, the applicant was required to conduct a Transportation Impact Analysis ("TIA"). Based on the TIA, using industry standard rates, the subject proposal is anticipated to generate approximately 103 trips during peak hour (one to two vehicles every minute). Compared to the density as per the current NCP designation, the proposal is anticipated to generate approximately 20 additional vehicle trips in the peak hour (one additional vehicle every three minutes).
- Based on the transportation impact assessment findings, the applicant is required to provide improvements at the intersection of 16 Avenue and 168 Street.


## Access

- The subject site is proposed to be accessed via three entrances: 167 Street, 19 Avenue, and the rear lane.
- In response to concerns expressed by area residents, the proposed site access locations and lane configuration have been designed to minimize additional traffic to the existing lane.


## Transit \& Cycling

- The closest bus stop is located at 24 Avenue and 166 Street, approximately one kilometre from the subject site. The bus stop is serviced by TransLink Bus Route No. 531 with connections between White Rock and Willowbrook.
- The subject site is located along Sunnyside Greenway on 20 Avenue and approximately 220 metres from the Grandview Ridge Trail, a multi-use pathway that connects Sunnyside Heights to the commercial node at 24 Avenue and 160 Street.


## Parkland and/or Natural Area Considerations

- As part of the community consultation process, residents in the neighbourhood sought additional amenities in the temporary portion of 125 G Neighbourhood Park.
- Parks currently has all the temporary amenities they can provide in 125G Neighbourhood Park. Upon acquiring all lands associated with this neighbourhood park, Parks staff will undertake community engagement to determine the appropriate permanent amenities to be included in the park.
- Should this application be supported by Council, the applicant agreed to provide a cashcontribution to the City for park amenities in the amount of \$30,000.
- The cash contribution provided by the applicant, should this application proceed, would be directed towards park amenities within the Sunnyside Heights NCP, which may include the future build-out of 125 G Neighbourhood Park or other parks identified within the Sunnyside Heights NCP.


## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. The applicant will amend the roof top patios to include a high albedo roof with a SRI value of 75 for those buildings with rooftop patios/flat roofs.
- To further reduce the urban heat island effect and provide thermal comfort for future residents, and in accordance with the Development Permit guidelines for Form and Character, staff requested the applicant provide trees within drive-aisles. The applicant proposes trees to be planted only in a small portion of two drive-aisles of Site B. The applicant proposes not to provide trees in the drive-aisle for the majority of the subject site.


## School Capacity Considerations

- The School District has advised that this development will generate the following students:

Site A (north):

- approximately 53 school-age children, 44 of which are projected to attend schools in the Surrey School District.

Site B (south):

- approximately 89 school-age children, 74 of which are projected to attend schools in the Surrey School District.
- Together, these developments will generate 142 school-age children, 118 of which are projected to attend schools in the Surrey School District.
- At the time this application was first submitted staff worked with the School District to determine the number of projected students under the existing single family land use designation for this site. Under the existing single family land use designation a total of approximately 69 single family lots could be achieved. At that time, the School District advised that 69 single family lots would generate approximately 78 elementary students and 31 secondary students, which was relatively similar to the proposed townhouse applications.
- Staff are supportive of the change in land use to townhouses, however, it should be noted that the proposed townhouse developments represent a marginal increase to the expected student yields when this application was first considered by staff. The current proposal results in 78 elementary students and 40 secondary students as opposed to 78 elementary students and 31 secondary students under the single family scenario at that time. Staff had requested the density be slightly reduced (fewer townhomes) to lessen the impact of the increase in density on school capacity in the neighbourhood. The applicant has elected not to reduce the density beyond what is currently proposed.


## POLICY \& BY-LAW CONSIDERATIONS

## Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP) and the proposed townhouses comply with this designation provided Council supports an amendment to the Sunnyside Heights Neighbourhood Concept Plan.


## Themes/Policies

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood in accordance with OCP policies B4.2 and B4.5, which seek to plan and design new neighbourhoods to accommodate a wide range of diverse households through a diversity of housing types and sizes.
- Despite staff's general support for a change in land use to townhouses, staff have reservations about the proposed density at this location due to the impact on student enrollment and site planning issues.
- The applicant proposes a significant increase in density from the existing land use designation that permits 6-10 units per acre. The applicant proposes 25 units per acre for Site A and 26 units per acre for Site B, which directly abuts the existing single family residences.
- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure efficiently, provide housing options, and provide amenities to residents.
- The proposed townhouse development will increase the variety of housing types within this part of the Sunnyside Heights plan area.
- B4 Healthy Neighbourhoods (Streets \& Walkways)/C2 Transportation (General): Design local streets to allow multiple modes of travel and enhanced pedestrian and cycling opportunities; and support easy, fluid, unobstructed movement of pedestrians throughout urban areas by planning local street networks using a finer-grained, modified grid pattern.
- The subject development contributes to a finer grain transportation network by providing a pedestrian corridor bisecting Site $A$ and $B$, which will provide multimodal transportation connections from 167 Street to 166 Street, connecting with the future elementary school to the west.
- B5 Memorable Features: retain and enhance memorable natural and built features and places.
- The subject development proposes to retain 24 trees total across two development sites, including a significant stand of on-site trees at the northwest corner of the site and along 20 Avenue, maintaining some of the existing natural heritage.


## Secondary Plans

## Land Use Designation

- The subject site is designated Cluster Residential 6-10 u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a in the Sunnyside Heights Neighbourhood Concept Plan.
- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network.


## Amendment Rationale

## Rationale for Land-Use Redesignation

- The "cluster" designation in the Sunnyside Heights NCP were used in areas where significant tree coverage was observed with the intention that larger tree retention areas ( $30-40 \%$ ) of the "cluster development" sites) could be incorporated into the new neighbourhood.
- The proposed density for Site A is 25 units per acre and 26 units per acre for Site B. The proposed density meets the intent of the "Multiple Residential 20-25 u.p.a." in the Sunnyside Heights NCP.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single family homes and larger townhomes that could be built under the existing designation. It will allow for a mix of housing types within this neighbourhood.
- The developer suggests that the prices for larger homes would make it uneconomical to develop this site under a 6-10 upa scenario. The applicant's proposal is generally consistent with current market trends, which have seen larger and more expensive homes decline in attainability in this area since the NCP was finalized in 2010.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.


## Rationale for Elimination of 19A Avenue

- City staff considered the proposed removal of 19 A Avenue provided the following conditions were met:
- No tandem units were proposed to better accommodate all resident parking onsite;
- Sufficient visitor parking that meets or exceeds the Zoning By-law requirement;
- Substantial tree protection;
- Dedication for a pedestrian and cycling walking, inclusive of landscape buffers.
- The applicant has demonstrated that the above conditions were met on the site.
- The proposed 8-metre wide corridor to be dedicated for public access is less than the requested 10 metres, however, the dedicated corridor retains its function as providing a finergrained transportation network to provide pedestrian/cycling connections throughout the neighbourhood.


## Themes/Objectives

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood, however, staff have some reservations with the proposed density and several design elements.
- The cluster designation is intended to facilitate tree retention through development. In this case the NCP requires that $30-40 \%$ of the cluster designated area be preserved for open space and tree preservation purposes and conveyed to the City. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 610 units per acre averaged over the entire area.
- The applicant is proposing to retain approximately 826 square metres of the cluster designated area for tree retention and outdoor amenity area for the development. This represents a total of $12 \%$ of the cluster designated area which is not proposed to be conveyed to the City. Therefore, the proposed increase in density for the site includes the tree retention/open space area, contrary to the intent of this designation in the NCP.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes that could be built under the existing designation.
- The smaller, more dense townhouse units are supportable from a land use perspective and are appropriate for the area.
- Multiple residential densities for townhouses in Sunnyside Heights have varied from 20-25 units per acre. The information below presents an overview of the densities approved for "Urban" designated in the OCP, multiple residential townhouse applications in Sunnyside Heights. All applications noted below were designated for townhouses:

| 7912-0224-00-24.4 units per acre <br> 7913-0065-00 - 22 units per acre <br> 7914-0280-00 - 22.4 units per acre <br> 7915-0087-oo - 20 units per acre <br> 7918-0062-oo - 25 units per acre <br> 7919-0057-00 - 25 units per acre <br> 7919-o116-oo - 21.4 units per acre |  |
| :---: | :---: |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

- In contrast, the subject application is designated for single family and proposes to exceed the densities achieved for other sites in Sunnyside Heights that were already designated for townhouse developments in the NCP.
- The proposed road network change to remove 19 Avenue and the associated drainage corridor at this location is considered appropriate given the dedication of an 8 metre wide pedestrian
and cycling corridor bisecting the sites. Additional visitor parking is also provided on each site to accommodate the on-street parking that 19 Avenue would have provided.


## Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" for Block A and Block B (Appendix I) and from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- 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) | Permitted and/or Required | Proposed |  |
| :---: | :---: | :---: | :---: |
|  |  | Site A | Site B |
| Unit Density: | 75 uph | 62 units per hectare (25 units per acre) | 65 units per hectare (26 units per acre) |
| Floor Area Ratio: | 1.0 | o.80 | 0.88 |
| Lot Coverage: | 60\% | 35\% | 40\% |
| Yards and Setbacks |  |  |  |
| North: | Site A/B: 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.3 m for indoor amenity building | 4.5 m <br> *variance to 2.0 m for visitor parking stalls |
| East: | Site A/B: 4.5 m | 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.4 m for Building 1 and 3.8 m to Building 24 |
| South:West: | Site A/B: 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.3 m to Building 5 and 3.0 m for Building 14 | $4.5 \mathrm{~m}$ <br> *variance to 4.2 m for Building 10 and 4.4 m for Building 9 |
|  | Site A/B: 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.2 m for Building 4 | $4.5 \mathrm{~m}$ <br> *variance to 4.4 m for Building 8 |
| Height of Buildings |  |  |  |
| Principal buildings: | 13 m | 8.7-13.0 metres | 9.2-13.0 metres |
| Indoor Amenity: | 11 m | 9.5 metres | 7.5 metres |
| Amenity Space |  |  |  |
| Indoor Amenity: | Site A: 186 square metres Site B: 312 square metres | The proposed $144 \mathrm{~m}^{2}$ [+ CIL of \$21,oo] meets the Zoning Bylaw requirement. | The proposed $191 \mathrm{~m}^{2}[+$ CIL of $\$ 60,000$ ] meets the Zoning By-law requirement. |


| RM-30 Zone (Part 22) | Permitted and/or Required | Proposed |  |
| :---: | :---: | :---: | :---: |
|  |  | Site A | Site B |
| Outdoor Amenity: | Site A: 186 square metres Site B: 312 square metres | The proposed $342 \mathrm{~m}^{2}$ meets the Zoning Bylaw requirement. | The proposed $272 \mathrm{~m}^{2}$ [+ CIL of \$32,00o] meets the Zoning By-law requirement. |
| Parking (Part 5) | Required | Proposed |  |
| Number of Stalls |  |  |  |
| Residential: | Site A: 124 Site B: 208 | Site A: 124 | Site B: 208 |
| Residential Visitor: | Site A: 12 <br> Site B: 21 | Site A: 14 | Site B: 23 |
| Total: | Site A: 136 <br> Site B: 229 | Site A: 138 | Site B: 231 |
| Bicycle Spaces |  |  |  |
| Residential Secure <br> Parking: <br> Residential Visitor: | n/a 12 | $\mathrm{n} / \mathrm{a}$ | $\mathrm{n} / \mathrm{a}$ |

## Setback Variances

- The applicant is requesting the following variances for Site A (north site):
(a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
(b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
(d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.
- The applicant is requesting the following variances for Site B (south site):
(a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
(b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
(d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
(e) to reduce the minimum south side yard setback of the RM-3o Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
(f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11 .
- The reduced front yard and street side yard setbacks for portions of the principal building face will facilitate usable and habitable ground floor rooms that provide improved activation of the ground floor. The small reduction is considered reasonable given it is only for a portion of the principal building face.
- The reduced setback to the indoor amenity building is considered reasonable given its location amongst the retained trees and its connection to both the outdoor amenity area and publicly accessible open space at the intersection of 20 Avenue and 166 Street.
- The increase to the number of permitted risers in the setback is needed to accommodate the grades of the sloping site and the minimal grading work proposed fronting units along 20 Avenue to retain the boulevard trees. The risers and exposed foundation are proposed to be closed and cladded with hardie brick to create an attractive front entry.
- The reduced setback to Building 14 is the result of the meandering pedestrian corridor and will have minimal impact on the walkway.
- On Site B, the proposed number of visitor parking stalls meets the minimum required under the Zoning By-law. Staff requested additional visitor parking stalls to accommodate the loss of on-street parking with the removal of 19 A Avenue. The reduced setback to two of the visitor parking stalls will facilitate two additional visitor parking spaces. These stalls will be buffered from the pedestrian corridor with landscaping ensuring they have minimal impact on the public realm.
- Staff support the requested variances to proceed for consideration.


## Capital Projects Community Amenity Contributions (CACs)

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


## Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute $\$ 1$, ooo per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 25, 2022 and the Development Proposal Signs were installed on February 11, 2022. Staff received 65 responses from neighbouring residents (staff comments in italics):
- The subject development application was also reviewed by the Grandview Heights Stewardship Association and the Little Campbell Watershed Society but no comments were provided.


## Summary of Concerns Received via Phone and Email

| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |


| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |
| Traffic | Increased Traffic <br> Parking | 45 |
|  | Density | Number of units too high for the area <br> Livability |
| Schools | 57 <br> 10 |  |
| Over Capacity | 3 |  |
| Interface/Context/Design | Not consistent with surrounding <br> context | 10 |
| Community <br> Amenities/Infrastructure | Lack of amenities in neighbourhood <br> Infrastructure | 5 |
| Trees | Lack of tree retention/open space | 9 |
| Safety | Crime | 1 |

- Many responses to staff included concerns about traffic volumes and safety, and the ability of existing road infrastructure to accommodate the increase in traffic brought about by a higherdensity development.
- Due to the proposed number of units and change in land use, staff requested the applicant undertake a Transportation Impact Analysis (TIA) to determine the potential impact on traffic and parking in the area. Based on the TIA, using industry standard rates, the subject proposal is anticipated to generate approximately 103 trips during peak hour (one to two vehicles every minute). Compared to the density as per the current NCP designation, the proposal is anticipated to generate approximately 20 additional vehicle trips in the peak hour (one additional vehicle every three minutes). As a result, some improvements to the arterial network will be required, including the extension of the eastbound left turn bay storage to 90 metres at 16 Avenue and 168 Street, and the provision of cash-in-lieu for future relocation of the northwest signal pole at 16 Avenue and 168 Street, to support future intersection improvements.
- The townhouse developments will have primary access from 167 Street and Site B will have a secondary access via the residential lane, which will help to disperse traffic from future residents and not impact the existing single family residences to the southeast.
- Lack of street parking in the neighbourhood was a complaint that was raised by residents who are concerned that more development will exacerbate the problem.
- The applicant proposes to eliminate the east-west road (19A Avenue) bisecting the site that is shown in the Sunnyside Heights NCP. This road would have provided some onstreet parking which would be a benefit to area residents. To address this, the applicant proposes additional visitor parking stalls on Site A and Site B. In addition, all townhouse units will have side-by-side garage parking spaces, complying with the minimum Zoning By-law requirement.
- Many neighbours believe that the proposed development is too dense.
- The properties are designated "Urban" in the Official Community Plan and "Cluster Residential (6-10 upa)" and "Low Density Residential (6-10 upa)" in the Sunnyside Heights NCP. The Cluster Residential designation is meant to allow for preservation of a significant stand of trees at the corner of 20 Avenue and future 166 Street. Due to the desired retention, a cluster residential designation was identified which would result in
higher densities on the "developable" portion of the site, leading to densities in the range of 15-25 units per acre. Given this density, it was expected to some extent, that a form of higher density residential would be developed at this corner.
- The proposed density is generally in keeping with similar townhouse developments in the neighbourhood, however, staff have expressed concerns about the form and character of the proposal that result in lower livability. Staff had requested a 10 metre wide pedestrian corridor to provide sufficient physical separation between each site and allow for a wider landscape buffer. The applicant instead proposes an 8 metre wide pedestrian corridor. Similarly, staff had requested trees to be planted in the drive-aisles, in accordance with the OCP Form and Character Design Guidelines, which is intended to lessen the impact of the urban heat island effect, contribute to carbon sequestration, and provide aesthetic value. The applicant has not been able to achieve sufficient width between the townhouse buildings and drive-aisle to accommodate trees in the drive-aisle, other than fronting several buildings on Site $B$.
- School capacity is a concern that was raised by many residents who oppose the proposed development. Edgewood Elementary School opened in January 2021 and was at $100 \%$ capacity. Portable classrooms are required to accommodate the existing students. Residents are concerned about potential strain on the school system that could be brought on by this development and others in the area.
- Insufficient school capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. 129, Council put in place a six month moratorium on any development applications proposing NCP amendments until a new school site could be established. The new school, Edgewood Elementary, opened in January 2021 but as of September 2022, the school is operating overcapacity. To further support enrollment pressures in Sunnyside Heights, a new elementary school was identified, which is adjacent to the subject site. Ta'talu Elementary school is targeted to open in the fall of 2025 . Until then, the School District will rely on portables to make up the seat shortfall and possible boundary changes.
- Similarly, to relieve enrollment pressure at Earl Mariott Secondary school, a new 1,500 capacity high school, Grandview Heights Secondary, opened in September 2021. The school is operating marginally overcapacity, though enrollment is projected to grow in the next 10 years putting additional pressure on the School District to fund portables.
- The School District conducted a detailed review of this proposal prior to a formal development application being submitted. At that time, they determined that, based on the existing single family designation a total of 78 elementary students and 31 secondary students could be expected. Under the existing proposal, the combined developments would result in 78 elementary students and 40 secondary students representing a marginal increase above the expected student yields at the time.
- While the projected school enrollment from this development exceeds the capacities outlined by the School District, the proposal retains merit for its need to generate additional family-oriented housing that is more affordable the single family housing. The proposed development will not be constructed and occupied until the anticipated opening of the future Ta'talu Elementary School, west of the subject site.
- Ta'talu Elementary School is anticipated to open in January 2025 with a capacity of 612 students.
- Some neighbours are concerned about a lack of privacy and an increase in noise that may be caused by the townhouse development. Others expressed concern about the building height and interface between a townhouse development and existing single family residences.
- The proposed townhouses along the residential lane on Site B are setback approximately 4.5 metres from the new property line. This is less than the approximate 6 to 7.5 m setback required for a single family development. The proposed building height of these
units is approximately 9.6 metres, which is only slightly taller than the maximum height permitted for a single family dwelling (9 metres).
- The applicant worked with staff to reduce the number of units along the residential lane by breaking up the buildings into a maximum of 3 to 4 units. Two of the buildings directly behind the existing single family dwellings contain 3 units while the westerly building abutting the proposed single family lot contains 4 units. Staff had suggested that the applicant consider reducing the upper storey massing to reflect a single family residence (i.e., the upper storeys to be a maximum of $80 \%$ of the ground floor area), however, the applicant has elected not to accommodate this because it would significantly reduce the functionality and available bedrooms for these units.
- Staff received several comments from residents who are concerned about community resources being stretched, including health care resources and community centres, in addition to schools which are mentioned separately above.
- Some residents expressed concerns regarding infrastructure and community amenities for the neighbourhood. The proposed developments will provide both indoor and outdoor amenity areas for use by the residents of the separate stratas. A new neighbourhood park (125G Neighbourhood Park) has been secured by the City at 167 Street and 17B Avenue. A portion of lands directly to the west will be acquired and added to this park in the future. In the interim, the City implemented temporary amenities in the existing park to help serve the growing neighbourhood. 125G Neighbourhood Park is approximately 350 metres walking distance from the subject site. The subject site is also directly across (166 Street) from the new elementary school, which is planned to have playground, sports court, and sports field amenities. As part of Development Application No. 7922-0149-00 to the north of the subject site (across 20 Avenue), a o.31 hectare park is to be conveyed to the City for the creation of a new neighbourhood park.
- The applicant has also committed to providing a voluntary cash contribution in the amount of \$30,000 to the City to fund future park amenities in the neighbourhood.
- Health care resources are managed by the Province, and while population increases do need to be met with corresponding increases in services, the City has no control over the allocation of health care resources.
- Payment of CACs is required for all new residential units in the City. CACs are put towards libraries, parks, cultural facilities, recreational facilities, and police and fire services, among other things.
- Residents are concerned about the number of trees that are proposed for removal, considering the site's current designation for cluster development.
- The Sunnyside Heights NCP requires under the Cluster Residential designation that 30$40 \%$ of the site area be set aside for open space and tree preservation. The Cluster Residential designation is contained in the northwest corner of Site A. The applicant proposes to retain trees representing approximately $12 \%$ of the area designated for Cluster Residential. In addition, the applicant proposes to utilize the tree retention area with the existing cluster designation as the outdoor amenity area on Site $A$.
- Staff have sought additional tree retention and/or outdoor amenity area to compensate for the impact that using tree preservation areas for outdoor amenity will have, however, the applicant does not propose additional tree preservation and/or outdoor amenity area for Site A. Having said that, the total proposed outdoor amenity area on Site $A$, excluding the tree preservation areas, does exceed the total required outdoor amenity area.
- The majority of the higher value trees for retention are located either in the proposed for retention stand, or more central to the site where their retention would significantly impact the viability of the proposal. Therefore, staff worked with the applicant to retain a
significant number of on-site and City boulevard trees along 20 Avenue. 21 trees are proposed for retention on Site $A$ while 3 trees are proposed for retention on Site B. While the proposed retention is less than targeted by the Sunnyside Heights NCP, the proposal still preserves a significant number of trees.
- Some residents who oppose the applications fear that townhouse development could bring crime to the neighbourhood and decrease property values. Some residents also expressed concern regarding the perimeter on-site walkway along the residential lane.
- There is no evidence that townhouse development, compared to single family development, is associated with increased crime.
- The proposed perimeter on-site walkway along the residential lane provides added surveillance over the lane and in conjunction with the ground floor habitable rooms of the lane fronting units, will increase the eyes on the street.


## Public Information Meeting

- The applicant held a Public Information Meeting (PIM) for the proposed townhouse development. Notifications for the PIM were mailed on July 28, 2022. The notification was mailed to approximately 398 addresses to residents within 200 metres of the subject site.
- The virtual PIM was held via a Zoom Webinar platform on August 17, 2022 from 6:oopm to 7:30pm. A concurrent website was created to provide the same information presented at the PIM for those who were unable to attend the PIM.
- Approximately 27 people attended the virtual meeting, excluding panel members. The webinar included a presentation from the applicant's consultant team followed by a question-and-answer period. City Planning and Transportation staff were also in attendance to observe and answer any questions.
- 91 questions and comments were received during the PIM session. In addition, 17 emails and 15 comment forms were received via the website following the PIM session.


## Summary of Concerns

| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |
| Traffic | Increased Traffic <br> Access flow \& Congestion <br> Safety <br> Parking | 7 <br> 2 <br> 1 <br> 3 |
| Density | Number of units too high for the area | 4 |
| Schools | Over Capacity | 3 |
| Interface/Context/Design | Not consistent with surrounding <br> context | 6 |
| Community Amenities | Lack of amenities in neighbourhood | 2 |
| Safety | Crime | 2 |

## Summary of Support

- A number of residents wrote in to register their support for the development. Of the 17 emails received following the PIM, 14 were in support. Of the 15 comment forms, 10 were in support. A summary of the comments registering support for the proposal are noted below:

| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |
| Affordability | Smaller affordable homes <br> Diversity in housing type/size <br> (particularly for families) | 14 <br> 11 |
| Traffic | Pedestrian circulation | 3 |
| Interface/Context/Design | Townhouses are well designed | 3 |
| No reason given | No reason given | 2 |

- Given the concerns expressed by attendees were similar to those expressed via correspondence with the City previously, those concerns and staff responses will not be replicated below.


## DEVELOPMENT PERMITS

## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- There are several ways in which the proposal does not meet the Form and Character design guidelines of the OCP:
- In most instances, buildings do not meet the 1o-metre separation guideline between building faces;
- Landscaping (trees) has not been proposed within all internal drive-aisles;
- For the units fronting the pedestrian corridor, habitable rooms are proposed to be 2.4 metres in depth, not meeting the intent of 3 metres to be considered a habitable room.
- The applicant has worked with staff to resolve the following issues:
- Improving the livability of townhouse units by reducing the number of back-to-back units, creating increased separation between units to allow for an increase in natural light, and providing ground floor habitable rooms, the majority of which have sufficient depth;
- designing townhomes that are compatible with, and sensitive to, the existing single family neighbourhood character;
- revising on-site grading to facilitate the retention of City boulevard trees along 20 Avenue; and
- achieving a marginal amount of landscaping (trees) in the drive-aisles.
- The proposed townhouse development for Site A consists of 62 units across fourteen separate buildings. Buildings 9 through 13 are proposed to be back-to-back units, the majority of which have side of unit natural light. The back-to-back units are limited to the interior of the site.
- A single vehicular access is proposed from 167 Street for Site A.
- The proposed townhouse development for Site B consists of 104 units across fourteen separate buildings. Buildings 18 through 23 are proposed to be back-to-back units, the majority of which have side of unit natural light. The back-to-back units are limited to the interior of the site.
- Site B is to be accessed via a main vehicular access from 167 Street. A secondary access is located via the residential lane at the southern end of the site. The access to the lane was shifted further south to limit the number of vehicles utilizing the east-west portion of the residential lane, thereby limiting the impact to existing single family residences.
- The buildings front onto all public roads, including the pedestrian corridor with front doors and habitable rooms lining the street frontage. With the exception of the units fronting the pedestrian corridor, the public fronting units meet the minimum 3.0 metre room depth to be considered a habitable room. The presence of a front door and habitable room will increase the street presence of these units.
- Access to Buildings 5, 6, 7, and 8 on Site A, and Buildings 2, 3, 4, and 5 on Site B is provided via a 1.5 metre on-site walkway adjacent to the 8 metre-wide pedestrian corridor.
- All units are proposed with double side-by-side garages and 3-bedrooms. The units range in size from 111 square metres to 167 square metres. The back-to-back units are proposed to have roof-top decks whereas all other units have front yards.
- The proposed indoor amenity building for Site A is located at the northwest corner of the site. Staff are typically unsupportive of locating amenity buildings along street frontages due to the inactivity of these buildings outside of their uses. In this context, staff were supportive of its location along the street frontage due to the constraints of the proposed tree retention and the ability to connect the indoor and outdoor amenity areas. Further design work is encouraged to enhance the activity and safety of the adjacent public streets and to provide connection and interest to this building.
- The buildings are proposed with three separate, yet coordinated colour schemes that provide variety and synergy across both sites. The buildings are proposed to have a modern appearance with oversized windows and a variety of roof types including gable, shed, and flat roofs for the back-to-back units. Building materials include hardie siding (in a variety of colours, including dark grey, white, dark red, brown, and dark blue), hardie bricks (in dark grey), and dark grey shingled roofs.


## Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- On Site A, 61 replacement trees are proposed to be planted within the project, including a mixture of Sweet Gum, Persian Ironwood, and Wonder Dogwood.
- On Site B, 143 replacement trees are proposed to be planted within the project, including a mixture of Sweet Gum, Persian Ironwood, Columnar Bowhall Maple, and Wonder Dogwood.
- Other plantings include a variety of shrubs, grasses, and ground covers that are used to soften the hard surfaces on the site and help define the transitions between private and semi-private spaces.
- Decorative pavers are proposed at the driveway entrance as well as along all pedestrian crossings over the drive-aisle in order to delineate pedestrian movements on the site.


## Indoor Amenity

## Site A

- The RM-3o Zone requires that 186 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 144 square metres with $\$ 21,000$ of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning By-law. This fee has been calculated according to current By-law rates and is subject to change.
- The proposed indoor amenity building will be two-storeys with an additional outdoor amenity deck on the roof. The applicant has not confirmed the programming of the indoor amenity building at this time. Staff will work with the applicant to confirm the programming for the indoor amenity building.

Site B

- The RM-30 Zone requires that 312 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 354 square metres, exceeding the Zoning By-law requirement.
- The proposed indoor amenity building will be two-storeys. Staff will work with the applicant to refine the programming of the indoor amenity building.


## Outdoor Amenity

Site A

- The RM-30 Zone requires that 186 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 342 square metres, exceeding the Zoning By-law requirement.
- The proposed outdoor amenity area is located adjacent to the indoor amenity building at the northwest corner of the site. The amenity area includes a stand of trees proposed to be retained. This area contains a natural play area with stepping logs and bench and picnic seating. There is additional amenity area provided on the west side of the indoor amenity building where a barbeque, tables, and chairs are provided. The indoor amenity building also has a rooftop deck where that provides additional amenity for residents.


## Site B

- The RM-30 Zone requires that 312 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 191 square metres with $\$ 60,000$ of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning By-law. This fee has been calculated according to current By-law rates and is subject to change.
- The proposed outdoor amenity area is located adjacent to the indoor amenity building in the centre of the site. This area contains a play structure, a barbeque area with seating and tables, and landscaping. An additional amenity area is provided on the eastern boundary of the site adjacent to Building 24 and includes a small community garden with raised garden plots and a tool shed.


## Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, as follows:
- Resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs.
- Refinement to the public realm frontages, including the publicly accessible open space areas to facilitate pedestrian permeability.
- Refinement to the massing and materiality of the units fronting the pedestrian corridor.
- Provision of a high albedo roof for units that propose a rooftop patio.
- The applicant has 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

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The tables below provides a summary of the tree
retention and removal by tree species for both Development Application No. 7920-0159-oo (Table 1) and 7920-0162-oo (Table 2):

Table 1: Summary of Tree Preservation by Tree Species for Site A (7920-0159-00):

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder/Cottonwood | 3 | 3 | o |
| Deciduous Trees(excluding Alder and Cottonwood Trees) |  |  |  |
| Apple | 1 | 1 | 0 |
| Cherry | 3 | 3 | o |
| Bitter Cherry | 1 | 1 | o |
| Paperback Birch | 4 | 4 | o |
| Common Fig | 1 | 1 | o |
| Honey Locust | 3 | 1 | 2 |
| Red Maple | 4 | o | 4 |
| Bigleaf Maple | 2 | 2 | o |
| Japanese Maple | 1 | 1 | o |
| Norway Maple | 1 | 1 | o |
| Plum | 1 | 1 | 0 |
| Coniferous Trees |  |  |  |
| Deodar Cedar | 2 | 2 | o |
| Douglas Fir | 25 | 10 | 15 |
| Emerald Cedar | 2 | 2 | o |
| Norway Spruce | 2 | 2 | o |
| Shore Pine | 1 | 1 | o |
| Western Red Cedar | 11 | 11 | O |
| Total (excluding Alder and Cottonwood Trees) | 65 | 44 | 21 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 59 |  |
| Total Retained and Replacement Trees |  | 80 |  |
| Contribution to the Green City Program |  | \$12,800 |  |

- The Arborist Assessment states that there are a total of 65 mature trees on the site, excluding Alder and Cottonwood trees. Three existing trees, approximately $4 \%$ of the total trees on the site, are Alder and Cottonwood trees. It was determined that 21 trees can be retained as part of this development proposal. This includes seven City boulevard trees along 20 Avenue. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed 20 Avenue off-site road works and services was altered in order to maximize tree preservation on the site and for City boulevard trees on 20 Avenue. This will require further detailed refinement in consultation with Parks staff and Engineering staff and supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 91 replacement trees on the site. Since only 59 replacement trees can be accommodated on the site, the deficit of 32 replacement trees will require a cash-in-lieu payment of $\$ 12,800$, representing $\$ 400$ per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Sweet Gum, Persian Ironwood, and Wonder Dogwood.
- In summary, a total of 80 trees are proposed to be retained or replaced on the site with a contribution of $\$ 12,800$ to the Green City Program.

