

PUBLIC HEARING: November 22, 2021

Correspondence received (after Thursday noon) for the Public Hearing is in your binders as follow:

ITEM #	B/L#/REF	COMMENTS
B.1	20469/20470	Email dated November 22, 2021, R. Landale expressing opposition for the proposal citing environment, trees, and watercourses.
B.6	20472	Letter dated November 17, 2021, Surrey Board of Trade expressing support for the proposal.
B.6	20472	Letter dated November 17, 2021, South Asian Business Association of BC expressing support for the proposal.
B.6	20472	Submission dated November 19, 2021, Z. Ali expressing support for the proposal.
B.6	20472	Email dated November 19, 2021, M. Klut expressing concerns for the proposal citing trees, plants, green spaces, and infrastructures.
B.6	20472	Submission dated November 21, 2021, S. Bird expressing support for the proposal.
B.6	20472	Email dated November 22, 2021, M. Willis expressing opposition for the proposal citing low density nature of the project.
H.7	7921-0252-00	Letter dated November 18, 2021, G. Lin and Y. Ma expressing opposition for the proposal citing privacy and property value.

From: Clerks Department Webmail
Subject: FW: Concerns DP&DVP 7921-0100-00
Importance: High

CLERKS DEPT
NOV 22, 2021
7921-0100-00
B.1 RCPH NOV 22, 2021
xc Planning,
Land Development

From: R s. 22(1) Landale <s. 22(1)>
Sent: November 22, 2021 10:11 AM
To: Demyk, Hanna <Hanna.Demyk@surrey.ca>; Ficocelli, Jennifer <Jennifer.Ficocelli@surrey.ca>; Patton, Allison <Allison.Patton@surrey.ca>; Locke, Brenda <Brenda.Locke@surrey.ca>; Elford, Doug <Doug.Elford@surrey.ca>; McCallum, Doug <Doug.McCallum@surrey.ca>; Hundial, Jack <Jack.Hundial@surrey.ca>; Guerra, Laurie <Laurie.Guerra@surrey.ca>; Annis, Linda <Linda.Annis@surrey.ca>; Nagra, Mandeep <Mandeep.Nagra@surrey.ca>; Pettigrew, Steven <Steven.Pettigrew@surrey.ca>
Subject: RE: Concerns DP&DVP 7921-0100-00
Importance: High

A very good morning to you Hanna,
I truly value your reply information with links. Today I learned a great deal regarding the 5% Parkland Cash-in-Lieu requirements as set down in Section 510 of the LGA. I've researched for this information for some years now. So I now understand, with this big ***"Thank You"***

I now understand all the steps taken in regards to Item 1 and Item 2. For the purposes of this email, I am not content, as can be read in my delegation this evening at the RCPH, copied herein:

- **;PLR 7921-0100-00** There is a great deal of environmental information missing in this DP & DVP Application Report, I wrote to Staff last November 11th, and await Staff reply with information.
Item 1: Very briefly, LOTS 4,5,6 &7 (see Schedule "A") are the headwaters for "April Creek" a Natural Class B Yellow Coded creek, which passes through the Greenbelt #115L to the north of the property (See drawing in Appendix V). This development will significantly disturb, ruin or destroy the surrounding sub-surface grounds that established the headwaters. Appendix VI adds more alarm for the preservation of these headwaters "CHARACTER STUDY AND BUILDING GUIDELINES SUMMARY", wherein the report indicates in paragraph 3 of Section 1.1 the property to East, address 16487-28 Avenue, will "almost certainly be developed" along the same densification levels provided for in this DP & DVP application. The Arborist Drawing Appendix IV demonstrates the ground disturbances to the headwaters by the removal of the existing house foundations and the up-rooting of 19 mature trees on these 4 LOTS. This report does not address any of these issues to our city environment, parkland and the preservation of April Creek in its entirety.

Before going onto Item 2., COSMOS indicates a Protected Park Specimen Tree “Gymnocladus” # 736717 planted 04/11/2018 on the 28 Avenue Boulevard that is in mortal danger to being cut down to facilitate LOT 7, Labeled either City 04 or City05 on the Arborist Drawing, without the actual Arborist Survey Report I cannot be more specific.

The DP & DVP Report indicates 164A Street will be extended through the properties to connect with 28th Avenue. On the north boundary the City Planted Trees #770672 on 03/12/2020 and 776621 on 06/01/2021. These trees will require Construction Protection Zone Barriers, see Schedule “C” of the Bylaw.

Item 2: I brought to City Staff attention concerns in regards to the Cash-in-Lieu payment reported to be only \$550. **Based on the Tree Protection Bylaw 16100 - 01/11/21 Part 5 – Penalties and Part 8a - Securities**, I calculate the Cash-in-Lieu payment into the Green City Fund to be \$10,450. But even more concerning is the agreement between Parks & Rec and the developer on page 6, quote:

“Parkland and/or Natural Area Considerations

*To the northeast of the subject property located at 16463 – 28 Avenue, there is a “Natural” Class B (yellow-coded) watercourse located within a City owned greenbelt which runs north of the lot, flowing north through Park to 29A Avenue”. Additionally the report indicates the developer will pay \$18,020 for 5% of unencumbered parkland, based on the Arborist Report, which is not available to the Public or Council. This unencumbered parkland is about 198 sq.metres (5%) of Greenbelt 115L, which is 3,961 sq.metres having a Gross Assessed Land value of \$1,925,000 according to COSMOS. 5% represents \$96,250, not \$18,020. How can Parks & Rec negotiate the gifting of City Parkland, **“MY LAND”** to the special interests of the developer without consultation to all Surrey Land owners and taxpayers ?, **who’s interests are City Staff representing ?**, certainly not mine. With respect to the Report referencing the Arborist Report, Appendix IV drawing Notes 1,7 & 8 very clearly state, quote: *“Note 1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor. Note 7. This plan is based on a topographic and tree location survey provided by the owners’ Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners’ Engineer (P Eng). Note 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans”. It is