Table 2: Summary of Tree Preservation by Tree Species for Site B (7920-0162-00):

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder/Cottonwood | 21 | 21 | O |
| Deciduous Trees <br> (excluding Alder and Cottonwood Trees) |  |  |  |
| Apple | 3 | 3 | O |
| Maidenhair | 1 | 1 | O |
| Paperbark Birch | 7 | 7 | 0 |
| Cherry | 2 | 2 | 0 |
| Cotoneaster | 1 | 1 | 0 |
| Honey Locust | 4 | 2 | 2 |
| Norway Maple | 3 | 3 | 0 |
| Pine | 1 | 1 | 0 |
| Scots Pine | 1 | 1 | 0 |
| Plum | 2 | 2 | O |
| Coniferous Trees |  |  |  |
| Deodar Cedar | 4 | 4 | 0 |
| Douglas Fir | 2 | 2 | 0 |
| Threadleaf Cypress | 1 | 1 | 0 |
| Giant Sequoia | 1 | 0 | 1 |
| Norway Spruce | 3 | 3 | 0 |
| Western Red Cedar | 54 | 54 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 113 | 110 | 3 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 143 |  |
| Total Retained and Replacement Trees |  | 146 |  |
| Contribution to the Green City Program | \$39,200 |  |  |

- The Arborist Assessment states that there are a total of 113 mature trees on the site, excluding Alder and Cottonwood trees. 21 existing trees, approximately $16 \%$ of the total trees on the site,
are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 241 replacement trees on the site. Since only 123 replacement trees can be accommodated on the site, the deficit of 98 replacement trees will require a cash-in-lieu payment of $\$ 39,200$, representing $\$ 400$ per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Sweet Gum, Persian Ironwood, Columnar Bowhall Maple, and Wonder Dogwood.
- In summary, a total of 146 trees are proposed to be retained or replaced on the site with a contribution of \$39,200 to the Green City Program.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Block Plan
Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III. Engineering Summary
Appendix IV. School District Comments
Appendix V. Summary of Tree Survey and Tree Preservation
Appendix VI. NCP Plan
Appendix VII. Development Variance Permit Nos. 7920-0159-oo/7920-0162-oo

approved by Shawn Low

Don Luymes
General Manager
Planning and Development
KS/ar



















1 EAST ELEVATION(167 ST)


2 WEST ELEVATION
























































pmg



ARCHITECTTCO
seal



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INTER-OFFICE MEMO


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

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 5.042 m on 20 Avenue;
- Dedicate 1.0 m on 167 Street;
- Dedicate 15.0 m on 166 Street;
- Dedicate 12.5 m on 19 Avenue;
- Dedicate $3.0-\mathrm{m} \times 3.0-\mathrm{m}$ corner cuts at 20 Avenue intersection with 166 \& 167 Streets;
- Dedicate 1.0-metre x 1.0-metre corner cut at 19 Avenue and lane;
- Dedicate 3.0-metre x 3.0-metre corner cut at 19 Avenue and 166 Street;
- Dedicate 6.0 m for residential lane;
- Dedicate 8.0 m for walkway; and
- Register 0.5 statutory right-of-way (SRW) at property line along all road frontages.


## Works and Services

- Construct south side of 20 Avenue;
- Construct west side of 167 Street;
- Construct east side of 166 Street;
- Construct north side of 19 Avenue;
- Construct residential lane;
- Construct walkway
- Construct storm mains along frontage roads to service the site and provide road drainage. Include a service connection, complete with inspection chamber, to the site;
- Construct/upgrade water and sanitary mains along frontage roads to service the site. Include service connections, complete with water meter chamber and/or inspection chamber, to the site;

A Servicing Agreement is required prior to Rezone and Subdivision.
DEVELOPMENT PERMIT
There are no engineering requirements relative to issuance of the Development Permit.


Jeff Pang, P.Eng.
Development Services Manager
M51

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | April 3, 2023 |
| Report For: | City of Surrey |

Development Impact Analysis on Schools For:
Application \#: 20015900

The proposed development of 62 Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

| School-aged children population projection | 53 |
| :--- | :---: |
|  |  |
| Projected Number of Students From This Development In: |  |
| Elementary School $=$ | 29 |
| Secondary School $=$ | 15 |
| Total Students $=$ | 44 |


| Current Enrolment and Capacities: |  |
| :--- | ---: |
| Edgewood Elementary |  |
| Enrolment | 784 |
| Operating Capacity | 607 |
| \# of Portables | 7 |
|  |  |
| Grandview Heights Secondary | 1541 |
| Enrolment | 1500 |
| Operating Capacity | 0 |
| $\#$ \# of Portables |  |

## 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.

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.



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.

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | April 3, 2023 |

Report For: City of Surre

Development Impact Analysis on Schools For:
Application \#: 20016200

| The proposed development of <br> Single Family | 104 | Townhouse | units and | 1 |
| :--- | :---: | :---: | :---: | :---: |
| 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.

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.



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: 20-0159-00
Address: 16620/16648-16674-20 Avenue
Registered Arborist: Tim Vandenberg

| On-Site Trees | Number of Trees |
| :--- | :---: |
| Protected Trees Identified <br> (on-site and shared trees, including trees within boulevards and proposed streets <br> and lanes, but excluding trees in proposed open space or riparian areas) | 68 |
| Protected Trees to be Removed | 47 |
| Protected Trees to be Retained <br> (excluding trees within proposed open space or riparian areas) |  |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio <br> $3 \times$ one (1) $=3$ | 21 |
| - All other Trees Requiring 2 to 1 Replacement Ratio <br> $44 ~ X ~ t w o ~(2) ~=~ 88 ~$ | 91 |
| Replacement Trees Proposed |  |
| Replacement Trees in Deficit |  |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] |  |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 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: April 11, 2023

## Tree Preservation Summary

## Surrey Project No: 20-0162-00

Address: 16666 - 19 Avenue (16606, 16621, 16651, 16663-19 Avenue \& 1949167 Street), Surrey, BC Registered Arborist: Tim Vandenberg

| On-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Trees Identified <br> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 134 |
| Protected Trees to be Removed | 131 |
| Protected Trees to be Retained <br> (excluding trees within proposed open space or riparian areas) | 3 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $21 X$ one $(1)=21$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio $110 \times \text { two }(2)=220$ | 241 |
| Replacement Trees Proposed | 143 |
| Replacement Trees in Deficit | 98 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | NA |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 0 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

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

| Tlamalicy |  |
| :--- | :--- |
| Signature of Arborist: | Date: April 11, 2023 |





Grandview Heights NCP Area \#2 (Sunnyside Heights)
City of Surrey Planning \& Development Department

# DEVELOPMENT VARIANCE PERMIT 

NO.: 7920-0159-oo
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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674-20 Avenue

Parcel Identifier: 005-577-829
Lot 43 Section 13 Township 1 New Westminster District Plan 57371
16648-20 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620-20 Avenue
(the "Land")
3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:
(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum west front yard setback is reduced for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
(b) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum south side yard on a flanking street setback is reduced for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
(c) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum north side yard on a flanking street setback is for the indoor amenity building from 4.5 metres to 4.3 metres; and
(d) Section B. 26 (b) "Setbacks" of Part 4 "General Provisions" is varied to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4 .
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as 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 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.
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, THE DAY OF , 20 . ISSUED THIS DAY OF , 20 .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


# DEVELOPMENT VARIANCE PERMIT 

Issued To:

Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

> (the "Owners")

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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674-20 Avenue

Parcel Identifier: 005-577-845
Lot 47 Section 13 Township 1 New Westminster District Plan 57371
1949-167 Street

Parcel Identifier: o03-862-470
Lot 55 Section 13 Township 1 New Westminster District Plan 58054
16663-19 Avenue

Parcel Identifier: 005-650-585
Lot 56 Section 13 Township 1 New Westminster District Plan 58054
16651-19 Avenue

Parcel Identifier: 005-650-593
Lot 57 Section 13 Township 1 New Westminster District Plan 58054
16621-19 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620-20 Avenue

Parcel Identifier: 003-766-471
Lot 61 Section 13 Township 1 New Westminster District Plan 66460
16606-2o 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 Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum east front yard setback is reduced for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
(b) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum west front yard setback is reduced for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
(c) In Part 22, Section H. Off-Street Parking and Loading/Unloading of the "Multiple Residential 30 Zone (RM-30)", the minimum north side yard on a flanking street setback is reduced from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
(d) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum south side yard on a flanking street setback is reduced for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
(e) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum south side yard setback is reduced from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
(f) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum east rear yard setback is reduced from 6.0 metres to 3.0 metres to Building 11.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as 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 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.
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, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20.

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


Proposed variance to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face


Proposed variance to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;


ALL SITE PLAN E-A (NORTH)
B (SOUTH)
B(SOUTH)

## RR DP REVISION



## H-12

| ACTION REQUIRED: | DVP Support |
| :--- | :--- |
| TYPE: | Zoning Amendment / DVPs / DP |
| PURPOSE: | RA to RM-30 - to develop 62 townhouse units. |
| LOCATION: | 16620,16648 , and $16674-20$ Avenue |

## PROCESSING DATES:

Bylaw No. 21083
November 20, 2023 - 3rd: Carried RES.R23-2314
PH Held
October 30, 2023 - 1st/2nd/PH: RES.R23-2102/2103/2104
Approved to Proceed: Planning Report No. 7920-0159-01

## DEVELOPMENT VARIANCE PERMIT NO. 7920-0159-01

January 15, 2024 - Proceed to Public Notification: Carried RES.R24-16
Planning Report No. 7920-0159-01, 7920-0159-02

## DEVELOPMENT VARIANCE PERMIT NO. 7920-0159-00

May 1, 2023 - Supported: Carried RES.R23-901 Carried with Councillor Bains opposed.
April 17, 2023 - Proceed to Public Notification: Carried RES.R23-709
Planning Report No. 7920-0159-oo, 7920-0162-00

DEVELOPMENT PERMIT NO. 7920-0159-00
April 17, 2023 - Authorize to Draft: Carried RES. R23-709
Planning Report No. 7920-0159-00, 7920-0162-00

## NOTICE OF DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION

Permit No. 7920-0159-01


Location: 16620, 16648, 16674-20 Avenue

Purpose of Permit: The applicant is seeking to increase the maximum percentage of back-to-back townhouse units from $20 \%$ to $35.5 \%$ in a 62 -unit townhouse development.

Contact Planning if you have any questions regarding this permit at: planningdevelopment@surrey.ca

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


City of Surrey
ADDITIONAL PLANNING COMMENTS
Application No.: 7920-0159-01/02
Planning Report Date: January 15, 2024

## PROPOSAL:

- Development Variance Permit
to vary the percentage of back-to-back units permitted in a 62-unit townhouse development

LOCATION:
1667420 Avenue
1664820 Avenue
1662020 Avenue

ZONING:
RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-10 u.p.a., Drainage Corridor 5m, and Low Density Residential 6-1o u.p.a.


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the percentage of permitted back-to-back units within the "Multiple Residential 30 Zone (RM-30)".


## RATIONALE OF RECOMMENDATION

- The proposal received Third Reading at the November 20, 2023 Regular Council - Public Hearing meeting and Approval to Draft at the April 17, 2023 Regular Council - Land Use meeting. The development proposes a total of 62 townhouse units and includes an NCP Amendment from "Cluster Residential 6-10 u.p.a.," "Drainage Corridor 5 m," "and "Low Density Residential 6-10 u.p.a," to "Multiple Residential 15-25 u.p.a." and Drainage Corridor 5 m " and for changes to the local road network and rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning Bylaw, which include limiting the percentage of back-to-back units to a maximum of $20 \%$ for the RM-30 Zone, and to increase the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit, to 6.0 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted by Council on November 20, 2023. A variance is required to the subject application to permit more back-to-back units in the proposed development than the RM-30 zone now allows. The subject application proposes 22 back-to-back units out of 62 total units ( $35.5 \%$ of the proposed units), which exceeds the maximum $20 \%$ in the RM-3o Zone.
- The applicant also proposes a total of 342 square metres of outdoor amenity space, exceeding the combined total of 252 square metres for all 62 units of outdoor amenity space required under the new Zoning Bylaw provisions for back-to-back townhouse units.
- Given the application was supported by Council prior to endorsing the Zoning Bylaw changes limiting the amount of back-to-back townhouse units in the RM-30 Zone, staff supports the previously submitted plans, and staff recommends that the proposed variances be supported.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0159-o1 (Appendix I) varying the following, to proceed to Public Notification:
(a) to vary the Zoning By-law to increase the maximum percentage of back-to-back townhouse units permitted within the "Multiple Residential 30 Zone (RM-30)" from $20 \%$ to $35.5 \%$.
2. Council instruct staff to resolve the following issues prior to final approval:
(a) all conditions of approval outlined in the Additional Planning Comments Report No. 7920-0159-o1 dated October 30, 2023 (Appendix II).

## SITE CONTEXT \& BACKGROUND

## Context \& Background

- The proposal received Third Reading at the November 20, 2023 Regular Council - Public Hearing meeting and Approval to Draft at the October 30, 2023 Regular Council - Land Use meeting. The development proposes a total of 62 townhouse units and includes an NCP Amendment from "Cluster Residential 6-10 u.p.a.," "Drainage Corridor 5 m," "and "Low Density Residential 6-10 u.p.a," to "Multiple Residential 15-25 u.p.a." and Drainage Corridor 5 m " and for changes to the local road network and rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning Bylaw, which include limiting the percentage of back-to-back units to a maximum of $20 \%$ for the RM-30 Zone, and to increase the required amount of outdoor amenity space for back-to-back units from 3 square metres per unit, to 6 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023 and a variance is required to the subject application to permit additional back-to-back units in the proposed development. The subject application proposes 22 back-to-back units out of 62 total units ( $35.5 \%$ of the proposed units), which exceeds the maximum $20 \%$ in the RM-30 Zone.
- The applicant also proposes a total of 342 square metres of outdoor amenity space, exceeding the combined total of 252 square metres for all 62 units of outdoor amenity space required under the new Zoning Bylaw provisions for back-to-back townhouse units.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant proposes the following to permit the development of 62 townhouse units:
- an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network;
- rezoning a portion of the site from "One Acre Residential Zone (RA) to "Multiple Residential 30 Zone (RM-30)";
- to consolidate the properties into a single townhouse lot;
- Development Permit for Form and Character; and
- a Development Variance Permit.

|  |  |
| :--- | :--- |
| Lot Area |  |
| Gross Site Area: | 12,213 square metres |
| Road Dedication: | 1,230 square metres |
| Undevelopable Area: | 960 square metres <br> Net Site Area: |
| Number of Lots: | 1 town square metres |
| Building Height: | 8.7 metres -13.0 metres |
| Unit Density: | 62 units per hectare |
|  | $(25$ units per acre $)$ |
| Floor Area Ratio (FAR): | 0.80 |
| Floor Area |  |
| Residential: |  |
| $\quad$ Total: | 7,987 square metres |
| Residential Units: |  |
| 3-Bedroom: | 7,987 square metres |
| Total: | 62 |

## Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Additional Planning Report No. 7920-0159-ol.

## POLICY \& BY-LAW CONSIDERATIONS

## Zoning By-law

- The applicant is requesting the following variances:
(a) to vary the Zoning By-law to increase the maximum percentage of back-to-back townhouse units permitted within the "Multiple Residential 30 Zone (RM-30)" from $20 \%$ to $35.5 \%$.
- The applicant proposes 342 square metres of outdoor amenity space, exceeding the increased combined requirement of 318 square metres for all 62 units of outdoor amenity space associated with the back-to-back townhouse units.
- Given the application was supported by Council prior to endorsing the Zoning Bylaw changes limiting back-to-back townhouse units in the RM-30 Zone, staff supports the previously submitted plans, and it is recommended that the proposed variances be supported.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Development Variance Permit No. 7920-0159-or
Appendix II. Additional Planning Comments Report No. 7920-0159-or, dated October 30, 2023
approved by Shawn Low

Don Luymes
General Manager
Planning and Development
KS/ar

# DEVELOPMENT VARIANCE PERMIT 

NO.: 7920-0159-01
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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674-20 Avenue

Parcel Identifier: 005-577-829
Lot 43 Section 13 Township 1 New Westminster District Plan 57371
16648-20 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620-20 Avenue
(the "Land")
3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:
(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) In Part 22, Section J. 4 of the "Multiple Residential 30 Zone (RM-30)", the maximum permitted percentage of back-to-back townhouse units on a lot is increased from $20 \%$ to $35.5 \%$.
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.

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

ISSUED THIS DAY OF , 20 .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli



City of Surrey ADDITIONAL PLANNING COMMENTS

## Application No.:

7920-0159-01
Planning Report Date: October 30, 2023

## PROPOSAL:

- NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5 m " and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 1525 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network.
- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit
to permit the development of 62 townhouse units
LOCATION: 16674, 16648, 16620-20 Avenue

ZONING:
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-1o u.p.a., Drainage Corridor 5 m , and Low Density Residential 6-10 u.p.


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Proposing to reduce the building setback requirements of the Multiple Residential 30 Zone (RM-30) and the General Provisions to allow for stair risers within the setbacks


## RATIONALE OF RECOMMENDATION

- Development Application Nos. 7920-0159-oo and 7920-0162-oo (development application to the south) were running in conjunction and were considered under a single Council report and a single CD By-law that was granted Third Reading at the May 1, 2023 Regular Council Public Hearing meeting. The single rezoning by-law required that both projects be completed at the same time. This has created challenges for the applicant in delivering all 166 units ( 62 units under Development Application No. 7920-0159-oo, the subject north application, and 104 units under Development Application No. 7920-0162-00, to the south) at one time.
- To accommodate both proposals moving forward, it is proposed to separate the two applications into two separate rezoning by-laws, which will allow each application to proceed independently, while still delivering a centralized walkway that bisects the two sites.
- There are no changes to the proposed developments that were considered by Council at the May 1, 2023 Regular Council - Public Hearing meeting.
- 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 amendment to the Sunnyside Heights NCP will facilitate a variety of housing types in this neighbourhood that are more affordable than the larger single-detached dwellings that were anticipated under the NCP.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal generally 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 Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and will facilitate additional visitor parking stalls.
- Some area residents have raised objections to the proposal. In response, the applicant held a Public Information Meeting (PIM) to solicit feedback from area residents. The applicant amended the proposal by reducing the number of overall units.
- 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 buildings achieve 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.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
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) 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-3o Zone, at the rate in effect at the time of Final Adoption;
(i) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
(j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(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 Department; and
(l) completion of all requirements as outlined in the Initial Planning Report No. 7920-0159-00/7920-0162-oo, dated April 17, 2023, as well as the Additional Planning Comments Report No. 7920-0162-02, dated October 30, 2023.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network, when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP <br> Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single-detached homes on acreage lots. | Cluster <br> Residential 6-10 <br> u.p.a, Drainage <br> Corridor 5m, and <br> Low Density <br> Residential 6-10 <br> u.p.a | RA |
| North (Across <br> 20 Avenue): | Vacant acreage lots under Development <br> Application No. 7922-0149-oo, which <br> proposes rezoning to RM-30 and RF-10 <br> to permit development of 171 townhouse <br> units and 2 single-detached small lots. | Cluster <br> Residential 6-10 <br> u.p.a, Drainage <br> Corridor 5m, and | Low Density <br> Residential 6-10 <br> u.p.a |
| East (Across <br> 167 Street): | Single-detached homes on acreage lots. <br> Development Application No. 7921- <br> oo8o-oo for rezoning to RF-10 and RF-13 <br> to allow subdivision into 19 single family <br> small lots, received Third Reading on <br> February 14, 2022. | Drainage Corridor <br> 5m, and Low | Density <br> Residential 6-10 <br> u.p.a |
| South: | Single detached small lots and single <br> detached homes on acreage lots. A <br> portion of the lands to the south are <br> under Development Application No. <br> $7920-0162-$-oo, which proposes to rezone <br> the subject lots to RM-30 and RF-13 to <br> permit the development of 104 <br> townhouse units and 1 single-detached <br> lot small lot. Development Application <br> No. 7920-o162-oo was granted Third <br> Reading at the May 1, 2023 Regular <br> Council - Public Hearing meeting, but <br> the by-law is being reconsidered at the <br> October 16, 2023 Regular Council - Land <br> Use meeting to eliminate lands from the <br> subject application. | Medium Density <br> Residential 10-15 <br> u.p.a. | RF-13, RA |
| West (Across | New elementary school (Ta'talu <br> Elementary) under construction. | Rchool <br> $\mathbf{1 6 6 ~ S t r e e t ) : ~}$ |  |

## Context \& Background

- Development Application Nos. 7920-0159-00 and 7920-0162-00 were running in conjunction and were considered under a single Council report and a single CD By-law (Rezoning By-law No. 20925) as they function as one larger development of several properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west.
- Rezoning By-law No. 20295 was granted Third Reading at the May 1, 2023 Regular Council Public Hearing meeting. Since that time, the applicant has expressed a desire to see the applications separated to allow each application to proceed independently. Doing so will allow for a more efficient phased delivery of the 166 townhouse units and one single-detached small lot across both development applications.
- As the previous rezoning by-law (No. 20295) was considered for all of the lands under both applications, the development applications cannot be separated without bringing a second bylaw forward (i.e., one rezoning by-law for each application).
- The applicant wishes to advance Development Application No. 7920-0162-oo first and as such, staff are requesting (under a separate report) that Third Reading of Rezoning By-law No. 20295 be rescinded, the lands under that by-law be amended by eliminating the portion of the lands under the subject application (No. 7920-0159-00), and Third Reading be granted to the amended by-law under Development Application No. 7920-0162-00.
- Given this process would eliminate the portion of the (northern) lands under Development Application No. 7920-0159-oo being considered for rezoning, a new rezoning by-law must be brought forward for these lands.
- At the April 17, 2023 Regular Council - Land Use meeting, Council authorized staff to draft the Development Permit for Development Application No. 7920-0159-oo (the subject application). No changes to the proposed development permit are proposed and therefore, no further action with regards to the proposed Development Permit is required.
- At the May 1, 2023 Regular Council - Public Hearing meeting, following public notification, Council supported Development Variance Permit No. 7920-0159-oo for the subject application. No changes to the proposed development variance permit are proposed and therefore, no further action with regards to the proposed Development Variance Permit is required.
- The 1.2-hectare subject site consists of three properties situated along 20 Avenue and 167 Street (16620, 16648, and 16674-20 Avenue) which is located in Sunnyside Heights.
- The subject site is designated "Cluster Residential 6-10 u.p.a", "Drainage Corridor 5m", and "Low Density Residential 6-10 u.p.a" in the Sunnyside Heights Neighbourhood Concept Plan and zoned "One-Acre Residential Zone (RA)".


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant proposes the following to permit the development of 62 townhouse units:

0 an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network;

0 rezoning a portion of the site as identified as Block A on the Survey Plan attached as Appendix I, from "One Acre Residential Zone (RA) to "Multiple Residential 30 Zone (RM-30)";

0 to consolidate the properties into a single townhouse lot;
0 Development Permit for Form and Character; and
0 a Development Variance Permit.

|  |  |
| :--- | :--- |
| Lot Area |  |
| Gross Site Area: | 12,213 square metres |
| Road Dedication: | 1,230 square metres |
| Undevelopable Area: | 960 square metres |
| Net Site Area: | 10,023 square metres |
| Number of Lots: | 1 townhouse development lot |
| Building Height: | 8.7 metres -13.0 metres |
| Unit Density: | 62 units per hectare |
|  | $(25$ units per acre $)$ |
| Floor Area Ratio (FAR): | o.80 |
| Floor Area |  |
| Residential: |  |
| Total: | 7,987 square metres |
| Residential Units: | 7,987 square metres |
| 3-Bedroom: |  |
| Total: | 62 |

## Referrals

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

School District:

Parks, Recreation \& Culture:

The School District has advised that there will be approximately 53 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

29 Elementary students at Edgewood Elementary School 14 Secondary students at Grandview Heights Secondary School
(Appendix IV)
Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2025.
*A new elementary school (Ta'atalu Elementary School) is being constructed to the immediate west and is scheduled to open in Fall 2025.
**A new secondary school opened in Fall 2021 in the Grandview neighbourhood (Grandview Heights Secondary). Due to the continued development of this area, the school catchment boundaries are still being reviewed.

Should this application be supported by Council, Parks, Recreation and Culture will accept a voluntary amenity contribution in the amount of \$30,000 (in conjunction with the adjacent Development Application No. 7920-0162-00, to the south) by the applicant in response to residents' concerns about increased density over what was planned for the neighbourhood. The voluntary contribution will be used for park amenities in the Sunnyside Heights neighbourhood.

The closest active park/playground is 125 G Neighbourhood Park, which will be fully constructed in consultation with area residents upon acquisition of lands associated with Development Application No. 7917-0506-oo. The park has temporary amenities including play structures and open space and is 350 metres walking distance from the development. The closest natural area is Darts Hill Garden Park which is 620 metres walking distance from the development.

Surrey Fire Department: No concerns.
Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

## Transportation Considerations

- A complete overview of the transportation considerations for this project is included in the Initial Planning Report No. 7920-0159-00/7920-0162-oo, dated April 17, 2023 (Appendix VI).
- The central 8-metre wide walkway will be delivered (dedicated and constructed) under the adjacent Development Application No. 7920-0162-oo, to the south.


## Parkland and/or Natural Area Considerations

- As part of the community consultation process, residents in the neighbourhood sought additional amenities in the temporary portion of 125 G Neighbourhood Park due to the proposed densification.
- Parks currently has all the temporary amenities they can provide in 125G Neighbourhood Park. Upon acquiring all lands associated with this neighbourhood park, Parks staff will undertake community engagement to determine the appropriate permanent amenities to be included in the park.
- Should this application be supported by Council in conjunction with Development Application No. 7920-0162-oo to the south, the applicant agreed to provide a combined cashcontribution to the City for park amenities in the amount of \$30,000.
- The cash contribution provided by the applicant, should this application proceed, would be directed towards park amenities within the Sunnyside Heights NCP, which may include the future build-out of 125 G Neighbourhood Park or other parks identified within the Sunnyside Heights NCP.


## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. The applicant will amend the roof top patios design to include a high albedo roof with a SRI value of 75 for those buildings with rooftop patios/flat roofs.
- To further reduce the urban heat island effect, provide thermal comfort for future residents, nicer streetscapes and in accordance with the Development Permit guidelines for Form and Character, staff requested the applicant provide trees within drive-aisles. The applicant does not propose to provide trees in the drive-aisle for the majority of the subject site. Trees cannot be accommodated without the removal of a significant number of units.


## POLICY \& BY-LAW CONSIDERATIONS

## Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP) and the proposed townhouses comply with this designation provided Council supports an amendment to the Sunnyside Heights Neighbourhood Concept Plan.


## Themes/Policies

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood in accordance with OCP policies B4.2 and B4.5, which seek to plan and design new neighbourhoods to accommodate a wide range of diverse households through a diversity of housing types and sizes.


## Secondary Plans

## Land Use Designation

- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 15-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- The Initial Planning Report No. 7920-0159-00/7920-0162-oo, dated April 17, 2023 noted the proposed land use plan amendment, which incorrectly included an amendment to the "Multiple Residential 20-25 u.p.a." designation. The correct amendment should read "Multiple Residential 15-25 u.p.a.," as noted above.


## Amendment Rationale

## Rationale for Land-Use Redesignation

- The Initial Planning Report No. 7920-0159-00/7920-0162-oo, dated April 17, 2023 (Appendix VI ), provides an outline for the amendment rationale.


## Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)," depicted as (northern) Block A on the attached Survey Plan (Appendix I).
- 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) | Permitted and/or Required | Proposed |
| :---: | :---: | :---: |
| Unit Density: | 75 uph | 62 units per hectare (25 units per acre) |
| Floor Area Ratio: | 1.0 | 0.80 |
| Lot Coverage: | 60\% | 35\% |
| Yards and Setbacks |  |  |
| North: <br> East. | $4.5 \mathrm{~m}$ | $4.5 \mathrm{~m}$ <br> *variance to 4.3 m for indoor amenity building 4.5 m |
| South: West: | 4.5 m 4.5 m | 4.5 m <br> *variance to 4.3 m to Building 5 and 3.0 m for Building 14 $4.5 \mathrm{~m}$ <br> *variance to 4.2 m for Building 4 |
| Height of Buildings |  |  |
| Principal buildings: Accessory buildings: | $\begin{aligned} & 13 \mathrm{~m} \\ & 11 \mathrm{~m} \end{aligned}$ | 8.7-13.0 metres 9.5 metres |
| Amenity Space |  |  |
| Indoor Amenity: | 186 square metres | The proposed $144 \mathrm{~m}^{2}$ [+ CIL of $\$ 21,00]$ meets the Zoning By-law requirement. |
| Outdoor Amenity: | 186 square metres | The proposed $342 \mathrm{~m}^{2}$ meets the Zoning By-law requirement. |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls |  |  |
| Residential: | 124 | 124 |
| Residential Visitor: | 12 | 14 |
| Total: | 136 | 138 |
| Bicycle Spaces |  |  |
| Residential Secure Parking: Residential Visitor: | $\begin{array}{\|l\|} \hline \mathrm{n} / \mathrm{a} \\ 12 \\ \hline \end{array}$ | $\begin{aligned} & \hline \mathrm{n} / \mathrm{a} \\ & 12 \end{aligned}$ |

## Setback Variances

- The applicant is requesting the following variances:
(a) to reduce the minimum west front yard setback of the RM-3o Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
(b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
(d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4 .
- The proposed Development Variance Permit No. 7920-0159-00, was supported by Council at the May 1, 2023 Regular Council - Public Hearing meeting, following public notification. No changes to the proposed variances are requested and therefore, no further action is required with regard to the subject Development Variance Permit.


## Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $\$ \mathbf{2 , 0 0 0}$ per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Sunnyside Heights NCP 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 fee for South Surrey is $\mathbf{\$ 2 0 , 0 0 0}$ per unit for townhouses.


## 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 $\$ 1,068$ per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 25, 2022 and the Development Proposal Signs were installed on February 11, 2022. Staff received 65 responses from neighbouring residents. In addition, a Public Information Meeting was held by the applicant on August 17, 2022.
- These concerns included the potential for increased traffic, overcapacity at surrounding schools, the lack of amenities within the neighbourhood, and a desire to see additional tree retention. For a record of public comments and staff responses, see the Initial Planning Report for Development Application Nos. 7920-0159-00/7920-0162-00, dated April 17, 2023 (Appendix VI).


## DEVELOPMENT PERMITS

## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- At the April 17, 2023 Regular Council - Land Use meeting, Council authorized staff to draft the Development Permit for the subject application. As there are no proposed changes to the form and character as part of Development Application No. 7920-0159-oo, no further action to the proposed development permit is required. For a detailed description of the proposed design, see the Initial Planning Report for Development Application Nos. 7920-0159-00/7920-o162-oo, dated April 17, 2023 (Appendix VI).


## TREES

- There are no changes to the proposed tree retention and removal that was previously presented to Council in the Initial Planning Report No. 7920-0159-00/7920-0162-oo, dated April 17, 2023


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| Appendix I. | Block Plan |
| :--- | :--- |
| Appendix II | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | NCP Plan |
| Appendix VI. | Initial Planning Report No. 7920-0159-oo/7920-0162-oo, dated April 17, 2023 |

approved by Shawn Low

Don Luymes
General Manager
Planning and Development
KS/ar

APPENDIX I
















1 EAST ELEVATION(167 ST)


2 WEST ELEVATION


















pmg



ARCHITECTTCO
seal



| PLANT SCHEDULE |  |  |  |
| :---: | :---: | :---: | :---: |
|  |  |  |  |
|  | AZALEA JAPONICA 'HINO CRIMSON' BUXUS MICROPHYLLA 'WINTER GEM' | AZALEA; SINGLE DEEP CRIMSON <br> TTLE-LEAF BOX | \#2 POT; 25 CM |
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TO: Director, Area Planning \& Development

- South Surrey Division

Planning and Development Department
FROM: Acting Development Support Manager, Engineering Department
DATE: October 23, $2023 \quad$ PROJECT FILE: 7820-0159-01
RE: $\quad$ Engineering Requirements
Location: 16620, 16648, and 16674-2o Avenue

## OCP AMENDMENT/NCP AMENDMENT

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

- The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.


## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 5.042 m on 20 Avenue.
- Dedicate 1.0 m on 167 Street.
- Dedicate 1.734 m on 166 Street.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) at property line along all road frontages.


## Works and Services

- Construct south side of 20 Avenue.
- Construct west side of 167 Street.
- Construct frontage water, sanitary and storm mains to service the site and road drainage.
- Construct downstream sanitary and storm mains as required through catchment analyses.
- Construct water, sanitary and storm service connections to service each lot.


## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | April 3, 2023 |
| Report For: | City of Surrey |

Development Impact Analysis on Schools For:
Application \#: 20015900

The proposed development of 62 Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

| School-aged children population projection | 53 |
| :--- | :---: |
|  |  |
| Projected Number of Students From This Development In: |  |
| Elementary School $=$ | 29 |
| Secondary School $=$ | 15 |
| Total Students $=$ | 44 |


| Current Enrolment and Capacities: |  |
| :--- | ---: |
| Edgewood Elementary |  |
| Enrolment | 784 |
| Operating Capacity | 607 |
| \# of Portables | 7 |
|  |  |
| Grandview Heights Secondary | 1541 |
| Enrolment | 1500 |
| Operating Capacity | 0 |
| $\#$ \# of Portables |  |

## 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.

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.



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.


Grandview Heights NCP Area \#2 (Sunnyside Heights)
City of Surrey Planning \& Development Department

INTER-OFFICE MEMO
Regular Council - Land Use
B. 6 7920-0159-00 \& 7920-0162-00

Monday April 17, 2023
Supplemental Information

## TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning \& Development - South Division
DATE: April 17, 2023 FILE: 7920-0159-00 \& 7920-0162-00
RE: Agenda Item B.6, April 17, 2023 Regular Council - Land Use
Development Application Nos. 7920-0159-oo \& 7920-0162-00 Replacement Page for the Planning Report

Development Application Nos. 7920-0159-00 \& 7920-0162-00 is on the agenda for consideration by Council at April 17, 2023 Regular Council - Land Use Meeting under Item B.6.

After finalizing the Planning Report for the April ${ }_{17}, 2023$ Regular Council - Land Use Agenda, it was discovered that the cover page neglected to include "RF-13" as the second zone for which the rezoning by-law is being sought.

Page 1 of the Planning Report has been updated to reflect this change.
The replacement page for the Planning Report detailing is attached to this memorandum.


Shawn Low
Acting Manager
Area Planning \& Development - South Division
Attachment -7920-0159-00 \& 7920-0162-oo Page 1 Replacement Page
c.c. - City Manager


# PLANNING \& DEVELOPMENT REPORT Application Nos.: <br> 7920-0159-00/ <br> 7920-0162-00 

Planning Report Date: April 17, 2023

## PROPOSAL:

- NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5 m " and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 2025 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Rezoning from RA to RM-30 and RF-13
- Development Permit
- Development Variance Permit
to permit the development of 166 townhouse units and 1 single family small lot.
LOCATION: $\quad 16674,16648,16620,16606-20$ Avenue

1949-167 Street
16663, 16651, 16621-19 Avenue
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-10 u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.



## City of Surrey <br> PLANNING \& DEVELOPMENT REPORT <br> Application Nos.: 7920-0159-00/ <br> 7920-0162-00

Planning Report Date: April 17, 2023

## PROPOSAL:

- NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5 m " and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 2025 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit
to permit the development of 166 townhouse units and 1 single family small lot.

LOCATION: $\quad 16674,16648,16620,16606$ - 20 Avenue
1949-167 Street
16663, 16651, 16621 - 19 Avenue
ZONING:
RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Cluster Residential 6-1o u.p.a., Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a.


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network.
- Proposing to reduce the setback requirements of the Multiple Residential 30 Zone (RM-30) and the General Provisions.


## 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 amendment to the Sunnyside Heights NCP will facilitate a variety of housing types in this neighbourhood that are more affordable than the larger single family dwellings that were anticipated under the NCP.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The proposal partially 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 Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and will facilitate additional visitor parking stalls.
- Some area residents have raised objections to the proposal. In response, the applicant held a Public Information Meeting to solicit feedback from area residents. The applicant amended the proposal by reducing the number of overall units and reducing the number of units within a row along the rear lane at the southern boundary of the subject site to reduce the overall impact on the adjacent single family lots along 19 Avenue.
- 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 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.
- Development Application Nos. 7920-0159-oo and 7920-0162-oo are running in conjunction and are being considered under a single report and a single CD By-law as they function as one larger development of underdeveloped properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block C from "OneAcre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space for Development Application No. 7920-0159-oo.
3. Council authorize staff to draft Development Permit Nos. 7920-0159-oo and 7920-0162-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7920-0159-oo (Appendix VII) varying the following, to proceed to Public Notification:
(a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
(b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
(d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2,3 , and 4 .
5. Council approve Development Variance Permit No. 7920-0162-oo (Appendix VII) varying the following, to proceed to Public Notification:
(a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
(b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
(d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
(e) to reduce the minimum south side yard setback of the RM-30 Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
(f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11 .
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) approval from the Ministry of Transportation \& Infrastructure
(d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(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) 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM- 30 Zone, at the rate in effect at the time of Final Adoption
(j) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
(k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
(1) 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.
7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m"
and for changes to the local road network, when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
| :---: | :---: | :---: | :---: |
| Subject Site | Single family homes on acreage lots. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| North (Across 20 Avenue): | Vacant acreage lots under Development Application No. 7922-0149-oo, which proposes rezoning to $\mathrm{RM}-30$ and $\mathrm{RF}-10$ to permit development of 171 townhouse units and 2 single family small lots. | Cluster Residential 6-1o u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a | RA |
| East (Across 167 Street): | Single family homes on acreage lots. Development Application No. 7921-oo80-oo for rezoning to RF-10 and RF-13 to allow subdivision into 19 single family small lots, received Third Reading on February 14, 2022. | Drainage Corridor 5m, and Low <br> Density Residential 6-10 u.p.a | RA |
| South (Across 19 Avenue): | Single family small lots. | Medium Density Residential 10-15 u.p.a. | RF-13 |
| West (Across 166 Street): | New elementary school (Ta’talu Elementary) under construction. | School | RA |

## Context \& Background

- Development Application Nos. 7920-0159-oo and 7920-0162-oo are running in conjunction and are being considered under a single report and a single CD By-law as they function as one larger development of underdeveloped properties in Sunnyside Heights bounded by 20 Avenue to the north, 19 Avenue to the south, 167 Street to the east, and future 166 Street to the west. Staff requested the applicant propose a single development application, however, the applicant decided to proceed with two separate development applications.
- The 2.6-hectare subject site consists of eight properties situated along 20 Avenue, 167 Street, and 19 Avenue (16606, 16620, 16648, and 16674-20 Avenue, 1949 - 167 Street, and 16621, 16651, 16663-19 Avenue) and is located in Sunnyside Heights.
- Due to the unique existing property lines, several properties are under both development applications. The properties involved in each development application are as follows:
- 7920-0159-00: 16620, 16648, 16674-20 Avenue
- 7920-0162-00: 16606, 16620, 16674-20 Avenue, 16621, 16651, 16663-19 Avenue, 1949 167 Street
- Throughout this report, the northern Development Application No. 7920-0159-oo is referred to as "Site A" and southern Development Application No. 7920-0162-oo is referred to as "Site B". Collectively they are also referred to as the "subject site" or "subject development".
- The subject site is designated "Cluster Residential 6-10 u.p.a", "Drainage Corridor 5 m ", and "Low Density Residential 6-10 u.p.a" in the Sunnyside Heights Neighbourhood Concept Plan and zoned "One-Acre Residential Zone (RA)".
- Previous Development Application No. 7918-0357-oo on one of the subject properties of Site A (16674 - 20 Avenue), proposed a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)" to allow subdivision into eight single family small lots. Development Application No. 7918-0357oo was in initial review when the subject development applications were submitted and therefore, the application will be closed.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant proposes the following:
- an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce "Multiple Residential 25-30 u.p.a." as a new land use designation; to amend the designation for the site from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 2530 u.p.a." and "Drainage Corridor 5 m " and for changes to the local road network, when the project is considered for final adoption.;
- Rezoning a portion of the site identified as Block A and Block B on the Survey Plan, attached as Appendix I, from "One Acre Residential Zone (RA)" to "Multiple Residential Zone (RM-30)" and a portion of the site identified as Block C on the Survey Plan from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";
- to consolidate the properties into two separate townhouse lots (Site A and Site B) and one single family lot;
- Development Permit for Form and Character; and
- Development Variance Permit to permit the development of 166 townhouse units and one single family small lot.
- The "cluster" designation in the Sunnyside Heights NCP was identified for areas where high value tree stand locations existed. The NCP called for these areas to preserved for open space with the remaining land developed at a higher density. The designation calls for approximately $30-40 \%$ of area in the designation on a property to be preserved for open space/tree retention. The cluster designation covers two properties of Development Application No. 7920-0159-oo. Of this, the applicant proposes to retain approximately $12 \%$ of the cluster designated area, below the targeted 30-40\%.
- The proposed density is 62 units per hectare (uph) ( 25 units per acre [upa]) for Site A and 65 units per hectare (uph) (26 units per acre [upa]) for Site B.
- A shortfall of outdoor amenity is proposed for Site B. 312 square metres of outdoor amenity is required based on 3 square metres/unit, and the applicant proposes to provide 191 square metres. Cash-in-lieu will be provided for the space shortfall, in accordance with the Zoning By-law.
- Staff worked with the applicant on a proposed change in land use from single-family to townhouses and provided several conditions for support, including:
- To support the removal of 19A Avenue (east west local road shown in the NCP) and its associated on-street parking, the provision of an adequate amount of excess visitor parking;
- To support the removal of 19A Avenue and its potential as an east-west connection and public realm infrastructure, a sufficient pathway dedication that can achieve the public realm and pedestrian/cycling functions that 19A Avenue would have provided;
- Significant tree retention on-site in accordance with the NCP cluster designation;
- Limit the increase in the number of projected students; and
- Designing a sensitive interface to the existing single-family neighbourhood.
- Staff worked with the applicant to achieve these conditions, however, the current proposal only meets some of the parameters provided to support the change in land use:
- In place of the 25 metre wide 19A Avenue public road right-of-way, the applicant proposes an 8 -metre wide pedestrian corridor. Staff had requested a 10 -metre wide corridor, as is standard for walkways. 10 metres would provide sufficient width for the corridor to achieve a 4 metre-wide walkway and 3 metre flanking landscape buffers inclusive of lighting, seating and other recreational opportunities. The proposed 8-metre wide corridor is undesirable from a Crime Prevention Through Environmental Design (CPTED) perspective as it reduces the walkway to a narrow tunnel-like walkway without sufficient separation between the buildings and walkway.
- The proposed increase in density has resulted in several other urban design issues that create undesirable conditions and reduced livability on the site. These issues are noted below:
- The proposal does not include trees along internal drive-aisles, or at the front of each individual or shared back-to-back townhouse unit entryway as noted by Form and Character Development Permit design guideline DP1.1 48. The lack of inclusion of trees along drive aisles reduces greenery and the aesthetic appearance of the development.
- Form and Character Development Permit design guideline DP1. 107 calls for ground floor habitable rooms with a minimum depth of 3 metres to provide an active ground floor. Some of the buildings are proposed with smaller ground floor rooms such that they are no longer considered habitable rooms (2.0 to 2.5 metres in depth).
- Further discussion of the form and character and design issues are presented in the Development Permit section of the report.
- The proposed single family small lot exceeds the minimum lot area and lot depth of the RF-13 Zone, however, the applicant proposes a variance to reduce the lot width from 12 metres to 10.8 metres.
- The proposed lot area for the single family lot is significantly larger ( 413 square metres) than required for a Type I RF-13 Interior lot ( 336 square metres). Similarly, the lot depth of 40.8 metres far exceeds the minimum 28 metres in the RF-13 Zone.
- The applicant has provided a building envelope analysis demonstrating that a dwelling can be constructed on the narrower lot. No variances will be supported to reduce building setbacks on this lot should they be requested in the future.

|  | Proposed |  |
| :---: | :---: | :---: |
| Lot Area | Site A | Site B |
| Gross Site Area: <br> Road Dedication: <br> Undevelopable Area: <br> Net Site Area: | 12,213 square metres | 20,111 square metres 5,003 square metres 960 square metres 16,o68 square metres |
|  | 1,230 square metres |  |
|  | 960 square metres |  |
|  | 10,023 square metres |  |
|  | Site A | Site B |
| Number of Lots: | 1 townhouse lot | 1 townhouse lot plus 1 single family small lot |
| Building Height: | 8.7 metres -13.0 metres | 9.2 metres - 13.0 metres |
| Unit Density: | 62 units per hectare (25 units per acre) | 65 units per hectare (26 units per acre) |
| Floor Area Ratio (FAR): | o.80 | o. 88 |
| Floor Area |  |  |
| Residential: | 7,987 square metres | 10,821 square metres |
| Total: | 7,987 square metres | 10,821 square metres |
| Residential Units: |  |  |
| 3-Bedroom: | 62 | 104 |
| Total: | 62 | 104 |

## Referrals

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

School District:
The School District has advised that there will be approximately 142 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

78 Elementary students at Edgewood Elementary School 40 Secondary students at Grandview Heights Secondary School

## (Appendix IV)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between Fall 2024 and Spring 2025.
*A new elementary school (Ta'atalu Elementrary School) is being constructed to the immediate west and is scheduled to open in fall 2025.
**A new secondary school opened in Fall 2021 in the Grandview neighbourhood (Grandview Heights Secondary). Due to the continued development of this area the school boundaries are still being reviewed.

Parks, Recreation \& Culture:

Should this application be supported by Council, Parks, Recreation and Culture will accept a voluntary amenity contribution in the amount of \$30,000 by the applicant in response to residents' concerns about increased density over what was planned for the neighbourhood. The voluntary contribution will be used for park amenities in the Sunnyside Heights neighbourhood.

The closest active park/playground is 125 G Neighbourhood Park, which will be fully constructed in consultation with area residents upon acquisition of lands associated with Development Application No. 7917-0506-oo. The park has temporary amenities including play structures and open space and is 350 metres walking distance from the development. The closest natural area is Darts Hill Garden Park and is 620 metres walking distance from the development.

Ministry of Transportation
\& Infrastructure (MOTI):

No concerns.

Surrey Fire Department: No concerns.
Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

## Transportation Considerations

## Road Network \& Infrastructure

- The applicant is required to provide road improvements to support the proposal along the site frontages of 19 Avenue, 20 Avenue, 166 Street, 167 Street, and a lane connection.
- The applicant is proposing an amendment to the NCP road network by replacing 19A Avenue between 166 Street and 167 Street with a pedestrian walkway. In support of the removal of 19 A Avenue, the applicant is proposing to provide additional on-site visitor parking to exceed the minimum Zoning Bylaw parking requirements.
- A traffic circle is planned for 20 Avenue and 166 Street.


## Traffic Impacts

- Due to the proposed number of units and change in land use, the applicant was required to conduct a Transportation Impact Analysis ("TIA"). Based on the TIA, using industry standard rates, the subject proposal is anticipated to generate approximately 103 trips during peak hour (one to two vehicles every minute). Compared to the density as per the current NCP designation, the proposal is anticipated to generate approximately 20 additional vehicle trips in the peak hour (one additional vehicle every three minutes).
- Based on the transportation impact assessment findings, the applicant is required to provide improvements at the intersection of 16 Avenue and 168 Street.


## Access

- The subject site is proposed to be accessed via three entrances: 167 Street, 19 Avenue, and the rear lane.
- In response to concerns expressed by area residents, the proposed site access locations and lane configuration have been designed to minimize additional traffic to the existing lane.


## Transit \& Cycling

- The closest bus stop is located at 24 Avenue and 166 Street, approximately one kilometre from the subject site. The bus stop is serviced by TransLink Bus Route No. 531 with connections between White Rock and Willowbrook.
- The subject site is located along Sunnyside Greenway on 20 Avenue and approximately 220 metres from the Grandview Ridge Trail, a multi-use pathway that connects Sunnyside Heights to the commercial node at 24 Avenue and 160 Street.


## Parkland and/or Natural Area Considerations

- As part of the community consultation process, residents in the neighbourhood sought additional amenities in the temporary portion of 125 G Neighbourhood Park.
- Parks currently has all the temporary amenities they can provide in 125G Neighbourhood Park. Upon acquiring all lands associated with this neighbourhood park, Parks staff will undertake community engagement to determine the appropriate permanent amenities to be included in the park.
- Should this application be supported by Council, the applicant agreed to provide a cashcontribution to the City for park amenities in the amount of \$30,000.
- The cash contribution provided by the applicant, should this application proceed, would be directed towards park amenities within the Sunnyside Heights NCP, which may include the future build-out of 125 G Neighbourhood Park or other parks identified within the Sunnyside Heights NCP.


## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. The applicant will amend the roof top patios to include a high albedo roof with a SRI value of 75 for those buildings with rooftop patios/flat roofs.
- To further reduce the urban heat island effect and provide thermal comfort for future residents, and in accordance with the Development Permit guidelines for Form and Character, staff requested the applicant provide trees within drive-aisles. The applicant proposes trees to be planted only in a small portion of two drive-aisles of Site B. The applicant proposes not to provide trees in the drive-aisle for the majority of the subject site.


## School Capacity Considerations

- The School District has advised that this development will generate the following students:

Site A (north):

- approximately 53 school-age children, 44 of which are projected to attend schools in the Surrey School District.

Site B (south):

- approximately 89 school-age children, 74 of which are projected to attend schools in the Surrey School District.
- Together, these developments will generate 142 school-age children, 118 of which are projected to attend schools in the Surrey School District.
- At the time this application was first submitted staff worked with the School District to determine the number of projected students under the existing single family land use designation for this site. Under the existing single family land use designation a total of approximately 69 single family lots could be achieved. At that time, the School District advised that 69 single family lots would generate approximately 78 elementary students and 31 secondary students, which was relatively similar to the proposed townhouse applications.
- Staff are supportive of the change in land use to townhouses, however, it should be noted that the proposed townhouse developments represent a marginal increase to the expected student yields when this application was first considered by staff. The current proposal results in 78 elementary students and 40 secondary students as opposed to 78 elementary students and 31 secondary students under the single family scenario at that time. Staff had requested the density be slightly reduced (fewer townhomes) to lessen the impact of the increase in density on school capacity in the neighbourhood. The applicant has elected not to reduce the density beyond what is currently proposed.


## POLICY \& BY-LAW CONSIDERATIONS

## Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP) and the proposed townhouses comply with this designation provided Council supports an amendment to the Sunnyside Heights Neighbourhood Concept Plan.


## Themes/Policies

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood in accordance with OCP policies B4.2 and B4.5, which seek to plan and design new neighbourhoods to accommodate a wide range of diverse households through a diversity of housing types and sizes.
- Despite staff's general support for a change in land use to townhouses, staff have reservations about the proposed density at this location due to the impact on student enrollment and site planning issues.
- The applicant proposes a significant increase in density from the existing land use designation that permits 6-10 units per acre. The applicant proposes 25 units per acre for Site A and 26 units per acre for Site B, which directly abuts the existing single family residences.
- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure efficiently, provide housing options, and provide amenities to residents.
- The proposed townhouse development will increase the variety of housing types within this part of the Sunnyside Heights plan area.
- B4 Healthy Neighbourhoods (Streets \& Walkways)/C2 Transportation (General): Design local streets to allow multiple modes of travel and enhanced pedestrian and cycling opportunities; and support easy, fluid, unobstructed movement of pedestrians throughout urban areas by planning local street networks using a finer-grained, modified grid pattern.
- The subject development contributes to a finer grain transportation network by providing a pedestrian corridor bisecting Site $A$ and $B$, which will provide multimodal transportation connections from 167 Street to 166 Street, connecting with the future elementary school to the west.
- B5 Memorable Features: retain and enhance memorable natural and built features and places.
- The subject development proposes to retain 24 trees total across two development sites, including a significant stand of on-site trees at the northwest corner of the site and along 20 Avenue, maintaining some of the existing natural heritage.


## Secondary Plans

## Land Use Designation

- The subject site is designated Cluster Residential 6-10 u.p.a, Drainage Corridor 5m, and Low Density Residential 6-10 u.p.a in the Sunnyside Heights Neighbourhood Concept Plan.
- The applicant proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network.


## Amendment Rationale

## Rationale for Land-Use Redesignation

- The "cluster" designation in the Sunnyside Heights NCP were used in areas where significant tree coverage was observed with the intention that larger tree retention areas ( $30-40 \%$ ) of the "cluster development" sites) could be incorporated into the new neighbourhood.
- The proposed density for Site A is 25 units per acre and 26 units per acre for Site B. The proposed density meets the intent of the "Multiple Residential 20-25 u.p.a." in the Sunnyside Heights NCP.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single family homes and larger townhomes that could be built under the existing designation. It will allow for a mix of housing types within this neighbourhood.
- The developer suggests that the prices for larger homes would make it uneconomical to develop this site under a 6-10 upa scenario. The applicant's proposal is generally consistent with current market trends, which have seen larger and more expensive homes decline in attainability in this area since the NCP was finalized in 2010.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.


## Rationale for Elimination of 19A Avenue

- City staff considered the proposed removal of 19 A Avenue provided the following conditions were met:
- No tandem units were proposed to better accommodate all resident parking onsite;
- Sufficient visitor parking that meets or exceeds the Zoning By-law requirement;
- Substantial tree protection;
- Dedication for a pedestrian and cycling walking, inclusive of landscape buffers.
- The applicant has demonstrated that the above conditions were met on the site.
- The proposed 8-metre wide corridor to be dedicated for public access is less than the requested 10 metres, however, the dedicated corridor retains its function as providing a finergrained transportation network to provide pedestrian/cycling connections throughout the neighbourhood.


## Themes/Objectives

- Staff support the change in land use from single family to townhouses to accommodate a variety of housing types in the Sunnyside Heights neighbourhood, however, staff have some reservations with the proposed density and several design elements.
- The cluster designation is intended to facilitate tree retention through development. In this case the NCP requires that $30-40 \%$ of the cluster designated area be preserved for open space and tree preservation purposes and conveyed to the City. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 610 units per acre averaged over the entire area.
- The applicant is proposing to retain approximately 826 square metres of the cluster designated area for tree retention and outdoor amenity area for the development. This represents a total of $12 \%$ of the cluster designated area which is not proposed to be conveyed to the City. Therefore, the proposed increase in density for the site includes the tree retention/open space area, contrary to the intent of this designation in the NCP.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes that could be built under the existing designation.
- The smaller, more dense townhouse units are supportable from a land use perspective and are appropriate for the area.
- Multiple residential densities for townhouses in Sunnyside Heights have varied from 20-25 units per acre. The information below presents an overview of the densities approved for "Urban" designated in the OCP, multiple residential townhouse applications in Sunnyside Heights. All applications noted below were designated for townhouses:

| 7912-0224-00-24.4 units per acre <br> 7913-0065-00 - 22 units per acre <br> 7914-0280-00 - 22.4 units per acre <br> 7915-0087-oo - 20 units per acre <br> 7918-0062-oo - 25 units per acre <br> 7919-0057-00 - 25 units per acre <br> 7919-o116-oo - 21.4 units per acre |  |
| :---: | :---: |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

- In contrast, the subject application is designated for single family and proposes to exceed the densities achieved for other sites in Sunnyside Heights that were already designated for townhouse developments in the NCP.
- The proposed road network change to remove 19 Avenue and the associated drainage corridor at this location is considered appropriate given the dedication of an 8 metre wide pedestrian
and cycling corridor bisecting the sites. Additional visitor parking is also provided on each site to accommodate the on-street parking that 19 Avenue would have provided.


## Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" for Block A and Block B (Appendix I) and from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- 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) | Permitted and/or Required | Proposed |  |
| :---: | :---: | :---: | :---: |
|  |  | Site A | Site B |
| Unit Density: | 75 uph | 62 units per hectare (25 units per acre) | 65 units per hectare (26 units per acre) |
| Floor Area Ratio: | 1.0 | o.80 | 0.88 |
| Lot Coverage: | 60\% | 35\% | 40\% |
| Yards and Setbacks |  |  |  |
| North: | Site A/B: 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.3 m for indoor amenity building | 4.5 m <br> *variance to 2.0 m for visitor parking stalls |
| East: | Site A/B: 4.5 m | 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.4 m for Building 1 and 3.8 m to Building 24 |
| South:West: | Site A/B: 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.3 m to Building 5 and 3.0 m for Building 14 | $4.5 \mathrm{~m}$ <br> *variance to 4.2 m for Building 10 and 4.4 m for Building 9 |
|  | Site A/B: 4.5 m | $4.5 \mathrm{~m}$ <br> *variance to 4.2 m for Building 4 | $4.5 \mathrm{~m}$ <br> *variance to 4.4 m for Building 8 |
| Height of Buildings |  |  |  |
| Principal buildings: | 13 m | 8.7-13.0 metres | 9.2-13.0 metres |
| Indoor Amenity: | 11 m | 9.5 metres | 7.5 metres |
| Amenity Space |  |  |  |
| Indoor Amenity: | Site A: 186 square metres Site B: 312 square metres | The proposed $144 \mathrm{~m}^{2}$ [+ CIL of \$21,oo] meets the Zoning Bylaw requirement. | The proposed $191 \mathrm{~m}^{2}[+$ CIL of $\$ 60,000$ ] meets the Zoning By-law requirement. |


| RM-30 Zone (Part 22) | Permitted and/or Required | Proposed |  |
| :---: | :---: | :---: | :---: |
|  |  | Site A | Site B |
| Outdoor Amenity: | Site A: 186 square metres Site B: 312 square metres | The proposed $342 \mathrm{~m}^{2}$ meets the Zoning Bylaw requirement. | The proposed $272 \mathrm{~m}^{2}$ [+ CIL of \$32,00o] meets the Zoning By-law requirement. |
| Parking (Part 5) | Required | Proposed |  |
| Number of Stalls |  |  |  |
| Residential: | Site A: 124 Site B: 208 | Site A: 124 | Site B: 208 |
| Residential Visitor: | Site A: 12 <br> Site B: 21 | Site A: 14 | Site B: 23 |
| Total: | Site A: 136 <br> Site B: 229 | Site A: 138 | Site B: 231 |
| Bicycle Spaces |  |  |  |
| Residential Secure <br> Parking: <br> Residential Visitor: | n/a 12 | $\mathrm{n} / \mathrm{a}$ | $\mathrm{n} / \mathrm{a}$ |

## Setback Variances

- The applicant is requesting the following variances for Site A (north site):
(a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
(b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
(d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.
- The applicant is requesting the following variances for Site B (south site):
(a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
(b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
(c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
(d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
(e) to reduce the minimum south side yard setback of the RM-3o Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
(f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11 .
- The reduced front yard and street side yard setbacks for portions of the principal building face will facilitate usable and habitable ground floor rooms that provide improved activation of the ground floor. The small reduction is considered reasonable given it is only for a portion of the principal building face.
- The reduced setback to the indoor amenity building is considered reasonable given its location amongst the retained trees and its connection to both the outdoor amenity area and publicly accessible open space at the intersection of 20 Avenue and 166 Street.
- The increase to the number of permitted risers in the setback is needed to accommodate the grades of the sloping site and the minimal grading work proposed fronting units along 20 Avenue to retain the boulevard trees. The risers and exposed foundation are proposed to be closed and cladded with hardie brick to create an attractive front entry.
- The reduced setback to Building 14 is the result of the meandering pedestrian corridor and will have minimal impact on the walkway.
- On Site B, the proposed number of visitor parking stalls meets the minimum required under the Zoning By-law. Staff requested additional visitor parking stalls to accommodate the loss of on-street parking with the removal of 19 A Avenue. The reduced setback to two of the visitor parking stalls will facilitate two additional visitor parking spaces. These stalls will be buffered from the pedestrian corridor with landscaping ensuring they have minimal impact on the public realm.
- Staff support the requested variances to proceed for consideration.


## Capital Projects Community Amenity Contributions (CACs)

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


## Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute $\$ 1$, ooo per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 25, 2022 and the Development Proposal Signs were installed on February 11, 2022. Staff received 65 responses from neighbouring residents (staff comments in italics):
- The subject development application was also reviewed by the Grandview Heights Stewardship Association and the Little Campbell Watershed Society but no comments were provided.


## Summary of Concerns Received via Phone and Email

| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |


| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |
| Traffic | Increased Traffic <br> Parking | 45 |
|  | Density | Number of units too high for the area <br> Livability |
| Schools | 57 <br> 10 |  |
| Over Capacity | 3 |  |
| Interface/Context/Design | Not consistent with surrounding <br> context | 10 |
| Community <br> Amenities/Infrastructure | Lack of amenities in neighbourhood <br> Infrastructure | 5 |
| Trees | Lack of tree retention/open space | 9 |
| Safety | Crime | 1 |

- Many responses to staff included concerns about traffic volumes and safety, and the ability of existing road infrastructure to accommodate the increase in traffic brought about by a higherdensity development.
- Due to the proposed number of units and change in land use, staff requested the applicant undertake a Transportation Impact Analysis (TIA) to determine the potential impact on traffic and parking in the area. Based on the TIA, using industry standard rates, the subject proposal is anticipated to generate approximately 103 trips during peak hour (one to two vehicles every minute). Compared to the density as per the current NCP designation, the proposal is anticipated to generate approximately 20 additional vehicle trips in the peak hour (one additional vehicle every three minutes). As a result, some improvements to the arterial network will be required, including the extension of the eastbound left turn bay storage to 90 metres at 16 Avenue and 168 Street, and the provision of cash-in-lieu for future relocation of the northwest signal pole at 16 Avenue and 168 Street, to support future intersection improvements.
- The townhouse developments will have primary access from 167 Street and Site B will have a secondary access via the residential lane, which will help to disperse traffic from future residents and not impact the existing single family residences to the southeast.
- Lack of street parking in the neighbourhood was a complaint that was raised by residents who are concerned that more development will exacerbate the problem.
- The applicant proposes to eliminate the east-west road (19A Avenue) bisecting the site that is shown in the Sunnyside Heights NCP. This road would have provided some onstreet parking which would be a benefit to area residents. To address this, the applicant proposes additional visitor parking stalls on Site A and Site B. In addition, all townhouse units will have side-by-side garage parking spaces, complying with the minimum Zoning By-law requirement.
- Many neighbours believe that the proposed development is too dense.
- The properties are designated "Urban" in the Official Community Plan and "Cluster Residential (6-10 upa)" and "Low Density Residential (6-10 upa)" in the Sunnyside Heights NCP. The Cluster Residential designation is meant to allow for preservation of a significant stand of trees at the corner of 20 Avenue and future 166 Street. Due to the desired retention, a cluster residential designation was identified which would result in
higher densities on the "developable" portion of the site, leading to densities in the range of 15-25 units per acre. Given this density, it was expected to some extent, that a form of higher density residential would be developed at this corner.
- The proposed density is generally in keeping with similar townhouse developments in the neighbourhood, however, staff have expressed concerns about the form and character of the proposal that result in lower livability. Staff had requested a 10 metre wide pedestrian corridor to provide sufficient physical separation between each site and allow for a wider landscape buffer. The applicant instead proposes an 8 metre wide pedestrian corridor. Similarly, staff had requested trees to be planted in the drive-aisles, in accordance with the OCP Form and Character Design Guidelines, which is intended to lessen the impact of the urban heat island effect, contribute to carbon sequestration, and provide aesthetic value. The applicant has not been able to achieve sufficient width between the townhouse buildings and drive-aisle to accommodate trees in the drive-aisle, other than fronting several buildings on Site $B$.
- School capacity is a concern that was raised by many residents who oppose the proposed development. Edgewood Elementary School opened in January 2021 and was at $100 \%$ capacity. Portable classrooms are required to accommodate the existing students. Residents are concerned about potential strain on the school system that could be brought on by this development and others in the area.
- Insufficient school capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. 129, Council put in place a six month moratorium on any development applications proposing NCP amendments until a new school site could be established. The new school, Edgewood Elementary, opened in January 2021 but as of September 2022, the school is operating overcapacity. To further support enrollment pressures in Sunnyside Heights, a new elementary school was identified, which is adjacent to the subject site. Ta'talu Elementary school is targeted to open in the fall of 2025 . Until then, the School District will rely on portables to make up the seat shortfall and possible boundary changes.
- Similarly, to relieve enrollment pressure at Earl Mariott Secondary school, a new 1,500 capacity high school, Grandview Heights Secondary, opened in September 2021. The school is operating marginally overcapacity, though enrollment is projected to grow in the next 10 years putting additional pressure on the School District to fund portables.
- The School District conducted a detailed review of this proposal prior to a formal development application being submitted. At that time, they determined that, based on the existing single family designation a total of 78 elementary students and 31 secondary students could be expected. Under the existing proposal, the combined developments would result in 78 elementary students and 40 secondary students representing a marginal increase above the expected student yields at the time.
- While the projected school enrollment from this development exceeds the capacities outlined by the School District, the proposal retains merit for its need to generate additional family-oriented housing that is more affordable the single family housing. The proposed development will not be constructed and occupied until the anticipated opening of the future Ta'talu Elementary School, west of the subject site.
- Ta'talu Elementary School is anticipated to open in January 2025 with a capacity of 612 students.
- Some neighbours are concerned about a lack of privacy and an increase in noise that may be caused by the townhouse development. Others expressed concern about the building height and interface between a townhouse development and existing single family residences.
- The proposed townhouses along the residential lane on Site B are setback approximately 4.5 metres from the new property line. This is less than the approximate 6 to 7.5 m setback required for a single family development. The proposed building height of these
units is approximately 9.6 metres, which is only slightly taller than the maximum height permitted for a single family dwelling (9 metres).
- The applicant worked with staff to reduce the number of units along the residential lane by breaking up the buildings into a maximum of 3 to 4 units. Two of the buildings directly behind the existing single family dwellings contain 3 units while the westerly building abutting the proposed single family lot contains 4 units. Staff had suggested that the applicant consider reducing the upper storey massing to reflect a single family residence (i.e., the upper storeys to be a maximum of $80 \%$ of the ground floor area), however, the applicant has elected not to accommodate this because it would significantly reduce the functionality and available bedrooms for these units.
- Staff received several comments from residents who are concerned about community resources being stretched, including health care resources and community centres, in addition to schools which are mentioned separately above.
- Some residents expressed concerns regarding infrastructure and community amenities for the neighbourhood. The proposed developments will provide both indoor and outdoor amenity areas for use by the residents of the separate stratas. A new neighbourhood park (125G Neighbourhood Park) has been secured by the City at 167 Street and 17B Avenue. A portion of lands directly to the west will be acquired and added to this park in the future. In the interim, the City implemented temporary amenities in the existing park to help serve the growing neighbourhood. 125G Neighbourhood Park is approximately 350 metres walking distance from the subject site. The subject site is also directly across (166 Street) from the new elementary school, which is planned to have playground, sports court, and sports field amenities. As part of Development Application No. 7922-0149-00 to the north of the subject site (across 20 Avenue), a o.31 hectare park is to be conveyed to the City for the creation of a new neighbourhood park.
- The applicant has also committed to providing a voluntary cash contribution in the amount of \$30,000 to the City to fund future park amenities in the neighbourhood.
- Health care resources are managed by the Province, and while population increases do need to be met with corresponding increases in services, the City has no control over the allocation of health care resources.
- Payment of CACs is required for all new residential units in the City. CACs are put towards libraries, parks, cultural facilities, recreational facilities, and police and fire services, among other things.
- Residents are concerned about the number of trees that are proposed for removal, considering the site's current designation for cluster development.
- The Sunnyside Heights NCP requires under the Cluster Residential designation that 30$40 \%$ of the site area be set aside for open space and tree preservation. The Cluster Residential designation is contained in the northwest corner of Site A. The applicant proposes to retain trees representing approximately $12 \%$ of the area designated for Cluster Residential. In addition, the applicant proposes to utilize the tree retention area with the existing cluster designation as the outdoor amenity area on Site $A$.
- Staff have sought additional tree retention and/or outdoor amenity area to compensate for the impact that using tree preservation areas for outdoor amenity will have, however, the applicant does not propose additional tree preservation and/or outdoor amenity area for Site A. Having said that, the total proposed outdoor amenity area on Site $A$, excluding the tree preservation areas, does exceed the total required outdoor amenity area.
- The majority of the higher value trees for retention are located either in the proposed for retention stand, or more central to the site where their retention would significantly impact the viability of the proposal. Therefore, staff worked with the applicant to retain a
significant number of on-site and City boulevard trees along 20 Avenue. 21 trees are proposed for retention on Site $A$ while 3 trees are proposed for retention on Site B. While the proposed retention is less than targeted by the Sunnyside Heights NCP, the proposal still preserves a significant number of trees.
- Some residents who oppose the applications fear that townhouse development could bring crime to the neighbourhood and decrease property values. Some residents also expressed concern regarding the perimeter on-site walkway along the residential lane.
- There is no evidence that townhouse development, compared to single family development, is associated with increased crime.
- The proposed perimeter on-site walkway along the residential lane provides added surveillance over the lane and in conjunction with the ground floor habitable rooms of the lane fronting units, will increase the eyes on the street.


## Public Information Meeting

- The applicant held a Public Information Meeting (PIM) for the proposed townhouse development. Notifications for the PIM were mailed on July 28, 2022. The notification was mailed to approximately 398 addresses to residents within 200 metres of the subject site.
- The virtual PIM was held via a Zoom Webinar platform on August 17, 2022 from 6:oopm to 7:30pm. A concurrent website was created to provide the same information presented at the PIM for those who were unable to attend the PIM.
- Approximately 27 people attended the virtual meeting, excluding panel members. The webinar included a presentation from the applicant's consultant team followed by a question-and-answer period. City Planning and Transportation staff were also in attendance to observe and answer any questions.
- 91 questions and comments were received during the PIM session. In addition, 17 emails and 15 comment forms were received via the website following the PIM session.


## Summary of Concerns

| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |
| Traffic | Increased Traffic <br> Access flow \& Congestion <br> Safety <br> Parking | 7 <br> 2 <br> 1 <br> 3 |
| Density | Number of units too high for the area | 4 |
| Schools | Over Capacity | 3 |
| Interface/Context/Design | Not consistent with surrounding <br> context | 6 |
| Community Amenities | Lack of amenities in neighbourhood | 2 |
| Safety | Crime | 2 |

## Summary of Support

- A number of residents wrote in to register their support for the development. Of the 17 emails received following the PIM, 14 were in support. Of the 15 comment forms, 10 were in support. A summary of the comments registering support for the proposal are noted below:

| Topic | Summary of Comments | Number of <br> comments |
| :--- | :--- | :--- |
| Affordability | Smaller affordable homes <br> Diversity in housing type/size <br> (particularly for families) | 14 <br> 11 |
| Traffic | Pedestrian circulation | 3 |
| Interface/Context/Design | Townhouses are well designed | 3 |
| No reason given | No reason given | 2 |

- Given the concerns expressed by attendees were similar to those expressed via correspondence with the City previously, those concerns and staff responses will not be replicated below.


## DEVELOPMENT PERMITS

## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- There are several ways in which the proposal does not meet the Form and Character design guidelines of the OCP:
- In most instances, buildings do not meet the 1o-metre separation guideline between building faces;
- Landscaping (trees) has not been proposed within all internal drive-aisles;
- For the units fronting the pedestrian corridor, habitable rooms are proposed to be 2.4 metres in depth, not meeting the intent of 3 metres to be considered a habitable room.
- The applicant has worked with staff to resolve the following issues:
- Improving the livability of townhouse units by reducing the number of back-to-back units, creating increased separation between units to allow for an increase in natural light, and providing ground floor habitable rooms, the majority of which have sufficient depth;
- designing townhomes that are compatible with, and sensitive to, the existing single family neighbourhood character;
- revising on-site grading to facilitate the retention of City boulevard trees along 20 Avenue; and
- achieving a marginal amount of landscaping (trees) in the drive-aisles.
- The proposed townhouse development for Site A consists of 62 units across fourteen separate buildings. Buildings 9 through 13 are proposed to be back-to-back units, the majority of which have side of unit natural light. The back-to-back units are limited to the interior of the site.
- A single vehicular access is proposed from 167 Street for Site A.
- The proposed townhouse development for Site B consists of 104 units across fourteen separate buildings. Buildings 18 through 23 are proposed to be back-to-back units, the majority of which have side of unit natural light. The back-to-back units are limited to the interior of the site.
- Site B is to be accessed via a main vehicular access from 167 Street. A secondary access is located via the residential lane at the southern end of the site. The access to the lane was shifted further south to limit the number of vehicles utilizing the east-west portion of the residential lane, thereby limiting the impact to existing single family residences.
- The buildings front onto all public roads, including the pedestrian corridor with front doors and habitable rooms lining the street frontage. With the exception of the units fronting the pedestrian corridor, the public fronting units meet the minimum 3.0 metre room depth to be considered a habitable room. The presence of a front door and habitable room will increase the street presence of these units.
- Access to Buildings 5, 6, 7, and 8 on Site A, and Buildings 2, 3, 4, and 5 on Site B is provided via a 1.5 metre on-site walkway adjacent to the 8 metre-wide pedestrian corridor.
- All units are proposed with double side-by-side garages and 3-bedrooms. The units range in size from 111 square metres to 167 square metres. The back-to-back units are proposed to have roof-top decks whereas all other units have front yards.
- The proposed indoor amenity building for Site A is located at the northwest corner of the site. Staff are typically unsupportive of locating amenity buildings along street frontages due to the inactivity of these buildings outside of their uses. In this context, staff were supportive of its location along the street frontage due to the constraints of the proposed tree retention and the ability to connect the indoor and outdoor amenity areas. Further design work is encouraged to enhance the activity and safety of the adjacent public streets and to provide connection and interest to this building.
- The buildings are proposed with three separate, yet coordinated colour schemes that provide variety and synergy across both sites. The buildings are proposed to have a modern appearance with oversized windows and a variety of roof types including gable, shed, and flat roofs for the back-to-back units. Building materials include hardie siding (in a variety of colours, including dark grey, white, dark red, brown, and dark blue), hardie bricks (in dark grey), and dark grey shingled roofs.


## Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- On Site A, 61 replacement trees are proposed to be planted within the project, including a mixture of Sweet Gum, Persian Ironwood, and Wonder Dogwood.
- On Site B, 143 replacement trees are proposed to be planted within the project, including a mixture of Sweet Gum, Persian Ironwood, Columnar Bowhall Maple, and Wonder Dogwood.
- Other plantings include a variety of shrubs, grasses, and ground covers that are used to soften the hard surfaces on the site and help define the transitions between private and semi-private spaces.
- Decorative pavers are proposed at the driveway entrance as well as along all pedestrian crossings over the drive-aisle in order to delineate pedestrian movements on the site.


## Indoor Amenity

## Site A

- The RM-3o Zone requires that 186 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 144 square metres with $\$ 21,000$ of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning By-law. This fee has been calculated according to current By-law rates and is subject to change.
- The proposed indoor amenity building will be two-storeys with an additional outdoor amenity deck on the roof. The applicant has not confirmed the programming of the indoor amenity building at this time. Staff will work with the applicant to confirm the programming for the indoor amenity building.

Site B

- The RM-30 Zone requires that 312 square metres of indoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 354 square metres, exceeding the Zoning By-law requirement.
- The proposed indoor amenity building will be two-storeys. Staff will work with the applicant to refine the programming of the indoor amenity building.


## Outdoor Amenity

Site A

- The RM-30 Zone requires that 186 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 342 square metres, exceeding the Zoning By-law requirement.
- The proposed outdoor amenity area is located adjacent to the indoor amenity building at the northwest corner of the site. The amenity area includes a stand of trees proposed to be retained. This area contains a natural play area with stepping logs and bench and picnic seating. There is additional amenity area provided on the west side of the indoor amenity building where a barbeque, tables, and chairs are provided. The indoor amenity building also has a rooftop deck where that provides additional amenity for residents.


## Site B

- The RM-30 Zone requires that 312 square metres of outdoor amenity space be provided, based on a requirement of 3 square metres for each dwelling unit. The applicant proposes 191 square metres with $\$ 60,000$ of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning By-law. This fee has been calculated according to current By-law rates and is subject to change.
- The proposed outdoor amenity area is located adjacent to the indoor amenity building in the centre of the site. This area contains a play structure, a barbeque area with seating and tables, and landscaping. An additional amenity area is provided on the eastern boundary of the site adjacent to Building 24 and includes a small community garden with raised garden plots and a tool shed.


## Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, as follows:
- Resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs.
- Refinement to the public realm frontages, including the publicly accessible open space areas to facilitate pedestrian permeability.
- Refinement to the massing and materiality of the units fronting the pedestrian corridor.
- Provision of a high albedo roof for units that propose a rooftop patio.
- The applicant has 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

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The tables below provides a summary of the tree
retention and removal by tree species for both Development Application No. 7920-0159-oo (Table 1) and 7920-0162-oo (Table 2):

Table 1: Summary of Tree Preservation by Tree Species for Site A (7920-0159-00):

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder/Cottonwood | 3 | 3 | o |
| Deciduous Trees(excluding Alder and Cottonwood Trees) |  |  |  |
| Apple | 1 | 1 | 0 |
| Cherry | 3 | 3 | o |
| Bitter Cherry | 1 | 1 | o |
| Paperback Birch | 4 | 4 | o |
| Common Fig | 1 | 1 | o |
| Honey Locust | 3 | 1 | 2 |
| Red Maple | 4 | o | 4 |
| Bigleaf Maple | 2 | 2 | o |
| Japanese Maple | 1 | 1 | o |
| Norway Maple | 1 | 1 | o |
| Plum | 1 | 1 | 0 |
| Coniferous Trees |  |  |  |
| Deodar Cedar | 2 | 2 | o |
| Douglas Fir | 25 | 10 | 15 |
| Emerald Cedar | 2 | 2 | o |
| Norway Spruce | 2 | 2 | o |
| Shore Pine | 1 | 1 | o |
| Western Red Cedar | 11 | 11 | O |
| Total (excluding Alder and Cottonwood Trees) | 65 | 44 | 21 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 59 |  |
| Total Retained and Replacement Trees |  | 80 |  |
| Contribution to the Green City Program |  | \$12,800 |  |

- The Arborist Assessment states that there are a total of 65 mature trees on the site, excluding Alder and Cottonwood trees. Three existing trees, approximately $4 \%$ of the total trees on the site, are Alder and Cottonwood trees. It was determined that 21 trees can be retained as part of this development proposal. This includes seven City boulevard trees along 20 Avenue. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed 20 Avenue off-site road works and services was altered in order to maximize tree preservation on the site and for City boulevard trees on 20 Avenue. This will require further detailed refinement in consultation with Parks staff and Engineering staff and supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 91 replacement trees on the site. Since only 59 replacement trees can be accommodated on the site, the deficit of 32 replacement trees will require a cash-in-lieu payment of $\$ 12,800$, representing $\$ 400$ per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Sweet Gum, Persian Ironwood, and Wonder Dogwood.
- In summary, a total of 80 trees are proposed to be retained or replaced on the site with a contribution of $\$ 12,800$ to the Green City Program.

Table 2: Summary of Tree Preservation by Tree Species for Site B (7920-0162-00):

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Alder and Cottonwood Trees |  |  |  |
| Alder/Cottonwood | 21 | 21 | O |
| Deciduous Trees <br> (excluding Alder and Cottonwood Trees) |  |  |  |
| Apple | 3 | 3 | O |
| Maidenhair | 1 | 1 | O |
| Paperbark Birch | 7 | 7 | 0 |
| Cherry | 2 | 2 | 0 |
| Cotoneaster | 1 | 1 | 0 |
| Honey Locust | 4 | 2 | 2 |
| Norway Maple | 3 | 3 | 0 |
| Pine | 1 | 1 | 0 |
| Scots Pine | 1 | 1 | 0 |
| Plum | 2 | 2 | O |
| Coniferous Trees |  |  |  |
| Deodar Cedar | 4 | 4 | 0 |
| Douglas Fir | 2 | 2 | 0 |
| Threadleaf Cypress | 1 | 1 | 0 |
| Giant Sequoia | 1 | 0 | 1 |
| Norway Spruce | 3 | 3 | 0 |
| Western Red Cedar | 54 | 54 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 113 | 110 | 3 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 143 |  |
| Total Retained and Replacement Trees |  | 146 |  |
| Contribution to the Green City Program | \$39,200 |  |  |

- The Arborist Assessment states that there are a total of 113 mature trees on the site, excluding Alder and Cottonwood trees. 21 existing trees, approximately $16 \%$ of the total trees on the site,
are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 241 replacement trees on the site. Since only 123 replacement trees can be accommodated on the site, the deficit of 98 replacement trees will require a cash-in-lieu payment of $\$ 39,200$, representing $\$ 400$ per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Sweet Gum, Persian Ironwood, Columnar Bowhall Maple, and Wonder Dogwood.
- In summary, a total of 146 trees are proposed to be retained or replaced on the site with a contribution of \$39,200 to the Green City Program.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Block Plan
Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III. Engineering Summary
Appendix IV. School District Comments
Appendix V. Summary of Tree Survey and Tree Preservation
Appendix VI. NCP Plan
Appendix VII. Development Variance Permit Nos. 7920-0159-oo/7920-0162-oo

approved by Shawn Low

Don Luymes
General Manager
Planning and Development
KS/ar



















1 EAST ELEVATION(167 ST)


2 WEST ELEVATION
























































pmg



ARCHITECTTCO
seal



| PLANT SCHEDULE |  |  |  |
| :---: | :---: | :---: | :---: |
|  |  |  |  |
|  | AZALEA JAPONICA 'HINO CRIMSON' BUXUS MICROPHYLLA 'WINTER GEM' | AZALEA; SINGLE DEEP CRIMSON <br> TTLE-LEAF BOX | \#2 POT; 25 CM |
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INTER-OFFICE MEMO


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

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 5.042 m on 20 Avenue;
- Dedicate 1.0 m on 167 Street;
- Dedicate 15.0 m on 166 Street;
- Dedicate 12.5 m on 19 Avenue;
- Dedicate $3.0-\mathrm{m} \times 3.0-\mathrm{m}$ corner cuts at 20 Avenue intersection with 166 \& 167 Streets;
- Dedicate 1.0-metre x 1.0-metre corner cut at 19 Avenue and lane;
- Dedicate 3.0-metre x 3.0-metre corner cut at 19 Avenue and 166 Street;
- Dedicate 6.0 m for residential lane;
- Dedicate 8.0 m for walkway; and
- Register 0.5 statutory right-of-way (SRW) at property line along all road frontages.


## Works and Services

- Construct south side of 20 Avenue;
- Construct west side of 167 Street;
- Construct east side of 166 Street;
- Construct north side of 19 Avenue;
- Construct residential lane;
- Construct walkway
- Construct storm mains along frontage roads to service the site and provide road drainage. Include a service connection, complete with inspection chamber, to the site;
- Construct/upgrade water and sanitary mains along frontage roads to service the site. Include service connections, complete with water meter chamber and/or inspection chamber, to the site;

A Servicing Agreement is required prior to Rezone and Subdivision.
DEVELOPMENT PERMIT
There are no engineering requirements relative to issuance of the Development Permit.


Jeff Pang, P.Eng.
Development Services Manager
M51

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | April 3, 2023 |
| Report For: | City of Surrey |

Development Impact Analysis on Schools For:
Application \#: 20015900

The proposed development of 62 Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

| School-aged children population projection | 53 |
| :--- | :---: |
|  |  |
| Projected Number of Students From This Development In: |  |
| Elementary School $=$ | 29 |
| Secondary School $=$ | 15 |
| Total Students $=$ | 44 |


| Current Enrolment and Capacities: |  |
| :--- | ---: |
| Edgewood Elementary |  |
| Enrolment | 784 |
| Operating Capacity | 607 |
| \# of Portables | 7 |
|  |  |
| Grandview Heights Secondary | 1541 |
| Enrolment | 1500 |
| Operating Capacity | 0 |
| $\#$ \# of Portables |  |

## 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.

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.



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.

| Department: | Planning and Demographics |
| :--- | :--- |
| Date: | April 3, 2023 |

Report For: City of Surre

Development Impact Analysis on Schools For:
Application \#: 20016200

| The proposed development of <br> Single Family | 104 | Townhouse | units and | 1 |
| :--- | :---: | :---: | :---: | :---: |
| 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.

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.



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: 20-0159-00
Address: 16620/16648-16674-20 Avenue
Registered Arborist: Tim Vandenberg

| On-Site Trees | Number of Trees |
| :--- | :---: |
| Protected Trees Identified <br> (on-site and shared trees, including trees within boulevards and proposed streets <br> and lanes, but excluding trees in proposed open space or riparian areas) | 68 |
| Protected Trees to be Removed | 47 |
| Protected Trees to be Retained <br> (excluding trees within proposed open space or riparian areas) |  |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio <br> $3 \times$ one (1) $=3$ | 21 |
| - All other Trees Requiring 2 to 1 Replacement Ratio <br> $44 ~ X ~ t w o ~(2) ~=~ 88 ~$ | 91 |
| Replacement Trees Proposed |  |
| Replacement Trees in Deficit |  |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] |  |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 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: April 11, 2023

## Tree Preservation Summary

## Surrey Project No: 20-0162-00

Address: 16666 - 19 Avenue (16606, 16621, 16651, 16663-19 Avenue \& 1949167 Street), Surrey, BC Registered Arborist: Tim Vandenberg

| On-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Trees Identified <br> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 134 |
| Protected Trees to be Removed | 131 |
| Protected Trees to be Retained <br> (excluding trees within proposed open space or riparian areas) | 3 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $21 X$ one $(1)=21$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio $110 \times \text { two }(2)=220$ | 241 |
| Replacement Trees Proposed | 143 |
| Replacement Trees in Deficit | 98 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | NA |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 0 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

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

| Tlamalicy |  |
| :--- | :--- |
| Signature of Arborist: | Date: April 11, 2023 |





Grandview Heights NCP Area \#2 (Sunnyside Heights)
City of Surrey Planning \& Development Department

# DEVELOPMENT VARIANCE PERMIT 

NO.: 7920-0159-oo
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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674-20 Avenue

Parcel Identifier: 005-577-829
Lot 43 Section 13 Township 1 New Westminster District Plan 57371
16648-20 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620-20 Avenue
(the "Land")
3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:
(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum west front yard setback is reduced for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
(b) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum south side yard on a flanking street setback is reduced for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;
(c) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum north side yard on a flanking street setback is for the indoor amenity building from 4.5 metres to 4.3 metres; and
(d) Section B. 26 (b) "Setbacks" of Part 4 "General Provisions" is varied to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4 .
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as 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 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.
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, THE DAY OF , 20 . ISSUED THIS DAY OF , 20 .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


# DEVELOPMENT VARIANCE PERMIT 

Issued To:

Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

Issued To:
Address of Owner:

> (the "Owners")

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: 005-577-811
Lot 42 Section 13 Township 1 New Westminster District Plan 57371
16674-20 Avenue

Parcel Identifier: 005-577-845
Lot 47 Section 13 Township 1 New Westminster District Plan 57371
1949-167 Street

Parcel Identifier: o03-862-470
Lot 55 Section 13 Township 1 New Westminster District Plan 58054
16663-19 Avenue

Parcel Identifier: 005-650-585
Lot 56 Section 13 Township 1 New Westminster District Plan 58054
16651-19 Avenue

Parcel Identifier: 005-650-593
Lot 57 Section 13 Township 1 New Westminster District Plan 58054
16621-19 Avenue

Parcel Identifier: 003-766-357
Lot 60 Section 13 Township 1 New Westminster District Plan 66460
16620-20 Avenue

Parcel Identifier: 003-766-471
Lot 61 Section 13 Township 1 New Westminster District Plan 66460
16606-2o 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 Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum east front yard setback is reduced for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
(b) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum west front yard setback is reduced for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
(c) In Part 22, Section H. Off-Street Parking and Loading/Unloading of the "Multiple Residential 30 Zone (RM-30)", the minimum north side yard on a flanking street setback is reduced from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
(d) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum south side yard on a flanking street setback is reduced for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
(e) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum south side yard setback is reduced from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
(f) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RM30)", the minimum east rear yard setback is reduced from 6.0 metres to 3.0 metres to Building 11.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as 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 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.
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, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20.

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


Proposed variance to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face


Proposed variance to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;


ALL SITE PLAN E-A (NORTH)
B (SOUTH)
B(SOUTH)

## RR DP REVISION



## H-13

| ACTION REQUIRED: | DVP Support |
| :--- | :--- |
| TYPE: | Zoning Amendment / DVP's / DP |
| PURPOSE: | RF to RM- 30 - to permit the development of 18 townhouse units. |
| LOCATION: | 1879 King George Boulevard; 1868 Lilac Drive |

## PROCESSING DATES:

Bylaw No. 20721
August 8, 2022 - 3rd: Carried RES.R22-1625 with Councillor Pettigrew opposed. PH Held

July 25, 2022 - 1st/2nd/PH: Carried RES.R22-1435/1436/1437 with Councillor Pettigrew opposed.
Approved to Proceed: Planning Report No. 7921-0151-oo

DEVELOPMENT VARIANCE PERMIT NO. 7921-0151-01
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-17

DEVELOPMENT VARIANCE PERMIT NO. 7921-0151-00
August 8, 2022 - Supported: Carried RES.R22-1626 with Councillor Pettigrew opposed.

July 25, 2022 - Proceed to Public Notification: Carried RES.R22-1434 with Councillor Pettigrew opposed.

DEVELOPMENT PERMIT
July 25, 2022
Authorize to Draft: Carried RES.R22-1434 with Councillor Pettigrew opposed.

## NOTICE OF <br> DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION

Permit No. 7921-0151-01

## LOCATION

Location: 1879 King George Boulevard; 1868 Lilac Drive

Purpose of Permit: The applicant is seeking to increase the maximum percentage of back-to-back unites from $20 \%$ to $34 \%$ and to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.

Office of the City Clerk
13450-104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT AND RELATED DOCUMENTS:
At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


City of Surrey

## ADDITIONAL PLANNING COMMENTS <br> Application No.: <br> 7921-0151-01

Planning Report Date: January 15, 2024

## PROPOSAL:

- Development Variance Permit
to increase the maximum percentage of back-to-back townhouse units and reduce the associated outdoor amenity space.

| LOCATION: | $1879-$ King George Boulevard |
| :--- | :--- |
|  | 1868 - Lilac Drive |
| ZONING: | RF |
| OCP DESIGNATION: | Urban |

LAP DESIGNATION: Low Density Multiple Residential (10 u.p.a)


## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the percentage of permitted back-to-back units in the Multiple Residential (30) Zone (RM-30) and reduce the associated outdoor amenity space.


## RATIONALE OF RECOMMENDATION

- Development Application No. 7921-0151-oom which proposes the development of 18 townhouse units, was initially considered by Council on July 25, 2022. On August 8, 2022, the By-Law received Third Reading.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning which include limiting the percentage of back-to-back units to a maximum of $20 \%$ for the "Multiple Residential (30) Zone (RM-30)", and to increase the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit to 6.0 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023. The subject application proposes 6 back-to-back units out of 18 total units ( $34 \%$ of the proposed units), which exceed the maximum $20 \%$ in the RM-30 Zone; the proposal includes a total of 54 square metres of outdoor amenity space, which creates a shortfall of 18 square metres, relative to the new total of 72 square metres with the additional area required for back-to-back units. As such, a Development Variance Permit is required.
- Given the application is nearing completion, and the proposed Development Variance Permit will not result in any changes to the drawings presented to Council, staff support the proposed variances.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0151-01 (Appendix II) varying the following, to proceed to Public Notification:
(a) to increase the maximum percentage of back-to-back units from $20 \%$ to $34 \%$ in the "Multiple Residential Zone (30) Zone (RM-30)"; and
(b) to reduce the outdoor amenity space requirement for back-to-back groundoriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the "Multiple Residential Zone (30) Zone (RM-30)".
2. Council instruct staff to resolve the following issues prior to final approval:
(a) all conditions of approval outlined in the original Planning Report No. 7921-0151-oo dated July 25, 2022 (Appendix III).

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | LAP Designation | Existing <br> Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single Family <br> Residential | Low Density Multiple <br> Residential (10 upa) | RF |
| Northeast (Across King George <br> Blvd): | Single Family <br> Residential | Urban (OCP <br> Designation) | RF |
| Southeast: | Single Family <br> Residential | Low Density Multiple <br> Residential (10 upa) | RF |
| Southwest (Across Lilac Drive): | Alderwood Park <br> and Low Density <br> Townhouses | Single Family <br> Residential (6 upa) | RM-15 |
| Northwest: | Single Family <br> Residential | Low Density Multiple <br> Residential (1o upa) | RF |

## Context \& Background

- The subject site consists of two parcels: 1879 King George Boulevard and 1868 Lilac Drive. The lots are double-fronting lots, fronting King George Boulevard and Lilac Drive, situated midblock in between 20 Avenue and 160 Street. The site is located within the King George Corridor Local Area Plan (LAP) in South Surrey.
- The site is designated "Urban" in the Official Community Plan (OCP), "Low Density Multiple Residential (1o upa)" in the King George Corridor LAP and is currently zoned "Single Family Residential Zone (RF)".
- The proposal for 18 townhouse units received Third Reading at the Regular Council - Public Hearing Meeting on August 8, 2022.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The subject application (7921-0151-oo) proposes an amendment to the King George Corridor Local Area Plan from "Low Density Multiple Residential (10 upa)" to "Townhouses ( 30 upa)", rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM30)", development permit for form and character, subdivision for lot consolidation and development variance permit for building setbacks in order to permit the development of 18 townhouse units on the site.
- Development Application No. 7921-0151-oom was considered by Council at the Regular Council - Land Use meeting on July 25, 2022. On August 8, 2022, the By-Law received Third Reading at the Regular Council - Public Hearing meeting.
- The proposed development will consist of 18 townhouse units in 5 buildings, ranging from 2 to 6 units per building. The unit mix consists of 6 back-to-back units and 12 traditional units. All 18 units contain 3 bedrooms and have side-by-side garages. The 6 back-to-back units are equal to $33.33 \%$ of the total units.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning which include limiting the percentage of back-to-back units to a maximum of $20 \%$ for the "Multiple Residential (30) Zone (RM-30)", and to increase the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit to 6.0 square metres per unit. The proposed changes to the RM-30 Zone were adopted by Council on November 20, 2023.
- The applicant is proposing a Development Variance Permit to increase that percentage of back to back units from a maximum of $20 \%$ to $34 \%$, to align with the proposal that has been granted Third Reading of the associated Rezoning By-law.
- A total of 54 square metres of outdoor amenity space is proposed. The Zoning By-law update for back-to-back units increased the required outdoor amenity space to 72 square metres. Therefore, the application now has a minor shortfall of 18 square metres, requiring a variance for the proposal that has been granted Third Reading.

|  |  |
| :--- | :--- |
| Proposed |  |
| Lot Area | 3,010 square metres <br> Gross Site Area: <br> Road Dedication: <br> Undevelopable Area: <br> Net Site Area: |
| Number of Lots: | N/A <br> 2,809 square metres |
| Building Height: | 1 |
| Unit Density: | 12.8 metres |
| Floor Area Ratio (FAR): | 26 upa |
| Floor Area | 0.85 (including indoor amenity) |
| Residential: |  |
| Residential Units: | 2,316 square metres |
| 3-Bedroom: |  |
|  |  |

## Referrals

Engineering: The Engineering Department has no objection to the proposed variance, subject to the completion of Engineering servicing requirements.

## Transportation Considerations

- The proposed variances do not impact the original Transportation requirements.


## Parkland and/or Natural Area Considerations

- The proposed variances do not impact the original Parks requirements.


## POLICY \& BY-LAW CONSIDERATIONS

- The proposed variances does not impact or change how the compliance of the application addresses or complies with the Regional Growth Strategy and, Official Community Plan.
- The proposal includes an amendment to the King George Corridor Local Area Plan (LAP) to redesignate the site from "Low Density Multiple Residential (10 upa)" to "Townhouses (30 upa)". This amendment was presented for Council's consideration in the original Planning Report dated July 25, 2022 and was subsequently supported.


## Zoning By-law

- The proposed Rezoning By-law No. 17490 was granted Third Reading on August 8, 2022.


## Proposed Variances

- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of $20 \%$ of the total units for development under the RM-30 Zone. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023, resulting in the request for the following variances:
- to increase the maximum percentage of back-to-back units from $20 \%$ to $34 \%$ in the "Multiple Residential Zone (30) Zone (RM-30)"; and
- to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the "Multiple Residential Zone (30) Zone (RM-30)".
- The proposal is substantially consistent with drawings presented to Council, with only minor changes to the outdoor amenity area and visitor parking to accommodate necessary electrical closets, with no impact to the overall quality or compliance of the development.
- Should the variances not be supported, the applicant would be required to make significant changes to their proposal to reduce the number of back-to-back unit types to a maximum of 20 percent of the total units.
- Given the application is nearing completion, and a Building Permit application has already been submitted, staff support the proposal as presented, and recommend support for the requested variance.


## TREES

- The proposed variances will not result in any impact to the retention or protection of trees indicated under the original application (see Appendix III).


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Site Plan
Appendix II. Development Variance Permit No. 7921-0151-o1
Appendix III. Initial Planning Report No. 7921-0151-oo, dated July 25, 2022
approved by Shawn Low

Don Luymes
General Manager
Planning and Development
SA/ar


## DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0151-01
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: 0o8-309-272
North West 90 Feet Lot 9 Except: Part Subdivided by Plan 43622, Section 14 Township 1
New Westminster District Plan 5771
1879 - King George Boulevard
Parcel Identifier: 011-163-941
Lot 9 Except: Firstly: The North West 90 Feet Secondly: Part Subdivided by Plan 43622;
Section 14 Township 1 New Westminster District Plan 5771
1868 - Lilac 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 title(s) has/have been issued, as follows:

## Parcel Identifier:

(b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) In Section J. 4 of Part 22, Multiple Residential 30 Zone (RM-30) - to increase the maximum percentage of back-to-back ground-oriented dwelling units from $20 \%$ to $34 \%$; and
(b) In Section J. 1 (a). iv. of Part 22, Multiple Residential 30 Zone (RM-30) - to reduce the outdoor amenity space requirement from 6.0 square metres to 3.0 square metres per back-to-back ground-oriented dwelling unit.
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. 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.

$$
\text { AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , } 20 \text {. }
$$

ISSUED THIS DAY OF , 2o .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli


## INTER-OFFICE MEMO

TO: City Clerk, Legislative Services Division
FROM: General Manager, Planning \& Development Department
DATE: July 26, 2022 FILE: 7921-0151-00
RE: $\quad$ Agenda Item B. 16 July 25, 2022 Regular Council - (Land Use)
Development Application No. 7921-0151-00 Replacement Pages for the Planning Report

Development Application No. 7921-0151-oo was on the agenda for consideration by Council at July 25, 2022 Regular Council - Land Use Meeting under Item B.16.

After finalizing the Planning Report for the DATE Regular Council - Land Use Agenda, an error was noticed on the Proposal Description section of the cover page which indicated that the proposed application was for the approval of 19 townhouse units. The proposal is for 18 townhouse units as described elsewhere in the report and appendices.

Page 1 of the Planning Report has been updated to reflect this change.
The replacement page for the Planning Report detailing is attached to this memorandum.


Darren Fodd
for Shawn Low
Acting Manager
Area Planning and Development - South Division

Attachment - 7921-0151-00- Page 1 Replacement Page
c.c. - City Manager


SOUTH SURREY

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City of Surrey
PLANNING \& DEVELOPMENT REPORT
Application No.:
7921-0151-oo
Planning Report Date: July 25, 2022

## PROPOSAL:

- LAP Amendment from Low Density Multiple Residential (1o u.p.a.) to Townhouse (30 u.p.a.)
- Rezoning from RF to RM-30
- Development Permit
- Development Variance Permit
to permit the development of 19 townhouse units

LOCATION:

ZONING:
OCP DESIGNATION: Urban
LAP DESIGNATION: Low Density Multiple Residential (10 u.p.a.)

## RECOMMENDATION SUMMARY

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


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the King George Corridor Local Area Plan (LAP) from Low Density Multiple Residential (1o u.p.a.) to Townhouse (30 u.p.a.).
- Proposing to reduce the building setback requirements of the RM-3o Zone.


## 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 South Surrey.
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape and provide an appropriate interface with the surrounding low density residential land uses, 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 building achieves 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.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0151-oo generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0151-oo (Appendix VI) varying the following, to proceed to Public Notification:
(a) to reduce the minimum side (northwest) yard setback of the RM-3o Zone from 6.0 metres to 3.0 metres to the principal building face;
(b) to reduce the minimum side (southeast) yard setback of the RM-3o Zone from 6.0 metres to 5.6 metres to the principal building face; and
(c) to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1 .
4. Council instruct staff to resolve the following issues prior to final adoption:
(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
(b) submission of a subdivision layout to the satisfaction of the Approving Officer;
(c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
(g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
(h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(i) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
(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.
5. Council pass a resolution to amend the King George Corridor Local Area Plan (LAP) to redesignate the land from Low Density Multiple Residential (10 u.p.a.) to Townhouse ( 30 u.p.a.) when the project is considered for final adoption.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | LAP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single Family <br> Residential | Low Density <br> Multiple <br> Residential (10 <br> upa) | RF |
| Northeast (Across King George <br> Blvd): | Single Family <br> Residential | Urban (OCP <br> Designation) | RF |
| Southeast: | Single Family <br> Residential | Low Density <br> Multiple <br> Residential (1o <br> upa) | RF |
| Southwest (Across Lilac Dr): | Alderwood Park <br> and Low Density <br> Townhouses | Single Family <br> Residential (6 upa) | RM-15 |
| Northwest: | Single Family <br> Residential | Low Density <br> Multiple <br> Residential (1o <br> upa) | RF |

## Context \& Background

- The subject site consists of two parcels: 1879 King George Boulevard and 1868 Lilac Drive. The lots are double-fronting lots, fronting King George Boulevard and Lilac Drive, situated midblock in between 20 Avenue and 160 Street. The site is located within the King George Corridor Local Area Plan (LAP) in South Surrey.
- The site is designated "Urban" in the Official Community Plan (OCP), "Low Density Multiple Residential (10 upa)" in the King George Corridor LAP, and zoned "Single Family Residential Zone (RF)".
- The site is currently improved with single family dwellings, which is the dominant building form in the immediate neighborhood. Across Lilac Drive there is the low density Alderwood Park townhouse complex, as well as some low density townhouses further south on Lilac Drive. There is a small commercial plaza located approximately 200 metres to the southwest of the subject site at the corner of King George Boulevard and 160 Street.
- The project represents the first townhouse proposal with densities above 20 upa in this area of the King George Corridor LAP. In this section of the plan area, higher density and commercial land uses have largely been centered around two nodes: King George Boulevard/ 160 Street/16 Avenue and King George Boulevard/156 Street/24 Avenue. The townhouse proposal may act as a precedent and lead to incremental densification along King George Boulevard between these two nodes.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant is proposing an amendment to the King George Corridor Local Area Plan from "Low Density Multiple Residential (10 upa)" to "Townhouses ( 30 upa)", rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", development permit for form and character, subdivision for lot consolidation and development variance permit for building setbacks in order to permit the development of 18 townhouse units on the site.

|  | Proposed |
| :---: | :---: |
| Lot Area |  |
| Gross Site Area: | 3,010 square metres |
| Road Dedication: | 201 square metres |
| Undevelopable Area: | N/A |
| Net Site Area: | 2,809 square metres |
| Number of Lots: | 1 |
| Building Height: | 12.8 metres |
| Unit Density: | 26 upa |
| Floor Area Ratio (FAR): | o. 85 (including indoor amenity) |
| Floor Area |  |
| Residential: | 2,316 square metres |
| Residential Units: |  |
| 3-Bedroom: | 18 |

## 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:

Parks, Recreation \&
Culture:

The School District has advised that there will be approximately 15 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Jesse Lee Elementary School
3 Secondary students at Earl Marriot 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 2024.

The Parks Department does not accept the removal of any trees located on City property or trees shared with the City that are situated along the King George Boulevard lot line. Currently, the applicant is showing that these trees are to be retained. Compensation, as determined through a formal arboricultural appraisal, shall be required should any removal ultimately be required.

The closest active park is Alderwood Park, which is located across Lilac Drive from the development site. The closest natural area is Carlson Creek ( 135 H Greenbelt), located near 16 Avenue and Highway 99 and is approximately 1.1 kilometres away.

Surrey Fire Department: The Surrey Fire Department has no objection to the proposal. Fire safety requirements will be further reviewed the Building Permit application process.

## Transportation Considerations

- Lilac Drive is a local road and has a slight curve adjacent to the subject site. The applicant will be required to provide a varied width of road dedication (matching the existing curve) to achieve the ultimate 20 metre wide local road standard for Lilac Drive. Approximately 201 square metres of road dedication will be provided.
- The site will be accessed from Lilac Drive to the southwest. Access from King George Boulevard is not supported or proposed.
- The site is located between 500 and 700 metres of transit stops for four different bus routes. These bus routes range in service between local, regional, frequent, and peak-only service. Notably, the bus stop for route 321 is located at the intersection of 16 Avenue and 160 street (approximately 680 metres from the site) which provides frequent, all day service between White Rock Centre and Surrey Central Station via Newton Exchange.
- The Sunnyside Greenway, located 440 metres to the northwest of the subject site, is planned along 20 Avenue, which will provide active transportation and recreational opportunities between Grandview Heights in the east and South Surrey Athletic Park/Sunnyside Acres Urban Forest in the west.


## POLICY \& BY-LAW CONSIDERATIONS

## Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation permits residential densities up to 30 units per acre, where specifically allowed within secondary plan areas. The King George Corridor Local Area Plan (LAP) permits residential densities at 30 units per acre.
- The proposal complies with the "Urban" land use designation.


## Themes/Policies

- A 2.1 - Direct residential and mixed-use development into Surrey's City Centre, Town Centres, Urban Centres, Skytrain Corridor Planning area along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
(While the site is not located in one of the City's priority growth areas, the proposal represents a moderate density increase, that over time could help support an increased diversity of land uses and transit expansion along King George Boulevard).
- A.3.5-Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
(The proposed townhouse development will result in a density increase, while respecting the established single family land use pattern, given the site's location on the edge of the neighbourhood next to a major arterial road in King George Boulevard. The proposal has incorporated some traditional building materials, in their modern building design to respect the traditional character of the neighbourhood).


## Secondary Plans

## Land Use Designation

- The site is designated "Low Density Multiple Residential (10 upa)" in the King George Corridor Local Area Plan (LAP).
- The applicant is proposing a townhouse development at 26 upa and amendment to the LAP to the "Townhouses (30 upa)" designation.


## Amendment Rationale

- The site is currently designated for multiple residential building form, however, the density allowed for the property ( 10 upa ) is not aligned with current market conditions for townhouse development. Developing townhouses under the existing land use designation would not be feasible.
- The site is double-fronting Lilac Drive and King George Boulevard, on the edge of an established single family neighbourhood.
- The project represents the first townhouse proposal with densities above 20 units per acre in this area of the King George Corridor LAP. In this portion of the plan area, higher density and commercial land uses have largely been centered around two nodes: King George Boulevard/ 160 Street/16 Avenue and King George Boulevard/156 Street/24 Avenue. The proposal may act as a precedent and lead to incremental densification along King George Boulevard between these two nodes.
- Currently, this portion of King George Boulevard is only 2 lanes wide but widening to 5 lanes is proposed in the 10 year Capital Plan.
- The amendment is appropriate given the site's location on the edge of a single family neighbourhood. The proposed density will help support the two higher density nodes located north and south of the subject site and will be appropriately scaled to the site's location on a future 5 lane arterial road.
- The proposed development will also enable the widening of Lilac Drive to the current local road standard. Neighbourhood residents have identified the existing road width of Lilac Drive as a concern.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat 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.


## Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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) | Permitted and/or Required | Proposed |
| :---: | :---: | :---: |
| Unit Density: | 30 units per acre ( 75 units per hectare) | 26 units per acre (64 units per hectare) |
| Floor Area Ratio: | 1.00 | 0.85 |
| Lot Coverage: | 45\% | 34.5\% |
| Yards and Setbacks |  |  |
| Northeast (front): <br> Southeast (side): <br> Southwest (front): <br> Northwest (side): | $\begin{aligned} & 4.5 \mathrm{~m} \\ & 6.0 \mathrm{~m} \\ & 4.5 \mathrm{~m} \\ & 6.0 \mathrm{~m} \end{aligned}$ | $\begin{aligned} & 4.5 \mathrm{~m} \\ & 5.6 \mathrm{~m} \\ & 4.5 \mathrm{~m} \\ & 3.0 \mathrm{~m} \end{aligned}$ |
| Height of Buildings |  |  |
| Principal buildings: <br> Indoor amenity buildings | $\begin{aligned} & 13 \mathrm{~m} \\ & 11 \mathrm{~m} \end{aligned}$ | $\begin{aligned} & 12.8 \mathrm{~m} \\ & 7.4 \mathrm{~m} \\ & \hline \end{aligned}$ |
| Amenity Space |  |  |
| Indoor Amenity: <br> Outdoor Amenity: | 54 square metres <br> 54 square metres | 65 square metres <br> 65 square metres |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls |  |  |
| Residential: <br> Residential Visitor: <br> Total: <br> Tandem (\%): <br> Bicycle Spaces: | $\begin{array}{\|l\|} \hline 36 \\ 4 \\ 40 \\ 40 \% \\ 50 \% \\ 6 \end{array}$ | $\begin{array}{\|l\|} \hline 36 \\ 5 \\ 41 \\ 0 \% \\ 6 \\ \hline \end{array}$ |

## Setback Variances

- The applicant is requesting the following variances:
(a) a reduction to the minimum side (northwest) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
(b) a reduction to the minimum side (southeast) yard setback of the RM-30 Zone from 6.0 metres to 5.6 metres to the principal building face; and
(c) to allow stairs with four (4) risers or less to encroach into the building setback area for building 1 .
- The 3 metre northwest setback will be a side yard condition for buildings 1,2 and 3 and is considered an appropriate interface to both existing and potential future land uses.
- The 5.6 metre setback will be a front yard condition for buildings 4 and 5 . The applicant has provided patios, landscaping and a 1.5 metre walkway in the setback and the reduction to the Bylaw requirement is considered minor.
- The Form and Character design guidelines in the OCP encourage the main floor of townhouse units to be between 0.6 metres and 1.2 metres above the adjacent street grade. The Zoning Bylaw permits stairs with three (3) risers or less to encroach into the building setback area. When the main floor elevation is on the higher end of the range encouraged by the OCP, stairs with more than (three) 3 risers are required to connect the street fronting patios to the road.
- The site has some minor grading changes that require units three and four to have stairs with four (4) risers within the setback to meet the main floor elevation. The proposed variance is aligned with the objectives of the Form and Character design guidelines.
- Staff support the requested variances to proceed for consideration.


## Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $\$ 4$,ooo per new unit that complies with Secondary Plan density.
- 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 fee for $\$ 20,000$ per unit for townhouses, payable on all units above the current Secondary Plan density.


## 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 $\$ 1,000$ per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.


## Public Art Policy

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


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 5, 2022, and the Development Proposal Signs were installed on July 12, 2022. Pre-notification letters were sent to the Little Campbell Watershed Society and the Semiahmoo Residents Association, who did not provide staff with comment on the proposal.
- Staff received responses from six (6) neighbouring residents. The primary concerns of the residents were congestion on Lilac Drive and that the development did not provide sufficient parking. Residents were concerned that based on the amount of parking being provided onsite the demand for on-street parking on Lilac Drive would increase resulting in worsening congestion (staff comments in italics).

> The applicant is meeting the Zoning Bylaw requirements for resident parking and providing one more visitor parking stall than is required to help address resident concerns. The Zoning Bylaw requires 2 resident parking space per townhouse unit and o. 2 visitor parking spaces per townhouse unit. 40 parking spaces are required, and 41 parking spaces are proposed. Staff consider the Zoning Bylaw requirements for parking to be sufficient for the development.

Lilac Drive is not currently constructed to the current local road standard. The paved road width is only 6.5 metres, there are currently no sidewalks and street parking is allowed on one side of Lilac Drive. Due to the width of the road, Lilac Drive has a 30km/h speed limit and contains speed bumps constructed in 2017 in an attempt to slow traffic and improve safety. Due to the width of the pavement and the allowance for street parking, it is necessary for vehicles to queue to allow on-coming traffic to pass. The development will dedicate a portion of the site for road and the applicant will be required to construct the portion of Lilac Drive to the current local road standard along the development frontage. These improvements will eliminate the queuing requirement and provide sidewalks. Incremental development on the block will allow similar improvements to Lilac Drive and is the most suitable way to implement the current local road standard for Lilac Drive.

## Public Information Meeting

- Staff suggested that the applicant conduct a public information meeting given that townhouses at the proposed density have not been developed in this section of the King George Corridor Local Area Plan. The applicant elected not to conduct a public information meeting.


## DEVELOPMENT PERMITS

## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed development consists of five (5) buildings containing a total of 18 townhouse units and one amenity building. The grouping of the buildings consists of side-by-side fourplexes fronting Lilac Drive and King George boulevard respectively, two side-by-side duplexes fronting the southeast lot line, and one six-plex in the centre of the site.
- The six-plex in the centre of the site consists of back-to-back townhouse units (one third of the total units). For the six-plex and the fourplex fronting King George Boulevard, roof decks are proposed to provide units with direct access to private outdoor amenity space. The fourplex is proposing roof decks instead of at grade patios to limit the impact of construction on a row of fir trees being retained along King George Boulevard. The fourplex fronting Lilac Drive and the two duplexes will feature ground floor patios.
- All units facing Lilac Drive have provided ground floor habitable rooms and doors facing the street and a walkway connection to the public road, which will help promote interaction with the public realm and help the development integrate into the neighbourhood.
- The proposed design is modern, featuring flat roofs and contemporary lines. The buildings have strong vertical expression to identify individual units. The materials consist of brick on the ground floor and white, grey, and blue fiber-cement panels on the second and third level, with brown accents to match the brick.
- While the building design is contemporary, the applicant has incorporated some traditional design elements to create a softer interface with Lilac Drive. These design elements include providing a natural, earth tone colour scheme, utilizing a traditional door design, having wood awnings above the main entrances, incorporating roof cornices, and using brick at the main level.


## Landscaping

- The landscaping consists of a mix of trees, shrubs, and ground cover. Substantial tree planting is proposed along the Lilac Drive frontage and the northwest and southeast side yards to enhance the interface of the development with the immediate neighbourhood.
- Given the proposed densities, trees are not able to be planted along the internal drive aisle. Only two trees are proposed to be planted in the interior of the property, which are located within the outdoor amenity space.


## Indoor Amenity

- The Zoning By-law Requires that 54 square metres of both indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.
- The applicant is proposing 65 square metres of indoor amenity space, exceeding the Zoning Bylaw requirements.
- The indoor amenity is centrally located on the southeast side of the six-plex and is paired with the outdoor amenity space.
- The indoor amenity building is two storeys. The ground floor features a kitchen and party lounge, and the second storey includes a gym and yoga studio.


## Outdoor Amenity

- The applicant is proposing 65 square metres of outdoor amenity space, exceeding the Zoning Bylaw requirements.
- The outdoor amenity area is located abutting the indoor amenity building and features a children's play area, outdoor seating, and landscaping.


## 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 main consideration that will be further explored is the incorporation of additional traditional design elements on the units adjacent to Lilac Drive to improve the proposed townhouse's connection to the local architectural context.
- 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

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Deciduous Trees(excluding Alder and Cottonwood Trees) |  |  |  |
| Apple | 1 | 1 | o |
| Cherry | 1 | o | 1 |
| Horse Chestnut | 2 | 2 | o |
| Plum | 2 | 1 | 1 |
| Box Elder | 1 | 1 | o |
| Willow | 1 | 1 | o |
| Coniferous Trees |  |  |  |
| Grand Fir | 2 | 2 | o |
| Western Red Cedar | 3 | 2 | 1 |
| Black Pine | 1 | 1 | 0 |
| Sawara Cypress | 2 | 2 | 0 |
| Monkey Puzzle | 1 | 1 | 0 |
| Holly | 1 | 1 | 0 |
| Douglas Fir | 59 | 21 | 36 |
| Total | 77 | 36 | 41 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | 32 |  |
| Total Retained and Replacement Trees |  | 73 |  |
| Contribution to the Green City Program |  | \$22,000 |  |

- The Arborist Assessment states that there are a total of 77 mature trees on the site. There are no Alder and Cottonwood trees on-site. It was determined that 41 trees can be retained as part of this development proposal, including a row of Fir trees along the King George Boulevard frontage. Two of these trees are located in close proximity to the proposed buildings. The arborist conducted root mapping of these trees and only found feeder roots and no supportive roots near the proposed excavation area. The arborist has deemed that these trees can be retained and will supervise the excavation of the area.
- The proposed tree retention was assessed taking into consideration of 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 72 replacement trees on the site. It was determined that 32 replacement trees can be accommodated on the site. The deficit of 40 replacement trees will require a cash-in-lieu payment of $\$ 22,000$, representing $\$ 550$ per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Vine Maple, Columnar Hornbeam, Katsura tree, Starlight Dogwood, Magnolia, Pink Spires Flowering Crabapple, Colorado Blue Spruce.
- In summary, a total of 73 trees are proposed to be retained or replaced on the site with a contribution of \$22,000 to the Green City Program.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix II. Engineering Summary
Appendix III. School District Comments
Appendix IV. Summary of Tree Survey and Tree Preservation
Appendix V. NCP Plan
Appendix VI. Development Variance Permit No. 7921-0151-oo
approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development
$\mathrm{BD} / \mathrm{cm}$


























## LAP AMENDMENT

There are no engineering requirements relative to the LAP Amendment.

## REZONE AND SUBDIVISION

## Property and Right-of-Way Requirements

- Varying dedication along Lilac Drive; and
- Register 0.5 metre statutory right-of-way (SRW) along road frontages.


## Works and Services

- Construct all road frontages;
- Provide fire flow analysis for both Lilac Drive and King George Boulevard. Upsizing of Lilac Drive 150 mm main may be required, depending on the fire flow analysis;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connections), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

## DEVELOPMENT VARIANCE PERMIT

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


Jeff Pang, P.Eng.
Development Services Manager
AJ

July 8, 2022

## Planning

## THE IMPACT ON SCHOOLS

## APPLICATION \#: 21015100

## SUMMARY

| The proposed 18 townhouse units |
| :--- |
| are estimated to have the following impact |
| on the following schools: |
| Projected enrolment at Surrey School District for this development: |
| Elementary Students: <br> Secondary Students: |


| September 2021 Enrolment/School Capacity |
| :--- |
| Jessie Lee Elementary  <br> Enrolment (K/1-7): $57 \mathrm{~K}+338$ <br> Operating Capacity (K/1-7) $38 \mathrm{~K}+373$ <br>   <br> Earl Marriott Secondary 1411 <br> Enrolment (8-12): 1500 <br> Capacity (8-12):  |



Population : The projected population of children aged 0-19 Impacted by the development. Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

## Jessie Lee Elementary



## Earl Marriott Secondary



[^3]
## Tree Preservation Summary

## Surrey Project No: <br> Address: 1868 Lilac Drive \& 1879 King George Boulevard

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kim Dahl, PN 7658A


Summary, report and plan prepared and submitted by:


NOTE - TREES 20-CI2 THROUGH TO 62-1836 ARE LOCATED ON THE PROPERTY LINE SHARED WITH PRIVATE/ CITY PROPERTY.
SHARED TREES INDICATED AS "CI" ARE THOSE WHICH ARE SMALLER THAN 30CM DBH AND ARE NOT TYPICALLY PROTECTED BY PRIVATE PROPERTY TREE BYLAW


Tree Plan for Development at 1868 Lilac Drive \& 1879 King George Boulevard

Date: July 19, 2022
Notes

ARBORIST TO SUPERVISE TREE REMOVALS FROM PRETECTION AREAS OF RETAINED TREES.

ARBORIST TO SUPERVISE
EXCAVATIONS
no build zone. Legend


Arborist Report for 1868 Lilac Drive \& 1879 King George Boulevard, Surrey
Woodridge Tree Consulting Arborists Ltd.

## King George Corridor LAP Amendment Map



## DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0151-oo
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: oo8-309-272
North West 90 Feet Lot 9 Except: Part Subdivided by Plan 43622, Section 14 Township 1 New Westminster District Plan 5771

1879 - King George Boulevard

Parcel Identifier: on1-163-941
Lot 9 Except: Firstly: The North West 90 Feet Secondly: Part Subdivided by Plan 43622; Section 14 Township 1 New Westminster District Plan 5771

1868 - Lilac 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 title has been issued, as follows:

Parcel Identifier:
(b) If the civic address changes, the City Clerk is directed to insert the new civic address 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 side yard (northwest) setback is reduced from 6.0 metres to 3.0 metres to the principal building face;
(b) In Section F. 1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side yard (southeast) setback is reduced from 6.0 metres to 5.6 metres to the principal building face; and
(c) Section B.26.(b) "Setbacks" of Part 4 "General Provisions" is varied to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1 .
5. This development variance permit applies to only the 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.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , $\mathbf{~ o ~ . ~}$ ISSUED THIS DAY OF , 20 .

Mayor - Doug McCallum

City Clerk - Jennifer Ficocelli


# H-14 

ACTION REQUIRED: TUP Support
TYPE:
PURPOSE:

LOCATION:

## PROCESSING DATES:

TEMPORARY USE PERMIT
January 15, 2024 - Proceed to Public Notification: Carried RES.R24-5

## NOTICE OF <br> TEMPORARY USE PERMIT

Will be considered at the Surrey City Council Meeting:
MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION

Permit No. 7923-0155-00


Location: 17835-97 Avenue

Purpose of Permit: The applicant is seeking to permit the temporary use of the site for truck parking for a period not to exceed three years.

Contact Planning if you have any questions regarding this permit at: planningdevelopment@surrey.ca
the future lives here.

## OWNER/OCCUPANT

## - Office of the City Clerk <br> 13450-104 Avenue, <br> Surrey, BC V3T 1V8 <br> Canada

## READ THE PLANNING REPORT AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


## Application No.: 7923-0155-00

Planning Report Date: January 15, 2024

PROPOSAL:

- Temporary Use Permit
to permit the temporary use of the site for truck parking for a period not to exceed three years

LOCATION: 17835-97 Avenue

ZONING:
RA
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Light Industrial


## RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to temporarily use the subject site for truck parking.
- The proposed truck parking use is not permitted in the RA Zone.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP) and the "Light Industrial" designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The road network is in the process of being upgraded in the area along the frontage of the property all the way to the intersection of Golden Ears Way and 180 Street.
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road), Highway No. 15 ( 176 Street), Highway No. 1, and Golden Ears Way.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0155-oo (Appendix V) to proceed to Public Notification.
2. 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) input from the Ministry of Transportation \& Infrastructure;
(c) input from TransLink;
(d) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
(e) installation and subsequent inspection and approval of all required landscape screening and fencing works along the south of the property, to the satisfaction of the General Manager, Planning \& Development;
(f) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning \& Development;
(g) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes; and
(h) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse (ditch) along the southern property line.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | NCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Single family dwelling with <br> unauthorized truck parking. | Light Industrial | RA |
| North (Across <br> Hwy No. 1): | Single family dwellings on <br> small lots. | Urban Residential 8-10 <br> UPA in the Abbey Ridge <br> LAP. | RF-13 |


| Direction | Existing Use | NCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| East: | Single family dwelling, <br> under Application No 7922- <br> o122-oo to permit temporary <br> use of the site for truck <br> parking (pre-Council). | Light Industrial | RA |
| South (Across <br> 97 Avenue): | Single family dwelling. | Light Industrial | RA |
| West: | Single family dwelling, <br> under Application No 7923- <br> or74-oo to permit temporary <br> use of the site for storage <br> (pre-Council). | Light Industrial | RA |

## Context \& Background

- The 3,395-square metre subject site is located at 17835-97 Avenue in Anniedale-Tynehead and is zoned "One-Acre Residential Zone (RA)" and designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- The subject property has a single family dwelling located at the front of the property with several trees located in the front yard.
- The Planning \& Development Department has received various proposals and inquiries for temporary truck parking and outdoor storage over the past few years in this area of Anniedale-Tynehead. Previously, most of these proposals and inquiries had not been supported as the existing road network was not conducive to truck traffic and the upgrade costs were seen as prohibitive for a temporary use proposal. As road upgrades and pavement widening are in the process of being completed by other applications in the area other Temporary Use Permit applications can now proceed, pending input from MOTI and TransLink, which manages the intersection of 180 Street and Golden Ears Way.
- Industrial Temporary Use Permit applications have been submitted to the immediate west at 17817-97 Avenue (7923-0174-oo) and east at 17855-97 Avenue (7922-0122-oo). Both applications are pre-Council but are expected to proceed to Council soon.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant has applied for a Temporary Use Permit (TUP) to allow the parking of approximately 19 mid-sized trucks (up to 24 ft .) that exceed 5,000 kilograms (11,000 lbs.) G.V.W and three storage containers for a period of three years.
- The proposed 3-year TUP will be valid from the date of approval. A TUP can be extended only once for a further maximum 3-year period subject to Council approval.
- The applicant has provided a site plan for the proposed truck parking.
- Truck access will be from 97 Avenue via an existing driveway along the eastern property line. The applicant will be required to pave the driveway. An additional existing driveway is located along the western property line which is intended for residents of the existing home.
- The applicant is not proposing to remove any trees.
- An existing concrete sound wall is currently located just north of the property line along Highway No. 1. The existing concrete sound attenuation wall will screen the mid-sized trucks from Highway No. 1. No additional buffering or landscaping is proposed.
- The proposed truck parking will be screened from 97 Avenue by an existing house and trees. Additional trees will be planted for screening as part of the landscaping plan for the TUP. The applicant is proposing to erect an 8 ft . tall black chain link fence with privacy slats along the south lot line to further screen the truck parking from existing residential properties to the south.
- The applicant has committed to continue to work with staff on the proposed landscaping and fencing details to ensure appropriate buffering as a condition of TUP issuance (should Council support the proposed temporary use). The landscaping and fencing will be required to be installed and inspected prior to TUP issuance and securities will be collected to ensure the landscaping and fencing is maintained over the course of the TUP.
- The proposed temporary truck parking use will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposed temporary truck parking use will assist in providing much-needed authorized truck parking spaces in the City.


## 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:

Ministry of Transportation \& Infrastructure (MOTI):

TransLink:

No trees or vegetation are to be removed from road right-of-way without pre-approval by Parks.

Comments from MOTI are pending and will need to be addressed as a condition of TUP issuance.

Comments from TransLink are pending and will need to be addressed as a condition of TUP issuance.

## Transportation Considerations

- The road network is in the process of being upgraded to access Golden Ears Way and 180 Street. The work was required as a condition of Temporary Use Permit Application Nos. 7922-0147-oo (9744-176 Street) and 7922-0234-oo (17710-97 Avenue as well as 17709 and 17649-96 Avenue).
- The applicant will be required to pave their driveway entrance.


## Natural Area Considerations

- The applicant completed a preliminary watercourse assessment and determined that a Class B (yellow-coded) ditch is located along 97 Avenue. The watercourse requires further assessment by the applicant to determine if the ditch is considered a stream under the provincial Riparian Areas Protection Regulations (RAPR).
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the existing Class B (yellow-coded) watercourse which flows within the ditch to the south of 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 Ecosystem Development Plan is a condition of the issuance of the Temporary Use Permit. The finalized report and recommendations will be considered by Council in a subsequent report as part of a separate Development Permit for a Sensitive Ecosystems Development Permit Area (DPA).


## POLICY \& BY-LAW CONSIDERATIONS

## Official Community Plan

Land Use Designation

- The subject site is designated as "Mixed Employment" in the OCP. The proposed interim use complies with the OCP designation, which accommodates light industrial uses.


## Secondary Plans

## Land Use Designation

- The subject site is designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Light Industrial designation is intended for manufacturing, processing, warehousing, and distribution of goods in an industrial park development.
- The proposed temporary use is considered to be supportable as it will allow an authorized, interim use of the land until it is economically viable for redevelopment, in accordance with the Anniedale-Tynehead NCP.
- In addition, the temporary use will assist in providing much-needed authorized truck parking spaces and outdoor storage in the City.


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 8, 2023, and the Development Proposal Signs were installed on June 16, 2023. Staff received no responses from neighbouring residents.


## TREES

- No trees are proposed to be removed as part of the application.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Site Plan and Landscape Plan
Appendix II. Temporary Use Permit No. 7923-0155-oo (includes Engineering Summary)

approved by Ron Gill

Don Luymes
General Manager
Planning and Development
JK/ar


## TEMPORARY USE PERMIT

NO.: 7923-0155-oo
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: ooo-575-283
Lot 17 District Lot 390A Group 2 New Westminster District Plan 23464 Except Plan EPP5149
17835-97 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 19 mid-sized trucks (up to 24 ft .) exceeding 5,ooo kilograms G.V.W., and three storage containers with the access and the location of the structures, and landscaping and fencing, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit.
5. The temporary use permitted on the Land shall be in accordance with:
(a) No refrigerated truck units shall park on the site at any time;
(b) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
(c) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning \& Development with a minimum of one such facility on site; and
(d) the following activities are prohibited on the land:
i. vehicle washing
ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43
iii. truck fuel storage or refuelling
iv. storage of waste petroleum fluids
v. parking or storage of vehicles containing Dangerous Goods as defined by the Transport of Dangerous Goods Act R.S.B.C. 1996, Chapter 458.
6. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements) which is attached hereto and forms part of this permit, have been completed and will be maintained for the duration of the Temporary Use Permit.
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 \$
An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$ $\qquad$
The Security is for:
i. Works $\qquad$
ii. Landscaping $\qquad$
8. (a) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
(b) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, $90 \%$ of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial
completion of the Landscaping, $10 \%$ of the original Security will be returned;
ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
iii. 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.
9. 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.
10. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
11. This temporary use permit is not transferable.
12. This temporary use permit shall lapse on or before three years from date of issuance
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , зo .

ISSUED THIS DAY OF , 2o .

Mayor - Brenda Locke

City Clerk - 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, $\qquad$ (Name of Owner)
being the owner of $\qquad$

## (Legal Description)

known as $\qquad$
(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.


TO: Director, Area Planning \& Development

- North Surrey Division

Planning and Development Department
FROM: Acting Development Support Manager, Engineering Department
DATE: December 11, $2023 \quad$ PROJECT FILE: $\quad \mathbf{7 8 2 3 - 0 1 5 5 - 0 0}$
RE: Engineering Requirements (Commercial/Industrial) Location: 1783597 Ave

## TEMPORARY USE PERMIT

The following are to be addressed as a condition of issuance of the Temporary Use Permit:

- Construct road improvements from the site to the intersection of Golden Ears Way and 180 Street to support truck turning movements.
- Construct 11.0 m wide paved access, extend into the site for minimum one truck length.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Reduced Pressure backflow preventer for premise isolation is required.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event.
- Construct on-site water quality treatment features.
- Register restrictive covenants for on-site stormwater mitigation and on-site water quality.

A Servicing Agreement is required. Works and Services must be constructed and placed on final maintenance prior to issuance of the Temporary Use Permit.

A processing fee and Latecomer charges are applicable.

## BUILDING PERMIT

The following are to be addressed as a condition of the subsequent Building Permit:

- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register restrictive covenant for the protection and maintenance of the onsite septic system, along with requirement to decommission the septic tank once sanitary frontage is available. A new sanitary connection to the sanitary main will be required, and any latecomer or DWA charges, LAS or DCC fees will be applicable at time of future connection.

[^4]
# H-15 

## ACTION REQUIRED: TUP Support

TYPE:
PURPOSE:

LOCATION:

TUP
To permit a temporary real estate sales centre and associated surface parking lot for a nearby 6 -storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed 3 years.

15231-20 Avenue

## PROCESSING DATES:

TEMPORARY USE PERMIT

| January 15, 2024 | - | Out of Order |
| :--- | :--- | :--- |
| December 18, 2023 | - | Proceed to Public Notification: Carried RES.R23-2508 |

Note: Public Notification was set for January 15, 2024 Council Meeting however it did not meet notification requirements as it was displayed in the Surrey Now-Leader rather than the Peace Arch News. It has been rescheduled for the January 29, 2024 Council Meeting.

## INTER-OFFICE MEMO

Regular Council - Public Hearing
H. 15 7923-0237-00

Monday, January 29, 2024
Supplemental Information

| TO: | City Clerk, Legislative Services Division |
| :--- | :--- |
| FROM: | Director, Area Planning \& Development - South Division <br> Planning \& Development Department |
| DATE: | January 24, 2024 $\quad$ FILE: $\quad$ 7923-0237-00 |

ADDRESS: 1523120 Ave
OWNER: Polygon Development 418 Ltd (Director Information: R. Bruno, N.Chrystal)
AGENT: Anya Paskovic
Polygon Development 448 Ltd.
1333 West Broadway Suite 900
Vancouver V6H 4C2
PROPOSAL: Temporary Use Permit No. 7923-0237-oo
To permit a temporary real estate sales centre and associated surface parking lot for a nearby 6 -storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed 3 years.

Temporary Use Permit No. 7923-0237-oo for a proposed temporary real estate sales centre and associated surface parking lot for a nearby 6 -storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed 3 years received approval to notify from Council on December 18, 2023.

It is now in order for Council to issue Temporary Use Permit No. 7923-0237-oo and to authorize the Mayerand Clerk to execute the Permit.

Shawn Low
Director
Area Planning \& Development - South Division
Att. 1. Temporary Use Permit No. 7923-0237-oo
2. Letter of Undertaking

## TEMPORARY USE PERMIT

NO.: 7923-0237-oo
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: 030-850-401
Lot A Section 14 Township 1 New Westminster District Plan EPP92643
1523120 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 a temporary real estate sales 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 and numbered 7923-0237-oo (1) through to and including 7923-0237-00 (4) (the "Drawings") which is attached hereto and forms part of this permit.
(b) Parking is restricted to vehicles less than 5,000 kilograms GVW; 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.
6. Alternatives to standard servicing requirements as documented in the "Surrey Subdivision and Development By-law" may be approved as part of this Temporary Commercial Use Permit.
7. This temporary commercial use permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this temporary industrial use permit.
8. 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.oo.
9. 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.
10. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
11. This temporary use permit is not transferable.
12. This temporary use permit shall lapse on or before three years from date of issuance

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , $\mathbf{~ o ~ . ~}$
ISSUED THIS DAY OF , 20 .

Mayor - Brenda Locke

City Clerk - 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.

TO THE CITY OF SURREY:

I, $\qquad$ (Name of Owner)
being the owner of $\qquad$ (Legal Description)
known as $\qquad$
(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.

## NOTICE OF TEMPORARY USE PERMIT

Will be considered at the Surrey City Council Meeting:
RESCHEDULED FOR MONDAY, JANUARY 29, 2024
STARTING AT 7PM
Surrey City Hall, 13450-104 Avenue, Council Chambers
Live-streamed on www.surrey.ca

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION

Permit No. 7923-0237-00


## Location: 15231-20 Avenue

Purpose of Permit: The applicant is seeking to permit a temporary real estate sales centre and associated surface parking lot for a nearby 6 -storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed three (3) years.

Contact Planning if you have any questions regarding this permit at: planningdevelopment@surrey.ca

## OWNER/OCCUPANT

## - Office of the City Clerk <br> 13450-104 Avenue, <br> Surrey, BC V3T 1V8 <br> Canada

## READ THE PLANNING REPORT AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at surrey.ca

Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.

SUBMIT YOUR COMMENTS:
Online Webform: surrey.ca
Email: clerks@surrey.ca
Mail: Office of the City Clerk at the address above
Fax: 604-501-7578

All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.


## PROPOSAL:

- Temporary Use Permit
to permit a temporary real estate sales centre and associated surface parking lot for a nearby 6-storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed three (3) years.

LOCATION:
1523120 Avenue

ZONING:
RF
OCP DESIGNATION: Town Centre
SEMIAHMOO TCP
DESIGNATION: Low-Rise Mixed Use


## RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.


## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.


## RATIONALE OF RECOMMENDATION

- The proposed Temporary Use Permit (TUP) will allow construction of a temporary sales centre on the subject site from which the applicant will market units for a proposed mid-rise development. The mixed-use mid-rise market residential apartment building, with ground level commercial was given third reading by Council under Development Application No. 7922-0241-00 on June 15, 2023, and is located at 1526224 Avenue.
- Due to the necessary excavation and construction works for Application No. 7922-0241-00, the proposed sales centre and parking are proposed to be located nearby on the subject site.
- The subject property is also part of Development Application No. 23-0079-oo, which proposes 2 six-storey mixed-use wood frame apartment buildings with ground floor commercial. This project also will utilize this sales centre to market from in the future.
- The applicant will submit a \$5,000.00 bond to ensure the removal of the temporary buildings and restoration of the site to its original condition at the conclusion of the TUP term.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0237-oo (Appendix IV) to proceed to Public Notification.
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 \$5,ooo security to ensure that the site is restored following termination of the Temporary Use Permit;
(c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department;
(d) submission of securities for tree retention; and
(e) submission of a finalized landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | TCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Fenced lot with an <br> existing dwelling. | Low-Rise Mixed- <br> Use | RF |
| North: | Apartment <br> Building with <br> ground floor <br> commercial | Low-Rise Mixed- <br> Use | CD |
| East: | Fenced vacant lot | Low-Rise <br> Residential | RF |
| South (Across 20 Avenue): | Office/Commercial | Low-Rise Mixed- <br> Use | C-8/CHI |
| West (Across 152 Street): | Gas Station | Low-Rise Mixed- <br> Use | CG-2 |

## Context \& Background

- The subject site, located at 1523120 Avenue in the Semiahmoo Town Centre, measuring 11,166 square metres in size, and is zoned "Single-Family Residential Zone (RF)". The site is designated "Town Centre" in the OCP, and "Low-Rise Mixed-Use" in the Semiahmoo Town Centre Plan.
- The subject site previously contained several single-family dwellings and accessory buildings on a treed site. The site has been cleared, and only contains 1 existing single-family dwelling adjacent to the proposed sales centre, fronting 20 Avenue. This dwelling will be removed to permit the construction of the sales centre.
- The subject site is proposed to be fully developed as part of Application No. 7923-o079-oo.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The developer, Polygon Halo Homes Ltd., has proposed to construct a sales centre to market their new development located nearby at 1526224 Ave under Development Application No. 7922-0241-00.
- The current zoning of the subject site, "Single-Family Residential Zone (RF)", does not permit the use of a real estate sales centre. Therefore, the applicant has proposed a Temporary Use Permit to allow the operation of a real estate sales centre on the subject site.
- Locating the proposed sales centre on the subject site will allow for the construction of the nearby development site under Development Application No. 7922-0241-00, without the conflict of an onsite sales centre. This will eliminate construction waste and unnecessary project delays.
- Should Council support the temporary use, the proposed sales centre is intended to be in full operation by early 2024.
- The approximately 169 square metre building will be utilized as a reception area, sales presentation area, offices, staff room, kitchen, and washroom.
- A surface parking lot with spaces for 7 vehicles will be provided on-site for customers with access from 20 Avenue.
- There are seven bylaw-sized trees, all onsite. All trees are proposed to be retained under the subject TUP application.
- The Temporary Use Permit is proposed to be in effect for three years, which would be sufficient time for the applicant to complete the sales of the residential units for the proposed project under Application No. 7922-0241-oo. There is potential for TUP renewal should the temporary real estate sales centre be required beyond that time. A maximum of one renewal period is permitted for an approved TUP and is subject to Council approval.


## Referrals

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

Trees \& Landscaping: $\quad$ The Trees \& Landscaping Department has no objection to the project subject to the completion of Landscaping requirements as outlined in Appendix III.

Surrey Fire Department: The Surrey Fire Department has no objection to the project.

## POLICY \& BY-LAW CONSIDERATIONS

- The proposed temporary use supports a higher density development within the Semiahmoo Town Centre by being the official real estate sales centre for a mixed-use mid-rise market residential apartment building, with ground level commercial under Application No. 7922-o241-oo. Upon TUP expiry, it is anticipated that the subject site will developed consistent with the Low-Rise Mixed-Use designation in the Semiahmoo Town Centre Plan.


## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 27, 2023, and the Development Proposal Signs were installed on October 10, 2023. Staff received 3 responses from neighbouring: Neighbours requested more information on which developments would be sold out of the temporary sales centre, in addition to the construction hours and duration.


## TREES

- Kelly Koome, ISA Certified Arborist and Dionne Wong, ISA Certified Arborist, of Koome Urban Forestry prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

| Tree Species | Existing | Remove | Retain |
| :---: | :---: | :---: | :---: |
| Coniferous Trees |  |  |  |
| Douglas Fir | 8 | 0 | 8 |
| Lodgepole Pine | 1 | 0 | 1 |
| Western Red Cedar | 2 | 0 | 2 |
| Total (excluding Alder and Cottonwood Trees) | 11 | 0 | 11 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |  | O |  |
| Total Retained and Replacement T Proposed |  | 11 |  |

- The Arborist Assessment states that there are a total of 11 mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain all 11 trees as part of this development proposal.
- Additional landscaping of the sales centre will consist of a five-foot-high privacy hedge along the north and west sides of the sales centre, as well as the north and east sides of the associated parking lot.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Site Plan and Building Elevations
Appendix II. Engineering Summary
Appendix III. Landscaping Plan
Appendix IV. Temporary Use Permit No. 7923-0237-oo
Appendix V. Aerial Photos

Don Luymes
General Manager
Planning and Development
PD/ar

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SITE PLAN \& PLANNING



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(3) West Elevation



FROM: Development Services Manager, Engineering Department
DATE: November 10, $\mathbf{2 0 2 3} \quad$ PROJECT FILE: 7823-0237-00

RE: $\quad$ Engineering Requirements (Commercial/Industrial) Location: 1523120 Avenue

## TEMPORARY USE PERMIT

The following are requirements of the proposed Temporary Use Permit and are conditions of Building Permit issuance:

- Construct concrete letdown onto 20 Avenue.
- Provide onsite sustainable drainage facilities to manage all on-lot runoff.
- Install new sanitary service connection and abandon existing 100 mm AC connection.
- Meter and backflow preventer required at property line of existing connection. Abandon all other existing connections.

A Servicing Agreement is not required for the proposed Temporary Use Permit. All requirements above to be administered through BP review process.


Jeff Pang, P.Eng.
Development Services Manager
IN


## TEMPORARY USE PERMIT

NO.: 7923-0237-oo
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: 030-850-401
Lot A Section 14 Township 1 New Westminster District Plan EPP92643
1523120 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 a temporary real estate sales 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 and numbered 7923-0237-oo (1) through to and including 7923-0237-00 (4) (the "Drawings") which is attached hereto and forms part of this permit.
(b) Parking is restricted to vehicles less than 5,000 kilograms GVW; 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.
6. Alternatives to standard servicing requirements as documented in the "Surrey Subdivision and Development By-law" may be approved as part of this Temporary Commercial Use Permit.
7. This temporary commercial use permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this temporary industrial use permit.
8. 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.oo.
9. 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.
10. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
11. This temporary use permit is not transferable.
12. This temporary use permit shall lapse on or before three years from date of issuance

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , $\mathbf{~ o ~ . ~}$
ISSUED THIS DAY OF , 20 .

Mayor - Brenda Locke

City Clerk - 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.



|  |  |
| :---: | :---: |
| As SHown |  |
| A1.0 |  |


(3) West Elevation



TO THE CITY OF SURREY:

I, $\qquad$ (Name of Owner)
being the owner of $\qquad$ (Legal Description)
known as $\qquad$
(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.


## H-16

ACTION REQUIRED: Final AdoptionTYPE: $\quad$ Regulatory Text Amendment | Business License | Surrey MunicipalTicket Information | Notice of Enforcement
Bylaw 21118
A Bylaw to remove the requirement for Support Recovery Home operators to complete a Housing Agreement.

## Bylaw 21119

A Bylaw to amend Schedule 3 to remove the requirement for Support Recovery Home operators.
Bylaw 21120
A Bylaw to amend Schedule A CONTRAVENTIONS AND PENALTIES Part 1 to remove the requirement for Support Recovery Home operators.

## PROCESSING DATES:

Bylaw 21118
December 4, 2023 - 1st, 2nd and 3rd Reading: Carried RES.R23-2485/2486/2487
Bylaw 2119
December 4, 2023 - 1st, 2nd and 3rd Reading: Carried RES R23-2488/2489/2490
Bylaw 21120
December 4, 2023 - 1st, 2nd and 3rd Reading: Carried RES R23-2491/2492/2493

Corporate Report 2023-R205
December 4, 2023
Approved Corporate Report R205: Carried RES.R23-2443

NOTE:

## PLEASE SEE CORPORATE REPORT ITEM Ron OF THIS AGENDA

## CITY OF SURREY

BYLAW NO. 21118
A bylaw to amend the provisions of Business License By-law, 1999, No. 13680, as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Business License By-law, 1999, No. 13680, as amended, is hereby further amended as follows:
a. Section 2 "Interpretation " delete "Housing Agreement" in its entirety as follows:
"Housing Agreement" means an agreement between the City of Surrey and the operator of an alcohol and drug recovery house, as authorized by separate bylaw."
b. Section 39 "Alcohol and Drug Recovery Houses" delete sub-sections 39(5) and 39(6) in its entirety as follows:
"(5) Every operator of an alcohol and drug recovery house must complete a Housing Agreement with the City as a condition precedent to the renewal of an existing business license.
(6) Every applicant for an alcohol and drug recovery house must complete a Housing Agreement with the City as a condition precedent to the issuance of a new business license."
2. This Bylaw shall be cited for all purposes as "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2023, No. 2118".

PASSED FIRST READING on the 4th day of December, 2023.
PASSED SECOND READING on the 4th day of December, 2023.
PASSED THIRD READING on the 4th day of December, 2023.

NOTICE OF INTENTION ADVERTISED in the SURREY NOW LEADER, PEACE ARCH
NEWS and CLOVERDALE REPORTER newspapers on the 7th and 14th day of December, 2023 and posted on the Public Notice Posting Place and the City's website from 5th day of December, 2023 to 30th day of January, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

## CITY OF SURREY

BYLAW NO. 21119

A bylaw to amend the provisions of Surrey Municipal Ticket
Information Utilization By-law, 1994, No. 12508, as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508", as amended, is hereby further amended as follows:
a. Amend Schedule 3 by deleting row 4 in its entirety and re-number the rows accordingly:
" 4. Fail to comply with housing $39(6)$ \$200.00"
2. This Bylaw shall be cited for all purposes as "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2023, No. 21119".

PASSED FIRST READING on the 4th day of December, 2023.
PASSED SECOND READING on the 4th day of December, 2023.
PASSED THIRD READING on the 4th day of December, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

## CITY OF SURREY

## BYLAW NO. 21120

A bylaw to amend the provisions of Surrey Bylaw
Notice Enforcement Bylaw, 2016, No. 18691 as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, as amended, is hereby further amended, as follows:
a. Amend Schedule A CONTRAVENTIONS AND PENALTIES Part 1 by deleting the following in its entirety:

| $" 13680$ | $39(6)$ | Fail to comply with <br> Housing Agreement | $\$ 200.00$ | $\$ 150.00$ | $\$ 250.00$ | Yes " |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- |

2. This Bylaw shall be cited for all purposes as "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Text Amendment Bylaw, 2023, No. 21120".

PASSED FIRST READING on the 4th day of December, 2023.
PASSED SECOND READING on the 4th day of December, 2023.
PASSED THIRD READING on the 4th day of December, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .
$\qquad$

ACTION REQUIRED:
TYPE:

PURPOSE:

1st, 2nd and 3rd Reading
Utilities Budget | Utility Rates

## Bylaw 21139

A bylaw to provide for the adoption of the Surrey 2024-2028 Sewer Operating Financial Plan.

Bylaw 21140
A bylaw to provide for the adoption of the Surrey 2024-2028 Drainage Operating Financial Plan.

## Bylaw 21141

A bylaw to provide for the adoption of the Surrey 2024-2028 Solid Waste Operating Financial Plan.

Bylaw 21142
A bylaw to provide for the adoption of the Surrey 2024-2028 Water Operating Financial Plan.

## Bylaw 21143

A bylaw to provide for the adoption of the Surrey 2024-2028 District Energy Operating Financial Plan.

Bylaw 21144
A bylaw to provide for the adoption of the Surrey 2024-2028 Parking Authority Operating Financial Plan.

Bylaw 21145
A bylaw to amend Schedule C to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan.

## Bylaw 21146

A bylaw to amend Schedule A to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan.

## Bylaw 21147

A bylaw to amend Schedule C to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan and to incorporate housekeeping amendments.

Bylaw 21148
A bylaw to incorporate housekeeping amendments as approved in the 2024-2028 Financial Plan

Bylaw 21149
A bylaw to amend Schedule A to reflect the 2024 utility rates as approved in the 2024-2028 Financial Plan.

## Bylaw 21150

A bylaw to amend Schedules B, C, D-1 and E to reflect the 2023 utility rates as approved in the 2024-2028 Financial Plan.

Bylaw 21151
A bylaw to amend Schedule M for adjustments to Parking Fees and
Electric Vehicle Charging Fees as approved in the 2024-2028 Financial Plan.

## PROCESSING DATES:

January 29, $2024 \quad$ - To be approved.

NOTE:

## PLEASE SEE CORPORATE REPORT ITEM Fool OF THIS AGENDA

INTER-OFFICE MEMO

RCPH - January 29, 2024
Memo for Bylaws No. 21139 to 21144

TO: City Clerk
FROM: General Manager, Finance
DATE: January 25, 2024 FILE: 3900-01
1705-05

## RE: 2024-2028 Financial Plan Bylaws, as per Section 165 of the Community Charter

In anticipation of Council support, we are requesting to bring the following Budget bylaws forward for introduction at the January 29, 2024 Council meeting. These bylaws represent the details of the Utilities and Other Self-Funded Programs component of the 2024-2028 Financial Plan:

- Surrey 2024-2028 Sewer Operating Financial Plan Bylaw, 2024, No. 21139;
- Surrey 2024-2028 Drainage Operating Financial Plan Bylaw, 2024, No. 21140;
- Surrey 2024-2028 Solid Waste Operating Financial Plan Bylaw, 2024, No. 21141;
- Surrey 2024-2028 Water Operating Financial Plan Bylaw, 2024, No. 21142;
- Surrey 2024-2028 District Energy Operating Financial Plan Bylaw, 2024, No. 21143; and
- Surrey 2024-2028 Parking Authority Operating Financial Plan Bylaw, 2024, No. 21144

These bylaws are anticipated to be considered by Council on January 29, 2024. In addition, these bylaws ensure that the necessary budget authority is in place for of the Utilities and Other Self Funded Programs component of the 2024-2028 Financial Plan.

Attached for reference are the cited bylaws.


Kam Grewal
CFO/General Manager, Finance
Attachments
c.c. - City Manager

- Director, Finance
- Manager, Financial Reporting
- City Solicitor


## CITY OF SURREY

BYLAW NO. 21139

A bylaw to provide for the adoption of the Surrey 2024-2028
Sewer Operating Financial Plan.

WHEREAS pursuant to Section 165 the "Community Charter" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:
(a) the proposed funding sources;
(b) the proposed expenditures; and
(c) the proposed transfers between funds.
as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.
2. This bylaw shall be cited for all purposes as "Surrey 2024-2028 Sewer Operating Financial Plan Bylaw, 2024, No. 21139".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ 2024.
$\qquad$
$\qquad$


Other Property Value Taxes Revenues from Property Value Taxes

Taxation Revenues
Utilities Fees \& Charges
Revenues from Fees
Investment Income
Utilities Penalties \& Interest
Revenues from Other Sources
TOTAL FUNDING SOURCES

## PROPOSED EXPENDITURES

Sewer Expenditures
TOTAL EXPENDITURES
PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES

| Transfers To/(From) Capital Funds | $\begin{array}{r} 10,129,000 \\ (368,000) \end{array}$ |  | $\begin{array}{r} 10,267,000 \\ (370,000) \end{array}$ |  | $\begin{array}{r} 12,190,000 \\ (373,000) \end{array}$ |  | $\begin{array}{r} 14,242,000 \\ (376,000) \end{array}$ |  | $\begin{array}{r} 16,908,000 \\ (378,000) \end{array}$ |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Reserve Funds |  |  |  |  |  |  |  |  |  |  |
| Transfers To/(From) Capital Sources | \$ | 9,761,000 | \$ | 9,897,000 | \$ | 11,817,000 | \$ | 13,866,000 | \$ | 16,530,000 |
| Transfers To/(From) Operating Sources | \$ | 3,990,000 | \$ | 8,283,000 | \$ | 8,794,000 | \$ | 8,970,000 | \$ | 9,149,000 |
| TOTAL TRANSFERS BETWEEN SOURCES | \$ | 13,751,000 | \$ | 18,180,000 | \$ | 20,611,000 | \$ | 22,836,000 | \$ | 25,679,000 |
| BALANCED BUDGET | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

BYLAW NO. 21140

A bylaw to provide for the adoption of the Surrey 2024-2028
Drainage Operating Financial Plan.

WHEREAS pursuant to Section 165 the "Community Charter" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:
(a) the proposed funding sources;
(b) the proposed expenditures; and
(c) the proposed transfers between funds.
as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.
2. This bylaw shall be cited for all purposes as "Surrey 2024-2028 Drainage Operating Financial Plan Bylaw, 2024, No. 21140".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ 2024.
$\qquad$
$\qquad$ CLERK
Bylaw 21140
PROPOSED FUNDING SOURCES

Other Property Value Taxes Revenues from Property Value Taxes

Utilities - Drainage Parcel Tax
Revenues from Parcel Taxes
Taxation Revenues
Utilities Fees \& Charges
Revenues from Fees
Developer Contributions Investment Income Transfers from Other Governments Other Revenue
Revenues from Other Sources
total funding sources
Drainage Operating Financial Plan

| To establish years 2024 to 2028 |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2024 |  | 2025 |  | 2026 |  | 2027 |  | 2028 |  |
| \$ | 27,000 | \$ | 28,000 | \$ | 29,000 | \$ | 30,000 | \$ | 31,000 |
|  | 27,000 |  | 28,000 |  | 29,000 |  | 30,000 |  | 31,000 |
|  | 46,425,000 |  | 47,255,000 |  | 48,101,000 |  | 48,965,000 |  | 49,844,000 |
|  | 46,425,000 |  | 47,255,000 |  | 48,101,000 |  | 48,965,000 |  | 49,844,000 |
|  | 46,452,000 |  | 47,283,000 |  | 48,130,000 |  | 48,995,000 |  | 49,875,000 |
| 20,000 |  |  | 20,000 |  | 20,000 |  | 20,000 |  | 20,000 |
| 20,000 |  |  | 20,000 |  | 20,000 |  | 20,000 |  | 20,000 |
| 182,000 |  |  | 182,000 |  | 182,000 |  | 182,000 |  | 182,000 |
| 824,000 |  |  | 800,000 |  | 661,000 |  | 317,000 |  | 214,000 |
| 94,000 |  |  | 4,000 |  | 4,000 |  | 4,000 |  | 4,000 |
| 329,000 |  |  | 332,000 |  | 335,000 |  | 338,000 |  | 341,000 |
| 1,429,000 |  |  | 1,318,000 |  | 1,182,000 |  | 841,000 |  | 741,000 |
| \$ 47,901,000 |  | \$ | 48,621,000 | \$ | 49,332,000 | \$ | 49,856,000 | \$ | 50,636,000 |

## PROPOSED EXPENDITURES

Drainage Expenditures

| 15,505,000 |  | 15,772,000 |  | 16,087,000 |  | 16,408,000 |  | 16,737,000 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ 15,505,000 | \$ | 15,772,000 | \$ | 16,087,000 | \$ | 16,408,000 | \$ | 16,737,000 |

PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES

| Transfers To/(From) Capital Funds | $\begin{array}{r} 23,814,000 \\ (508,000) \end{array}$ |  | $\begin{array}{r} 28,302,000 \\ (511,000) \end{array}$ |  | $\begin{array}{r} 28,945,000 \\ (514,000) \end{array}$ |  | $\begin{array}{r} 29,054,000 \\ (517,000) \end{array}$ |  | $\begin{array}{r} 29,410,000 \\ (520,000) \end{array}$ |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Reserve Funds |  |  |  |  |  |  |  |  |  |  |
| Transfers To/(From) Capital Sources | \$ | 23,306,000 | \$ | 27,791,000 | \$ | 28,431,000 | \$ | 28,537,000 | \$ | 28,890,000 |
| Transfers To/(From) Operating Sources | \$ | 9,090,000 | \$ | 5,058,000 | \$ | 4,814,000 | \$ | 4,911,000 | \$ | 5,009,000 |
| TOTAL TRANSFERS BETWEEN SOURCES | \$ | 32,396,000 | \$ | 32,849,000 | \$ | 33,245,000 | \$ | 33,448,000 | \$ | 33,899,000 |
| BALANCED BUDGET | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## CITY OF SURREY

BYLAW NO. 21141

A bylaw to provide for the adoption of the Surrey 2024-2028 Solid Waste Operating Financial Plan.

WHEREAS pursuant to Section 165 of the "Community Charter" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:
(a) the proposed funding sources;
(b) the proposed expenditures; and
(c) the proposed transfers between funds.
as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.
2. This bylaw shall be cited for all purposes as "Surrey 2024-2028 Solid Waste Operating Financial Plan Bylaw, 2024, No. 21141".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ 2024.
$\qquad$
$\qquad$ CLERK

|  | Solid Waste Operating Financial Plan |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | To establish years 2024 to 2028 |  |  |  |  |  |  |  |  |  |
|  | 2024 |  | 2025 |  | 2026 |  | 2027 |  | 2028 |  |
| PROPOSED FUNDING SOURCES |  |  |  |  |  |  |  |  |  |  |
| Utilities Fees \& Charges |  | 52,715,000 |  | 54,145,000 |  | 55,617,000 |  | 57,133,000 |  | 58,694,000 |
| Revenues from Fees |  | 52,715,000 |  | 54,145,000 |  | 55,617,000 |  | 57,133,000 |  | 58,694,000 |
| Investment Income |  | 370,000 |  | 287,000 |  | 228,000 |  | 168,000 |  | 98,000 |
| Utilities Penalties \& Interest |  | 176,000 |  | 178,000 |  | 180,000 |  | 182,000 |  | 184,000 |
| Revenues from Other Sources |  | 546,000 |  | 465,000 |  | 408,000 |  | 350,000 |  | 282,000 |
| TOTAL FUNDING SOURCES | \$ | 53,261,000 | \$ | 54,610,000 | \$ | 56,025,000 | \$ | 57,483,000 | \$ | 58,976,000 |
| PROPOSED EXPENDITURES |  |  |  |  |  |  |  |  |  |  |
| Solid Waste Expenditures |  | 42,350,000 |  | 43,368,000 |  | 44,566,000 |  | 45,586,000 |  | 47,146,000 |
| Debt Interest |  | 1,623,000 |  | 1,569,000 |  | 1,513,000 |  | 1,453,000 |  | 1,390,000 |
| Debt Repayment |  | 1,035,000 |  | 1,089,000 |  | 1,146,000 |  | 1,205,000 |  | 1,268,000 |
| TOTAL EXPENDITURES | \$ | 45,008,000 | \$ | 46,026,000 | \$ | 47,225,000 | \$ | 48,244,000 | \$ | 49,804,000 |

## PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES

| Transfers To/(From) Capital Sources | \$ | 298,000 | \$ | 530,000 | \$ | 645,000 | \$ | 981,000 | \$ | 809,000 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Operating Sources | \$ | 7,955,000 | \$ | 8,054,000 | \$ | 8,155,000 | \$ | 8,258,000 | \$ | 8,363,000 |
| TOTAL TRANSFERS BETWEEN SOURCES | \$ | 8,253,000 | \$ | 8,584,000 | \$ | 8,800,000 | \$ | 9,239,000 | \$ | 9,172,000 |
| BALANCED BUDGET | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## CITY OF SURREY

BYLAW NO. 21142

A bylaw to provide for the adoption of the Surrey 2024-2028
Water Operating Financial Plan.

WHEREAS pursuant to Section 165 of the "Community Charter" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:
(a) the proposed funding sources;
(b) the proposed expenditures; and
(c) the proposed transfers between funds.
as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.
2. This bylaw shall be cited for all purposes as "Surrey 2024-2028 Water Operating Financial Plan Bylaw, 2024, No. 21142".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ 2024.
$\qquad$
$\qquad$

|  | Water Operating Financial Plan <br> To establish years 2024 to 2028 |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2024 |  | 2025 |  | 2026 |  | 2027 |  | 2028 |  |
| PROPOSED FUNDING SOURCES |  |  |  |  |  |  |  |  |  |  |
| Other Property Value Taxes | \$ | 110,000 | \$ | 104,000 | \$ | 109,000 | \$ | 115,000 | \$ | 67,000 |
| Revenues from Property Value Taxes |  | 110,000 |  | 104,000 |  | 109,000 |  | 115,000 |  | 67,000 |
| Taxation Revenues |  | 110,000 |  | 104,000 |  | 109,000 |  | 115,000 |  | 67,000 |
| Utilities Fees \& Charges |  | 95,350,000 |  | 100,511,000 |  | 105,356,000 |  | 111,240,000 |  | 118,310,000 |
| Revenues from Fees |  | 95,350,000 |  | 100,511,000 |  | 105,356,000 |  | 111,240,000 |  | 118,310,000 |
| Developer Contributions |  | - |  | - |  | - |  | - |  | - |
| Investment Income |  | 1,828,000 |  | 1,496,000 |  | 1,043,000 |  | 680,000 |  | 385,000 |
| Utilities Operating |  | 530,000 |  | 535,000 |  | 540,000 |  | 545,000 |  | 550,000 |
| Utilities Penalties \& Interest |  | 762,000 |  | 770,000 |  | 778,000 |  | 786,000 |  | 794,000 |
| Other Revenue |  | 1,292,000 |  | 1,305,000 |  | 1,318,000 |  | 1,331,000 |  | 1,344,000 |
| Revenues from Other Sources |  | 3,120,000 |  | 2,801,000 |  | 2,361,000 |  | 2,011,000 |  | 1,729,000 |
| TOTAL FUNDING SOURCES | \$ | 98,580,000 |  | 103,416,000 | \$ | 107,826,000 | \$ | 113,366,000 | \$ | 120,106,000 |
| PROPOSED EXPENDITURES |  |  |  |  |  |  |  |  |  |  |
| Water Expenditures |  | 82,105,000 |  | 89,001,000 |  | 94,769,000 |  | 98,631,000 |  | 102,042,000 |
| TOTAL EXPENDITURES | \$ | 82,105,000 | \$ | 89,001,000 | \$ | 94,769,000 | \$ | 98,631,000 | \$ | 102,042,000 |
| PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES |  |  |  |  |  |  |  |  |  |  |
| Transfers To/(From) Capital Funds Transfers To/(From) Reserve Funds |  | $\begin{gathered} 8,277,000 \\ (164,000) \end{gathered}$ |  | $\begin{gathered} 6,056,000 \\ (170,000) \end{gathered}$ |  | $\begin{gathered} 4,532,000 \\ (175,000) \end{gathered}$ |  | $\begin{gathered} 6,042,000 \\ (181,000) \end{gathered}$ |  | $\begin{gathered} 9,201,000 \\ (188,000) \end{gathered}$ |
| Transfers To/(From) Capital Sources | \$ | 8,113,000 | \$ | 5,886,000 | \$ | 4,357,000 | \$ | 5,861,000 | \$ | 9,013,000 |
| Transfers To/(From) Operating Sources | \$ | 8,362,000 | \$ | 8,529,000 | \$ | 8,700,000 | \$ | 8,874,000 | \$ | 9,051,000 |
| TOTAL TRANSFERS BETWEEN SOURCES | \$ | 16,475,000 | \$ | 14,415,000 | \$ | 13,057,000 | \$ | 14,735,000 | \$ | 18,064,000 |
| BALANCED BUDGET | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## CITY OF SURREY

BYLAW NO. 21143

A bylaw to provide for the adoption of the Surrey 2024-2028 District Energy Operating Financial Plan.

WHEREAS pursuant to Section 165 of the "Community Charter" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:
(a) the proposed funding sources;
(b) the proposed expenditures; and
(c) the proposed transfers between funds.
as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.
2. This bylaw shall be cited for all purposes as "Surrey 2024-2028 District Energy Operating Financial Plan Bylaw, 2024, No. 21143".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ , 2024.
$\qquad$
$\qquad$

## CITY OF SURREY

|  | District Energy Operating Financial Plan |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | To establish years 2024 to 2028 |  |  |  |  |  |  |  |  |  |
|  | 2024 |  | 2025 |  | 2026 |  | 2027 |  | 2028 |  |
| PROPOSED FUNDING SOURCES |  |  |  |  |  |  |  |  |  |  |
| Utilities Fees \& Charges |  | 8,043,000 |  | 10,581,000 |  | 12,920,000 |  | 15,046,000 |  | 17,300,000 |
| Revenues from Fees |  | 8,043,000 |  | 10,581,000 |  | 12,920,000 |  | 15,046,000 |  | 17,300,000 |
| Other Revenue |  | 40,000 |  | 40,000 |  | 40,000 |  | 40,000 |  | 40,000 |
| Revenues from Other Sources |  | 40,000 |  | 40,000 |  | 40,000 |  | 40,000 |  | 40,000 |
| TOTAL FUNDING SOURCES | \$ | 8,083,000 | \$ | 10,621,000 | \$ | 12,960,000 | \$ | 15,086,000 | \$ | 17,340,000 |

## PROPOSED EXPENDITURES

Surrey City Energy
TOTAL EXPENDITURES

|  | $5,277,000$ |
| :--- | :--- |
| $\$ 5,277,000$ |  | | $\$ 6,516,000$ |
| :--- |

PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES

| Transfers To/(From) Capital Sources | \$ | 2,283,000 | \$ | 3,572,000 | \$ | 5,330,000 | \$ | 6,328,000 | \$ | 7,457,000 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Operating Sources | \$ | 523,000 | \$ | 533,000 | \$ | 544,000 | \$ | 555,000 | \$ | 566,000 |
| TOTAL TRANSFERS BETWEEN SOURCES | \$ | 2,806,000 | \$ | 4,105,000 | \$ | 5,874,000 | \$ | 6,883,000 | \$ | 8,023,000 |
| BALANCED BUDGET | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

## CITY OF SURREY

BYLAW NO. 21144

A bylaw to provide for the adoption of the Surrey 2024-2028 Parking Authority Operating Financial Plan.

WHEREAS pursuant to Section 165 of the "Community Charter" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:
(a) the proposed funding sources;
(b) the proposed expenditures; and
(c) the proposed transfers between funds.
as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.
2. This bylaw shall be cited for all purposes as "Surrey 2024-2028 Parking Authority Operating Financial Plan Bylaw, 2024, No. 21144".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ 2024.
$\qquad$
$\qquad$

## Parking Authority Operating Financial Plan

| To establish years 2024 to 2028 |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2024 |  | 2025 |  | 2026 |  | 2027 |  | 2028 |
| 2,459,000 |  | 2,509,000 |  | 2,559,000 |  | 2,610,000 |  | 2,661,000 |
| 2,459,000 |  | 2,509,000 |  | 2,559,000 |  | 2,610,000 |  | 2,661,000 |
| 72,000 |  | 74,000 |  | 76,000 |  | 78,000 |  | 80,000 |
| 72,000 |  | 74,000 |  | 76,000 |  | 78,000 |  | 80,000 |
| \$ 2,531,000 | \$ | 2,583,000 | \$ | 2,635,000 | \$ | 2,688,000 | \$ | 2,741,000 |

## PROPOSED EXPENDITURES

Engineering Services
TOTAL EXPENDITURES

|  | $1,508,000$ |
| :--- | :--- |
| $\$ 1,508,000$ |  | | $\$ 1,533,000$ |
| :--- |

PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES

| Transfers To/(From) Capital Sources | \$ | 705,000 | \$ | 729,000 | \$ | 187,000 | \$ | $(575,000)$ | \$ | $(551,000)$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Transfers To/(From) Operating Sources | \$ | 318,000 | \$ | 321,000 | \$ | 889,000 | \$ | 1,678,000 | \$ | 1,681,000 |
| TOTAL TRANSFERS BETWEEN SOURCES | \$ | 1,023,000 | \$ | 1,050,000 | \$ | 1,076,000 | \$ | 1,103,000 | \$ | 1,130,000 |
| BALANCED BUDGET | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |

TO: City Clerk
FROM: General Manager, Finance

DATE: January 25,2024
FILE: 3900-01

RE: $\quad 2024$ Utility Rates, Parking Fees, and Electric Vehicle Charging Fees as per the Utilities and Other Self-Funded Programs component of the 2024-2028 Financial Plan

In anticipation of Council support, we are requesting to bring the following bylaws forward for introduction at the January 29, 2024 Council meeting. These bylaws represent the 2024 Utility Rates, Parking Fees, and Electric Vehicle Charging Fees as defined within the Utilities and Other Self-Funded Programs component of the 2024-2028 Financial Plan:

- District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2024, No. 21145;
- Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2024, No. 21146;
- Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2024, No. 21147;
- Surrey Stormwater Drainage Regulation and Charges By-Law, 2008, No. 16610, Amendment Bylaw, 2024, 21148;
- Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149;
- Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2024, No. 21150; and
- Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21151.

These bylaws are anticipated to be considered by Council on January 29, 2024. In addition, these bylaws ensure that the necessary authority is in place for the updated 2024 rates and fees to be charged to ratepayers and customers.

Attached for reference are the cited bylaws.


Kam Grewal
CFO/General Manager, Finance
Attachments

| c.c. | - City Manager |
| :--- | :--- |
|  | - Director, Finance |
|  | - Manager, Financial Reporting |
|  | - City Solicitor |

## CITY OF SURREY

## BYLAW NO. 21145

A bylaw to amend the provisions of "Surrey District Energy
System By-law, 2012, No. 17667", as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey District Energy System By-law, 2012, No. 17667", as amended, is hereby further amended as follows:
(a) Delete Schedule C and replace with a new Schedule C, attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2024, No. 21145".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ , 2024.

## Schedule C - Charges

## Part 1 - Levy

|  | Levy |
| :--- | :---: |
| Class 1 <br> Residential and Mixed-use buildings not exceeding 20\% non- <br> residential use by Building Area | \$o.01969 per square metre of <br> the building area per day |
| Class 2 <br> Buildings exceeding 20\% non-residential use by Building Area | \$o.28213 per kilowatt of peak <br> heat energy demand per day |

## Part 2 - Charge

| Energy Charge | $\$ 58.17$ per megawatt-hour of <br> heat energy |
| :--- | :--- |

A bylaw to amend the provisions of "Surrey Drainage Parcel Tax By-law, 2001, No. 14593", as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Drainage Parcel Tax By-law, 2001, No. 14593", as amended, is hereby further amended as follows:
(a) Delete Schedule A and replace with a new Schedule A, attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2024, No. 21146".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ , 2024.

## SCHEDULE A

| Year | Class of Parcel | Rate |
| :---: | :--- | :---: |
| 2024 | Class 1, Class 8 and Class 9 | \$246.0o per parcel |
| 2024 | Class 2, Class 4, Class 5 and Class 6 | \$601.00 per parcel |

A bylaw to amend the provisions of "Surrey Sanitary Sewer
Regulation and Charges By-law, 2008, No. 166ı", as amended.

## The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 166ı", as amended, is hereby further amended as follows:
(a) Part 2 - DEFINITIONS, Section 2 , is amended as follows:
i) Delete the "GROUNDWATER" definition in its entirety and replace with the following:
""GROUNDWATER" means water below the surface of the ground, as defined in Section 1 of the Water Act as may be amended or replaced from time to time."
ii) Delete the "REDEVELOP" definition in its entirety and replace with the following:
""REDEVELOP" means changes on or to a parcel proposed and described in an application for any one or more of the following in relation to the parcel:
(a) building permit for renovations that include additional plumbing fixtures valued, as defined in the Building By-law, greater than \$150,000;
(b) building permit for constructing a new building;
(c) subdivision;
(d) development permit; or
(e) rezoning."
(b) Delete Schedule " C " and replace with a new Schedule " C ", attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2024, No. 21147".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ , 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ 2024.

## SCHEDULE "C"

## CHARGES

### 1.0 CONNECTION CHARGE:

1.1. The following one-time connection charge shall be payable for provision of a service connection to serve a parcel:
1.1.1. For a single family dwelling unit:

First $100 \mathrm{~mm} \quad$ (4 inch) diameter gravity connection, or 50 mm (2 inch) diameter vacuum system connection.

Connection Charge: $100 \%$ of actual cost
1.1.2. Connections for all other users or connections of sizes other than 100 mm (4 inch) diameter, and additional connections to a parcel.

Connection Charge: 100\% of actual cost
1.1.3. For the first service connection included as a part of works chargeable to the owner under a local service tax or for connections constructed by developer at no cost to the City:

## Connection Charge: Nil

1.1.4. If the City has front-ended the cost of the additional service connection, the connection charge shall equal the actual cost plus $10 \%$, plus a financing charge calculated at a rate of $5.5 \%$ per annum which shall be added on annually on each anniversary of the installation date, until the sum is paid, or for a maximum period of five years, whichever event occurs first, after which no further financing charge shall be added.
1.2. Where, for the sanitary sewerage service, a local service tax or latecomer charge is established under a separate bylaw or agreement, that charge shall take precedent over the aforementioned connection charges.
1.3. Each existing connection or sanitary developer reimbursed (SDR) connection:

Connection Charge: As set out in "Surrey Fee-Setting By-law, 2001, No. 14577" as amended.

### 2.0 Annual User Charges:

2.1. Every owner of a parcel or the occupant (hereinafter referred to as "the User") whose land is served directly or indirectly by a connection to the sanitary sewerage system of the City shall pay to the City the annual user charges based on the actual property use as set out within this Schedule.
2.2. The annual user charges levied on a parcel does not in any way legalize the use, which might be in breach of other City bylaws. In levying the annual user charges, no determination of compliance with other City bylaws has been made and should the use of land and premises breach any of the bylaws now or in the future, the City reserves
the right to enforce those bylaws in accordance with their conditions.

### 2.1 Residential Users Without Metered Water Service:

Categories of charges are based on actual use of property.
Table 2.1.A. Annual User Charges - Per Parcel or Dwelling Unit

| Actual use of Property | Payment before April 2 <br> nd <br> Date) |
| :--- | :---: |
| Each Dwelling Unit | $\$ 1,223.00$ |
| Apartment House / Townhouse Non- <br> Strata Unit | $\$ 666.00$ |
| Each Secondary Suite | $\$ 666.00$ |
| Apartment House / Townhouse <br> Strata Unit | $\$ 420.00$ |

Annual user charges are subject to a $5 \%$ penalty if paid after the first annual due date of April $2^{\text {nd }}$ and a further $5 \%$ penalty if paid after the second annual due date of July $2^{\text {nd }}$. All utility charges including penalties if left unpaid on December $31^{\text {st }}$ of the year will be considered taxes in arrears payable the following year.

### 2.2 Residential Users With Metered Water Service.

For the use of the City's sanitary sewerage system, the owner or occupier of residential real property with metered water supply may be levied 'pay-by-flow' annual user charges in accordance with this schedule and shall be billed the user charges for each four-month period or part thereof commencing upon installation of a water meter and based on eighty-six percent ( $86 \%$ ) of the total quantity of water as measured by the water meter to the premises situated on the real property.
2.2.1 $\quad$ For sewage discharge: annual user charge $=\$ 1.7777$ per cu . metre of sewage discharged.
2.2.2. All accounts classified under the residential users category shall be due and payable on the second (2) day of the month following the month in which the account is rendered and shall be subject to a penalty of five percent ( $5 \%$ ) if the amount for that bill is paid after the due date. All utility charges including penalties if left unpaid on December $31^{\text {st }}$ of the year will be considered taxes in arrears payable the following year.

### 2.3 Non-Residential Users Without Metered Water Service.

Commercial, Industrial and/or Institutional Properties.
2.3.1 Any owner or occupier of a non-residential parcel whose water service is not metered shall pay annually the annual basic charge per parcel of Land set out in Table 2.3.1.A.

Table 2.3.1.A. Annual User Charge Per Parcel or Unit

| Actual use of Property | Payment before April 2 <br> nd <br> (Due Date) |
| :--- | :---: |
| Non-Residential Strata and <br> Non-strata (first unit) | $\$ 2,446.00$ |
| Non-Residential Non-strata <br> (additional units) | $\$ 3,047.00$ |

Annual user charges are subject to a $5 \%$ penalty if paid after the first annual due date of April $2^{\text {nd }}$ and a further $5 \%$ penalty if paid after the second annual due date of July $2^{\text {nd }}$. All utility charges including penalties if left unpaid on December $31^{\text {st }}$ of the year will be considered taxes in arrears payable the following year.

### 2.4 Non-Residential Users With Metered Water Service.

Commercial, Industrial and/or Institutional Properties.
2.41. For the use of the City's sanitary sewerage system, the owner or occupier of a nonresidential parcel with metered water supply shall be levied 'pay-by-flow' user charges in accordance with this schedule and shall be billed the user charges for each four-month period or part thereof commencing upon installation of a water meter and based on eighty-six percent ( $86 \%$ ) of the total quantity of water as measured by the water meter to the premises situated on the real property. Any additional quantity of water used but not provided by the City that discharges to the sanitary system shall be measured, recorded and certified by a professional engineer.
2.42. $\quad$ For sewage discharge: annual sewer user charge $=\$ 1.7777$ per cu. meter of sewage discharged.
2.43. An owner or occupier of parcel who considers that the volume of sewage output from the parcel in question differs significantly from the volume of water delivered to the premises may make a written request to the General Manager, Engineering for a review of the volume of sewage output. The request shall accompany technical substantiation certified by a third-party professional engineer to prove the lesser flow volumes.
2.44 The General Manager, Engineering may establish a revised basis upon which the owner or occupier shall pay for the sanitary sewerage system. The General Manager, Engineering shall, in that event, instruct the collector to revise the user charge in question.
2.45. When the property discharges waste in excess of the water provided by the City, a
meter or other device capable of measuring and recording the quantity of sewage discharged into the sanitary sewerage system shall be installed to the satisfaction of the General Manager, Engineering and all costs of the installation shall be borne by the applicant. Where such meter or other device is installed, the user charges provided for in this bylaw shall be applied to the total volume of sewage discharged into the sanitary sewerage system as recorded by the meter or other device.
2.46. All accounts classified under the non-residential sewer user category shall be due and payable on the second (2) day of the month following the month in which the account is rendered and shall be subject to a penalty of five percent $(5 \%)$ if the amount for that bill is paid after the due date. All utility charges including penalties if left unpaid on December $31^{\text {st }}$ of the year will be considered taxes in arrears payable the following year.

### 3.0 For Prepaid New Residential Strata Construction:

3.1 For each strata unit to be constructed \$142.00

### 4.0 Sewer Cross Connection Surcharge:

4.1 The sewer cross-connection surcharge shall be equivalent to the Residential Users Without Metered Water Service: Annual User Charges as listed in Table 2.1.

## BYLAW NO. 21148

A bylaw to amend the provisions of "Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610", as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610", as amended, is hereby further amended as follows:
(a) Part 2 - DEFINITIONS, Section 2 , is amended as follows:
i) Delete the "REDEVELOP" definition in its entirety and replace with the following:
""REDEVELOP" means changes on or to a parcel proposed and described in an application for any one or more of the following in relation to the parcel:
(a) building permit for roof replacement, façade, or building envelope where the total building value, as defined in the Building By-law, is greater than \$150,000;
(b) building permit for constructing a new building;
(c) subdivision;
(d) development permit; or
(e) rezoning."
2. This Bylaw shall be cited for all purposes as "Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2024, No. 21148".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ , 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ , 2024.

## CITY OF SURREY

## BYLAW NO. 21149

> A bylaw to amend the provisions of "Waste Management Regulations and Charges Bylaw, 2015, No. 18412", as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Waste Management Regulations and Charges Bylaw, 2015, No. 18412", as amended, is hereby further amended as follows:
(a) Delete Schedule A and replace with a new Schedule A, attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2024, No. 21149".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ , 2024.

## SCHEDULE A <br> FEES AND CHARGES

## 1. Annual Collection Services Fees

Single Family Dwelling: \$337.00 per year
Townhouse or Bare Land Strata Lot: \$337.0o per year
Duplex Dwelling: \$337.0o per year for each dwelling unit that is not a secondary suite
Multiplex: \$337.0o per year for each dwelling unit that is not a secondary suite

Multiple Unit Residential Buildings:
(a) Organics and Recycling Collection Service: $\$ 46.00$ per dwelling unit per year; or
(b) Recycling Collection Service Only: \$35.0o per dwelling unit per year

Single Family Dwelling, Duplex Dwelling or Multiplex with Secondary Suite: add \$168.oo per year per secondary suite

Single Family Dwelling or Duplex Dwelling with Coach House: add $\$ 168.00$ per year
2. Additional Annual Fees for Upsizing or Additional Garbage Carts
(a) To all dwelling units in Section 1, increase the basic standard cart for garbage waste to 360L capacity:

Each Garbage Cart: add $\$ 168$. oo per year
(b) To all parcels in Section 1 , increase the number of garbage carts above the number of basic standard carts issued:

| Additional Cart Size | Additional Collection Services Fee |
| :--- | :--- |
| $80 \mathrm{~L} / 120 \mathrm{~L}$ | Add $\$ 168.00$ per year |
| $180 \mathrm{~L} / 240 \mathrm{~L}$ | Add $\$ 337.00$ per year |
| 360 L | Add $\$ 505.00$ per year |

## 3. Fees to Exchange, Replace or Order Additional Waste Carts

A delivery fee of $\$ 25.00$ will apply per order. There is no fee for pickup.
(a) Additional Garbage Cart, Organics Cart or Recycling Cart:

Additional Garbage Cart: \$75.00
Additional Recycling or Organics Cart: \$50.00
Upsize or Downsize Garbage Cart, Organics Cart or Recycling Cart:
Each Exchange: \$20.00
Households are permitted to place one order of carts per year for additional carts and/or cart exchanges. Households are eligible up to a maximum of one additional garbage cart and, one additional recycling cart. Additional organics carts and exchange to 360 L cart will be provided to households based on lot size unless otherwise authorized by the General Manager, Engineering. Cart exchanges are only for the purposes of upsizing or downsizing waste carts sizes.
(b) Replacements (Stolen or Damaged) Garbage Cart, Organics Cart or Recycling Cart:

Damaged Replacement Cart: \$20.00
Stolen Replacement Cart: Garbage Cart: \$75.00 and Recycling or Organics Cart: \$50.00 (Stolen carts are only delivered to the address and no pickup option is available.)

## 4. Fees for Excess Volume of Garbage Collection

(a) The charge for each can, bag or bundle equivalent to or smaller than the standard garbage cart of 121 L and not exceeding twenty-three (23) kilograms, will be $\$ 5.50$ each. Each bag or can must have an additional garbage sticker affixed which must be prepurchased from designated City Facilities.

## CITY OF SURREY

## BYLAW NO. 21150

A bylaw to amend the provisions of "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337", as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337", as amended, is hereby further amended as follows:
(a) Delete Schedule "B" and replace with a new Schedule "B", attached to this Bylaw;
(b) Delete Schedule " C ", and replace with a new Schedule " C ", attached to this Bylaw;
(c) Delete Schedule "D-1" and replace with a new Schedule "D-1", attached to this Bylaw; And
(d) Delete Schedule "E" and replace with a new Schedule "E", attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Waterworks Regulation and Charges Bylaw, 2007, No. 16337, Amendment Bylaw, 2024, No. 21150".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ , 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ , 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ , 2024.

## "SURREY WATERWORKS REGULATION AND CHARGES BY-LAW, 2007, NO. 16337" SCHEDULE "B"

## FLAT RATE CHARGES

1. The following minimum flat rate charges for water services shall apply to all of the waterworks system and its existing connections within the City. Categories of charges are based on actual use of the property.
a. To every existing single dwelling unit, including those within a strata lot; to every existing church; to every existing duplex house; to every existing commercial unit with a single dwelling unit attached thereto and having plumbing fixtures installed in the dwelling unit only:

Annual Flat Rate - if paid before April $2^{\text {nd }}: \$ 1,082.00$
b. To each additional dwelling unit located within the structure of a single family dwelling unit:

Annual Flat Rate - if paid before April $2^{\text {nd }}: \$ 415.00$
c. To all existing apartment houses, and townhouses for each dwelling unit contained therein:

Annual Flat Rate - if paid before April $2^{\text {nd }}: \$ 415.00$
d. To every existing commercial building containing one (1) commercial unit that is not able to be metered:

Annual Flat Rate - if paid before April 2 ${ }^{\text {nd }}: \$ 2,164.00$
$e$. To all existing commercial buildings containing two (2) or more commercial units that are not able to be metered:

Annual Flat Rate - if paid before April $2^{\text {nd }}: \$ 2,164.00$
2. The rates levied on a parcel do not in any way legalize the use of land and premises, which might be in breach of other City bylaws. In levying the rates, no determination of compliance with other City bylaws has been made and should the use of land and premises breach any of its bylaws now or in the future, the City reserves the right to enforce those bylaws in accordance with their conditions.
3. Annual user charges are subject to a $5 \%$ penalty if paid after the first annual due date of April $2^{\text {nd }}$ and a further $5 \%$ penalty if paid after the second annual due date of July $2^{\text {nd }}$. All flat rate charges including penalties if left unpaid on December $31^{\text {st }}$ of the year will be considered taxes payable the following year.

## USER RATES FOR METER CONSUMPTION

1. All water meters shall be read and billed three times per calendar year on a periodic fourmonth basis.
2. All metered accounts shall be due and payable on the second (2) day of the month following the month in which the account is rendered and are subject to a penalty of five percent ( $5 \%$ ) if the amount for that period is paid after the due date. User rates including penalties if left unpaid on December $31^{\text {st }}$ of the year will be considered taxes payable the following year."
3. The following meter rates shall apply to water consumption within the City from metered service connections to the waterworks system:
a. The base charge per meter will be as follows:

| 16 to 19 mm | $\$ 25.00$ per four-month period; |
| ---: | :--- |
| 25 mm | $\$ 30.00$ per four-month period; |
| 38 mm | $\$ 37.00$ per four-month period; |
| 50 mm | $\$ 49.00$ per four-month period; |
| 75 mm | $\$ 97.00$ per four-month period; |
| 100 mm | $\$ 112.00$ per four-month period; |
| 150 mm | $\$ 213.00$ per four-month period; |
| 200 mm | $\$ 249.00$ per four-month period; |
| 250 mm | $\$ 249.00$ per four-month period; |

b. The water consumption rate for all meter types will be $\$ 1.2704$ per cubic meter.

PROVIDED FURTHER, that any metered connection serving premises, which, if it were not for the metered installation, would be rated in accordance with the provisions of Schedule "B" to this Bylaw, the full annual fee shall be charged, prorated by the number of days in the full months remaining in the calendar year in which service starts.
4. Deleted.
5. Confirmed Leaks

The leak adjustment described in Sections 70A. 1 and 70A. 2 of this By-law will be calculated based on the average water usage of the parcel during the preceding twelve (12) months or other available data at the City's discretion. The water consumption rate charged will be the user rates for meter consumption as stated in Schedule "C" of this By-law, including any applicable base charges and applicable sewer charges. The water consumption in excess of the average consumption over the preceding twelve (12) months will be charged at $\$ 0.9333$ per cubic meter.

SCHEDULE "D-ı"
SPECIAL FEES

1. FOR USE OF CITY'S WATER FOR CONSTRUCTION PURPOSES
1.1. FOR USE OF CITY'S WATER FILLING STATION

- Registration to use water filling station
- Water usage from water filling station
\$38.oo per card As set out in Schedule "C" of this By-law, Section 3(b)
1.2 FOR USE OF CONSTRUCTION SERVICE CONNECTION
- New service connection
- Abandonment of service connection
- Turn On/Off water service connection
- Water usage from construction service connection

As set out in Schedule "E" of this By-law, Section A
$100 \%$ of actual cost
(Treated as Temporary turn on/off of water service, item 2 below)

As set out in Schedule "C" of this By-law, Section 3(b)

### 1.3 FOR USE OF CITY'S HYDRANT FOR WATER SUPPLY

- Fee for initial application for a permit to use a City hydrant
$\$ 200.00$
- Fee for further extension of the initial permit period
$\$ 200.00$
- For Water usage from hydrant
\$182.00/day
- Damage to Hydrant or backflow preventer (including loss of device) $100 \%$ of actual cost

2. FOR TURNING OFF AND TURNING ON OF SERVICES Permanent abandonment

Temporary turn off / on of water service

- during regular City working hours
- outside regular City working hours

3. Deleted.
4. FOR REMOVAL OF WATER METER
5. FOR PREPAID NEW RESIDENTIAL STRATA CONSTRUCTION

For each strata unit to be constructed

100\% of actual cost

As set out in "Surrey Fee-Setting
By-law, 2001, No.
14577 " as may be amended or replaced from time to time

100\% of actual cost
$\$ 118.00$

## CONNECTION CHARGES

The following fees shall be charged for all water service connections and shall be payable in advance and prior to connection:
A. All new connections
$100 \%$ of actual cost
B. Existing connections
As set out in the "Surrey
Fee-Setting By-law, 2001,
No. 14577," as amended or replaced from time to time.
C. Meter 25 mm
$\$ 430.00$
diameter or smaller for single family and duplex residential construction where connection, meter box, and meter setter have been provided by developer or consumer

## BYLAW NO. 21151

A bylaw to amend the provisions of "Surrey Fee-Setting By-law, 2001, No. 14577", as amended.

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Fee-Setting By-law, 2001, No. 14577", as amended, is hereby further amended as follows:
(a) Delete Schedule M and replace with a new Schedule M, attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21151".

PASSED FIRST READING on the $\qquad$ day of $\qquad$ , 2024.

PASSED SECOND READING on the $\qquad$ day of $\qquad$ 2024.

PASSED THIRD READING on the $\qquad$ day of $\qquad$ , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the $\qquad$ day of $\qquad$ 2024.

Schedule M
Surrey Fee-Setting Bylaw
Pursuant to Section 194 of the "Community Charter" there is hereby levied fees for parking services provided as follows:

| Location <br> Off-Street <br> Pay Parking <br> Locations | Address | \# of Stalls or Spaces | Hours of Operation | Hourly Rate | Daily Rate | Evening Rate | Other Rate(s) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| City Centre <br> West | 10262 133A Street | 58 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.50 each Hour | $\begin{aligned} & \text { \$7.00 Daily } \\ & \text { Max (to } \\ & \text { Midnight) } \\ & \hline \end{aligned}$ | - | - |
| City Hall Parkade | 13450-104 Avenue | 834 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.50 each <br> Hour <br>  <br> Library <br> Visitors: <br> 2 Hours Free <br> Parking on P1 <br> During City <br> Hall \& Library <br> business hours | \$4.00 <br> Weekend Flat <br> Rate | \$3.00 Evening <br> Flat Rate <br> (4:30pm- <br> Midnight, Mon- <br> Thu) | \$130.00 Monthly Reserved (M-F 6a6p) <br> \$240.00 Monthly Reserved (24/7) |
| Holland Park | 9987 King George Boulevard | 39 | 6:00am to 6:00pm, <br> Mon-Fri (incl. Stat Holidays) <br> Free parking outside of Operating Hours | 2 Hours Free Parking, <br> \$2.00 each <br> Additional <br> Hour | \$7.00 Daily <br> Max (to 6pm) | - | - |
| Surrey <br> Central <br> SkyTrain | 10277 City Parkway | 9 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.50 each Hour | \$7.00 Daily <br> Max (to <br> Midnight) | - | - |
| Green <br> Timbers | 14150 Green <br> Timbers Way | 25 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | $\begin{aligned} & \$ 1.00 \text { each } \\ & \text { Hour (Lot \#2) } \end{aligned}$ | $\begin{aligned} & \text { \$3.00 Daily } \\ & \text { Max (to } \\ & \text { Midnight - } \\ & \text { Lot \#2) } \end{aligned}$ | - | - |
| Surrey Nature Centre | 14225 Green Timbers Way | 30 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.00 each <br> Hour (Lot \#2) | $\begin{aligned} & \text { \$3.00 Daily } \\ & \text { Max (to } \\ & \text { Midnight - Lot } \\ & \text { \#2) } \end{aligned}$ | - | City of Surrey Staff Free / No Charge |
| Armtec Off- <br> Street <br> (HLA - <br> Armtec <br> Employees) | 5401-192 Street | 54 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | - | - | - | - |


| Location <br> Off-Street <br> Pay Parking Locations | Address | \# of Stalls or Spaces | Hours of Operation | Hourly Rate | Daily Rate | Evening Rate | Other Rate(s) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Surrey Eye Care Centre | 13484-104 Avenue | 22 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.50 each <br> Hour | \$7.00 Daily <br> Max (to <br> Midnight) | - | - |
| King George SkyTrain | 9855 Whalley Boulevard | 34 (Approx.) | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.00 each <br> Hour | - | - | - |
| Level 2 <br> Electric <br> Vehicle <br> Charging | All locations (except locations noted herein) |  | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.00 each <br> Hour | - | - | Designated Staff Charging (7:30am - 6:00pm: First 3 Hours free) |
| Level 2 <br> Electric <br> Vehicle <br> Charging | $\begin{aligned} & 6651 \text { - } 148 \text { Street, } \\ & 6549-148 \text { Street, } \\ & 2336 \text { - } 166 \text { Street } \end{aligned}$ |  | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$0.50 each <br> Hour | - | - | - |
| Level 3/ <br> DC Fast <br> Charging | All locations |  | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | $\$ 0.20$ each minute for the first Hour, \$0.40 each minute for each additional Hour | - | - | - |
| On-Street Pay Parking Locations |  | On-Street Spaces Approximate |  |  |  |  |  |
| Gateway <br> North On- <br> Street | 10800-10900 BIk <br> University <br> Drive/13400-13500 <br> Blk Gateway <br> Drive/10800 Blk City <br> Parkway/13400 BIk <br> 108 Avenue/13555 <br> Blk King George <br> Boulevard | 174 | 8:00am to 6:00pm, 7 <br> Days per Week (incl. <br> Stat Holidays) <br> Free parking outside of Operating Hours | \$1.25 each <br> Hour | \$5.00 Daily Max (to 6pm) | - | - |
| Gateway <br> South On- <br> Street | 10600-10700 BIk <br> City Parkway/13400 <br> Blk 107A <br> Avenue/13300 Blk <br> 108 Avenue/10700 <br> Blk University Drive | 77 | 8:00am to 6:00pm, 7 <br> Days per Week (incl. <br> Stat Holidays) <br> Free parking outside of Operating Hours | \$0.25 each 15 Mins | \$3.00 Daily Max (to 6pm) | - | - |
| $\begin{aligned} & \text { 133/133A/ } \\ & \text { 102A } \\ & \text { On-Street } \\ & \text { Parking } \\ & \hline \end{aligned}$ | 10200-10300 BIk <br> 133 Street/10200- <br> 10300 Blk 133A <br> Street/13300 Blk <br> 102A Street | 128 | 8:00am to 6:00pm, Monday to Friday (incl. Stat Holidays) Free parking outside of Operating Hours | \$1.25 each <br> Hour | \$5.00 Daily Max (to 6pm) | - | - |
| $\begin{aligned} & \text { 105/105A/ } \\ & \text { 134A } \\ & \text { On-Street } \\ & \text { Parking } \\ & \hline \end{aligned}$ | 13400 Blk 105 <br> Avenue/13400 Blk <br> 105A Avenue/10500 <br> Blk 134A Street | 76 | 8:00am to 6:00pm, Monday to Friday (incl. Stat Holidays) Free parking outside of Operating Hours | \$1.00 each <br> Hour | \$4.00 Daily Max (to 6pm) | - | - |
| City Parkway <br> On-Street <br> Parking | 10300 Blk City Parkway | 12 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.25 each Hour | $\begin{aligned} & \text { \$5.00 Daily } \\ & \text { Max (12 } \\ & \text { Hours) } \end{aligned}$ | - | - |
| 102 Avenue <br> On-Street <br> Parking | 13400 Blk 102 Avenue | 2 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.50 each <br> Hour | $\begin{aligned} & \text { \$7.00 Daily } \\ & \text { Max (to } \\ & \text { Midnight) } \\ & \hline \end{aligned}$ | - | - |
| Central <br> Avenue <br> On-Street <br> Parking | Central Avenue (between City Parkway and King George Boulevard) | 7 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.50 each <br> Hour | \$7.00 Daily <br> Max (to <br> Midnight) | - | - |
| Scott Rd. SkyTrain (110 Ave.) On-Street Parking | 12500-12600 Blk <br> 110 Avenue | 59 | 8:00am to 6:00pm, 7 Days per Week (incl. Stat Holidays) <br> Free parking outside of Operating Hours | \$1.00 each <br> Hour | \$3.00 Daily <br> Max (to <br> Midnight) | - | - |


| Location | Address | \# of Stalls or Spaces | Hours of Operation | Hourly Rate | Daily Rate | Evening Rate | Other Rate(s) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 17 Avenue <br> On-Street <br> Parking | 15200 Blk 17 Avenue | 12 | 8:00am to 8:00pm, 7 Days per Week (incl. Stat Holidays) <br> Free parking outside of Operating Hours | \$0.25 each 15 Mins | - | - | - |
| Marine Drive <br> (8 Ave.) <br> On-Street <br> Parking | 15600-15700 Blk 8 <br> Avenue | 53 | 8:00am to 11:00pm, 7 Days per Week (incl. Stat Holidays) <br> Free parking outside of Operating Hours | \$0.25 each 15 Mins | \$6.00 Daily Max (5 Hours) | - | - |
| Newton Town Centre On-Street Parking | 13700 BIk 72 Avenue/ <br> 13700 Blk 72A <br> Avenue | 107 | 8:00am to 4:30pm, Monday to Friday (incl. Stat Holidays) <br> Free parking outside of Operating Hours | \$0.25 each 15 <br> Mins | \$2.00 Daily <br> Max (8am to <br> 4:30pm, <br> Mon-Fri) | - | - |
| Guildford Centre On-Street Parking | 15200-15300 Blk <br> 105 Avenue/10400 <br> Blk 153 Street | 61 | 24 Hours a Day, 7 Days a Week (incl. Stat Holidays) | \$1.75 each <br> Hour 24/7 <br> (N. Side 105 <br> Avenue: 8am- <br> 5pm Monday- <br> Friday) | - | - | - |
| Health Care <br> Zone On- <br> Street <br> Parking | Zone bordered by the following boundaries: <br> North: Fraser Hwy <br> South: 96 Ave <br> East: 137B St <br> West: King George Blvd | 142 | 24 Hours a Day, 7 <br> Days a Week (incl. <br> Stat Holidays) | \$2.50 each <br> Hour, 4 Hours <br> Maximum | - | - | - |

## CITY OF SURREY

## CLERK'S REPORT

| From: | Meng, Susan |
| :--- | :--- |
| To: | Meng, Susan |
| Subject: | Delegation Request |
| Date: | January 16, 2024 1:06:08 PM |

## Full name and title:

Stephanie Beck. Executive Director

Co-presenter (if applicable):
Grant Turnbull, Board Chair

## Name of Organization (if applicable):

Peace Arch Hospital Foundation

## Topic:

Bring Mayor Locke and City Council up to date on strategic projects at Peace Arch Hospital in South Surrey and White Rock.

Have you been dealing with city staff regarding your concern? If yes, please provide name and department of staff member:
No, but we do this information presentation annually.

## Provide a brief summary of your presentation:

Provide current and upcoming project development plans for PAH spanning both WR and Surrey lands.

## What outcome do you hope to achieve?

Inform, seek feedback and answer questions from Council. No financial impact to the City. Thank you.

| From: | Meng, Susan |
| :--- | :--- |
| To: | Meng, Susan |
| Subject: | Delegation Request |
| Date: | January 22, 2024 12:50:54 PM |

## Full name and title:

Leslie McFarlane, Newton ACORN Co-Chair

Co-presenter (if applicable):

## Name of Organization (if applicable):

BC ACORN

## Topic:

Standards of maintenance for apartment buildings, landlord licensing

Have you been dealing with city staff regarding your concern? If yes, please provide name and department of staff member:
Provide a brief summary of your presentation:
Provide information on need for action regarding ACORN's campaign to strengthen standards of maintenance for apartment buildings in Surrey, and bring in stronger enforcement through landlord licensing and proactive inspections.

What outcome do you hope to achieve?
Get council to identify these issues as an urgent priority for the safety of Surrey renters, commit to fast action, and commit to working with ACORN to bring in stronger tenant protections at the City level surrounding standards of maintenance and landlord licensing.

## INTER-OFFICE MEMO

TO: Mayor and Council
FROM: Director of Legislative Services and City Clerk
DATE: January 24, 2024 FILE: 0360-20 PTRRP

RE: $\quad$ Parcel Tax Roll Review Panel - 2024 Meeting Date

## RECOMMENDATION

It is recommended that Council schedule a meeting of the Parcel Tax Roll Review Panel (Panel) for Wednesday, March 13, 2024 at 2:00 pm in Community Room 1E at City Hall.

DISCUSSION
The purpose of the Panel is for parcel taxes imposed for the first time, to consider any complaints respecting the parcel tax roll and to authenticate the roll.

The Parcel Tax Roll Review Panel is established in accordance with Section 204 of the Community Charter (Appendix "I"). Council must appoint at least three members of Council to the Panel. Councillors Bains, Kooner and Stutt were appointed to the Panel on January 15, 2024, and Councillor Annis was appointed as an alternate member should a situation arise whereby one Panel member is unable to attend due to unforeseen circumstances.

Council is required to set a date for the Panel meeting. It is requested that the date for the Panel meeting be set for March 13, 2024, at 2:00 pm in Community Room 1E at City Hall.


Jennifer Ficocelli
Director of Legislative Services and City Clerk

## Appendix "I" - Community Charter Section 204

# COMMUNITY CHARTER 

## Published by Quickscribe Services Ltd.

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# COMMUNITY CHARTER <br> CHAPTER 26 [SBC 2003] 

[includes 2022 Bill 28, c. 26 amendments (effective November 3, 2022)]

## Part 7: Division 4 - Parcel Taxes

## Parcel tax bylaw

200. (1) A council may, by bylaw, impose a parcel tax in accordance with this Division to provide all or part of the funding for a service.
(2) A bylaw under subsection (1) must do the following:
(a) state the service for which the tax is imposed;
(b) state the years for which the tax is imposed;
(c) identify the parcel tax roll under this Division that is to be used to impose the tax;
(d) state the basis on which the tax is to be imposed, as referred to in section 202 (2) [basis of taxation for parcel taxes 7 ;
(e) impose the tax in accordance with subsection (3).
(3) A bylaw under subsection (1) must impose the parcel tax as follows:
(a) in the case of a tax to be imposed on the basis provided under section 202 (2) (a) [single amount per parcel], by establishing the amount to be paid as tax;
(b) in the case of a tax to be imposed on the basis provided under section 202 (2) (b) or (c) [taxable area or taxable frontage], by establishing either
(i) the rate of tax to be paid per unit of taxable area or taxable frontage, or
(ii) rates of tax to be paid for different ranges of taxable area or taxable frontage.
(4) The municipality must make available to the public, on request, a report respecting how amounts or rates were determined for the purposes of subsection (3).
(5) In each year that a parcel tax is imposed under this Division, it is deemed to be imposed on January 1 of the year, unless expressly provided otherwise by the bylaw under subsection (1). 2003-26-200.

## Property subject to parcel tax

201. (1) Unless otherwise permitted under this or another Act, a parcel tax under this Division must be imposed on all parcels within the municipality, other than those that are exempt from the tax.
(2) In the case of a service that is provided to land or improvements, a parcel tax under this Division may be imposed only on parcels that have the opportunity to be provided with the service, whether or not they are in fact being provided with the service.
(3) A bylaw under section 200 [parcel tax bylaw] may provide for waiving or reducing the tax if the owner or a previous owner of the parcel has
(a) provided all or part of the service at the owner's expense, or
(b) already paid towards the cost of the service on terms and conditions specified in the bylaw.

2003-26-201; 2007-14-201 (B.C. Reg. 354/2007).

## Parcel tax roll for purpose of imposing tax

202. (1) A council may, by bylaw, direct the preparation of a parcel tax roll for the purposes of imposing a parcel tax.
(2) A bylaw under subsection (1) must establish the basis on which a parcel tax may be imposed using the parcel tax roll, which may be on the basis of one or more of the following:
(a) a single amount for each parcel;
(b) the taxable area of the parcel;
(c) the taxable frontage of the parcel.
(3) If the bylaw provides a basis under subsection (2) (b) or (c), it must establish how the taxable area or taxable frontage of a parcel is to be determined, subject to the following:
(a) the methods for determination must be based on the physical characteristics of the parcel and may be different for parcels having different classes of physical characteristics;
(b) the basis established for parcels having one class of physical characteristics must be fair and equitable as compared with the basis established for parcels having other classes of physical characteristics.

2003-26-202.

## Content of parcel tax roll

203. (1) A parcel tax roll must set out the following:
(a) the parcels on which the tax is to be imposed;
(b) the name and address of the owner of each parcel;
(c) unless the tax is imposed on the basis of a single amount for each parcel, the taxable area or the taxable frontage of each parcel, as applicable;
(d) if the name of a holder of a registered charge is included on the assessment roll under section 4 of the Assessment Act for a parcel, the name and address of that person.
(2) The collector may correct errors on the parcel tax roll at any time before the roll is authenticated under section 206.
(3) Once it has been prepared by the collector, the parcel tax roll must be available for public inspection.
(4) If requested by an owner, the collector must amend a parcel tax roll that is to be available for public inspection by omitting or obscuring the address of the owner or other information about the owner in order to protect the privacy or security of the owner.
(5) A request under subsection (4) continues to apply to other parcel tax rolls under this Division until the request is rescinded.

2003-26-203.

## Parcel tax roll review panel

204. (1) Before a parcel tax is imposed for the first time, a parcel tax roll review panel must consider any complaints respecting the parcel tax roll and must authenticate the roll in accordance with this Division.
(2) For the purposes of this Division, the council must
(a) appoint at least 3 persons as the members of the parcel tax roll review panel,
(b) establish the time and, if applicable, place for the sitting of the panel,
(c) determine whether the sitting will be conducted by means of electronic or other communication facilities, and
(d) publish notice of the sitting in accordance with section 94 [public notice].
(2.1) A notice under subsection (2) (d) must state the following:
(a) the time and, if applicable, place of the sitting of the review panel;
(b) if the sitting is conducted by means of electronic or other communication facilities, the way in which the sitting is to be conducted by those means.
(3) At least 14 days before the date set for the sitting of the parcel tax roll review panel, the collector must mail to the owner of every parcel of land that is to be taxed a notice stating
(a) the service in relation to which the parcel tax is to be imposed,
(b) the taxable area or the taxable frontage, if applicable,
(c) the time and, if applicable, place of the first sitting of the review panel,
(c.1) if the first sitting of the review panel is conducted by means of electronic or other communication facilities, the way in which the first sitting is to be conducted by those means, and
(d) that the parcel tax roll is available for inspection at the municipal hall during its regular office hours.

2003-26-204; 2022-15-11.

## Review panel to hear complaints and make corrections

205. (1) Subject to subsection (2), a person may make a complaint to the parcel tax roll review panel on one or more of the following grounds:
(a) there is an error or omission respecting a name or address on the parcel tax roll;
(b) there is an error or omission respecting the inclusion of a parcel;
(c) there is an error or omission respecting the taxable area or the taxable frontage of a parcel;
(d) an exemption has been improperly allowed or disallowed.
(2) A complaint must not be heard by the parcel tax roll review panel unless written notice of the complaint has been given to the municipality at least 48 hours before the time set for the first sitting of the review panel.
(3) The parcel tax roll review panel may direct the correction of the parcel tax roll respecting any matter referred to in subsection (1).
(4) As a limit on subsection (3), a correction that would
(a) include a parcel on the parcel tax roll that had not been included before, or
(b) increase the taxable area or taxable frontage of a parcel on the parcel tax roll must not be directed until 5 days after notice has been mailed to the owner of the parcel.
(5) The notice under subsection (4) must state
un
02/22
(a) the intention of the parcel tax roll review panel,
(b) the time and, if applicable, place set for the panel to give its direction, and
(c) if the direction is given by means of electronic or other communication facilities, the way in which the direction is to be given by those means.
(6) The following sections of the Assessment Act apply in relation to the hearing of complaints by a parcel tax roll review panel:
(a) section 32 (3), (4) and (5) [complaints by local government or assessor];
(b) section 33 (3) [contents of notice of complaint];
(c) section 35 (1) (b) and (c) and (2) [notice of hearing to complainant];
(d) section 37 [notice of withdrawal of complaint];
(e) section 38 (2) (a), (7) (a) and (b) and (9) [review panel procedures];
(f) section 40 [burden of proof].
(7) In applying a section of the Assessment Act referred to in subsection (6) of this section,
(a) a reference to a complaint is to be read as a reference to a complaint under subsection (1) of this section,
(b) a reference to the assessment roll is to be read as a reference to a parcel tax roll,
(c) a reference to the assessor is to be read as a reference to the collector,
(d) a reference to a review panel is to be read as a reference to a parcel tax roll review panel, and
(e) a reference to a property is to be read as a reference to a parcel.

2003-26-205; 2022-15-12.
(ADD)Daily schedule of review panel
Jun
02/22
205.1 (1) The daily schedule of matters for review and consideration by a parcel tax roll review panel, as set by the collector, must be posted
(a) at the place where the parcel tax roll review panel is to meet, if sittings of the parcel tax roll review panel are conducted in person, or
(b) at the public notice posting places, if sittings of the parcel tax roll review panel are conducted by means of electronic or other communication facilities.
(2) The parcel tax roll review panel must deal with complaints and collector recommendations in accordance with the daily schedule referred to in subsection (1) unless the parcel tax roll review panel considers a change in the daily schedule necessary or desirable in the circumstances.
(3) For the purposes of subsection (2), the chair of the parcel tax roll review panel may adjourn the sittings of the parcel tax roll review panel
(a) from day to day or from time to time, and
(b) if the sittings of the parcel tax roll review panel are conducted in person, from place to place within the geographic area of the parcel tax roll review panel's jurisdiction. 2022-15-13.

## Authentication of parcel tax roll

206. (1) The chair of the parcel tax roll review panel must review the parcel tax roll to confirm that the directed corrections have been made and must report this to the review panel.
(2) After receiving the report, the review panel must confirm and authenticate the parcel tax roll by certificate signed by a majority of its members.
(3) Within 10 days after a parcel tax roll is authenticated, the collector must mail notice of the decision made by the parcel tax roll review panel, or of its refusal to adjudicate the complaint made, to
(a) the owner of the property to which the decision relates, and
(b) the complainant, if the complainant is not the owner.
(4) Notice under subsection (3) must include a statement that the decision may be appealed to the Supreme Court in accordance with section 207.

2003-26-206.

## Appeal to Supreme Court from review panel decision

207. (1) A decision of the parcel tax roll review panel may be appealed to the Supreme Court by a person entitled to notice under section 206 (3) or by the municipality.
(2) In order for a person entitled to notice to appeal a decision, within 10 days after the notice is mailed or otherwise delivered to the person, the person must serve on the municipality a written notice of intention to appeal that
(a) is signed by the person, or by the person's solicitor or an agent authorized in writing, and
(b) sets out the grounds of appeal.
(3) In order for the municipality to appeal a decision, within 10 days after the date on which the parcel tax roll is authenticated, it must serve a written notice as described in subsection (2) on the property owner affected by the appeal and, if applicable, on the complainant.
(4) The court must set a date for hearing the appeal, notice of which must be given to the municipality, the property owner and, if applicable, the complainant.
(5) On an appeal under this section,
(a) the collector must produce before the court the parcel tax roll and all records in that officer's possession affecting the matter, and
(b) the court must hear the appeal, including evidence given on oath before it, in a summary manner.
(6) The court may adjourn the hearing of an appeal under this section and defer judgment in its discretion, but so that all appeals may be determined within 30 days from the authentication of the parcel tax roll by the parcel tax roll review panel.
(7) If an appeal is not decided within the time referred to in subsection (6), the decision of the parcel tax roll review panel stands.
(8) A decision of the Supreme Court under this section may be appealed on a question of law to the Court of Appeal with leave of a justice of the Court of Appeal. 2003-26-207.

## Updating the parcel tax roll

208. (1) The collector may amend the parcel tax roll in relation to a matter referred to in section 205 (1) [grounds for complaints to review panel] on receiving a request under subsection (2) or on the collector's own initiative.
(2) A person who owns a parcel included on a parcel tax roll may request that the roll be amended under this section respecting a matter referred to in section 205 (1), but only in relation to the person's own property.
(3) In each year after the first year in which a parcel tax is imposed, the municipality must publish in accordance with section 94 [public notice] a notice indicating the following:
(a) the parcel tax roll is available for inspection at the municipal hall during its regular office hours;
(b) a person who owns a parcel included on the parcel tax roll may request that the roll be amended respecting a matter referred to in section 205 (1) [complaints to review panell, but only in relation to the person's own property;
(c) the time by which a request must be made in order to be considered for that year.
(4) A request under subsection (2) must be made in writing to the municipality before the time specified in the notice.
(5) Notice of an amendment, or a refusal to make an amendment requested under subsection (2), must be mailed to the owners of parcels in relation to which the amendment was made or the request received, and for the purposes of sending notices to these owners, section 205 (4) and (5) [notice of sitting by review panel] applies.
(6) A person who is an owner referred to in subsection (5) may make a complaint on one or more of the grounds set out in section 205 (1) [complaints to review panel], but only in relation to the person's own property.
(7) A complaint under subsection (6) is made by giving written notice of the complaint to the municipality within 30 days after the date on which the notice under subsection (5) was delivered.
(8) If a municipality receives a complaint in accordance with subsection (7), it must establish a parcel tax roll review panel to deal with the complaint, and for these purposes sections 205 to 207 [review panel process] apply.
(9) A parcel tax roll review panel under subsection (8) only has authority to amend the parcel tax roll in relation to parcels in respect of which a complaint under subsection (6) has been made.
(10) If no complaints under subsection (6) are received, the parcel tax roll as it is amended under subsection (1) is deemed to have been authenticated by a parcel tax review panel. 2003-26-208; 2021-30-6 (B.C. Reg. 17/2022).

## Validity of parcel tax roll

209. Subject to amendment under section 207 [appeal to Supreme Court] and despite any omission, defect or error in procedure, in a parcel tax roll, in a notice or in the omission to deliver a notice,
(a) the initial parcel tax roll, as authenticated by the parcel tax roll review panel, is valid and binding on all parties concerned until amended under section 208 [updating the parcel tax roll], and
(b) any subsequent parcel tax roll prepared under section 208 that is authenticated or deemed to be authenticated by a parcel tax roll review panel under that section is valid and binding on all parties concerned until any further amendments are made under that section.

2003-26-209.

## TO: City Clerk

FROM: Acting Director, Bylaw Services
DATE: January 18, $2024 \quad$ FILE: $\mathbf{2 7 7 0} \mathbf{- 0 1}$

## RE: Animal Control Officer Appointment

Animal Control Officers shall be appointed only by resolution of Council, in accordance with Section 146 of the Community Charter, S.B.C. 2003, c.26, as amended, and the Appointment of Bylaw Enforcement Officers By-law 1994, No. 12167, as amended.

The Acting Director, Bylaw Services requests the City Clerk to bring forward a resolution to Council as follows:

Pursuant to Section 146 of the Community Charter, S.B.C. 2003, c. 26 and amendments thereto and the Appointment of By-law Enforcement Officers By-law 1994, No. 12167, as amended, Tyler Giller is hereby appointed under Section 146 of the Community Charter, S.B.C. 2003, c. 26 and amendments thereto and the Appointment of By-law Enforcement Officers By-law 1994, No. 12167, as an Animal Control Officer for the City of Surrey until the termination of the person's employment by the City of Surrey as an Animal Control Officer .


Martin Blais
Acting Director, Bylaw Services

cc<br>City Manager<br>City Solicitor

## CITY OF SURREY

## NOTICE OF MOTION



## CITY OF SURREY

## OTHER BUSINESS

## CITY OF SURREY

## ADJOURNMENT




[^0]:    Laurie Cavan
    General Manager,
    Parks, Recreation \& Culture
    https://surreybc.sharepoint.com/sites/prcadministration/corporate reports regular/2024/refuse collection and disposal services contract award.docx

[^1]:    4
    Daniel Sohn, P.Eng.
    Development Process Manager

    M51

[^2]:    * Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

[^3]:    * Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

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

[^4]:    Daniel Sohn, P.Eng.
    Acting Development Support Manager
    BD

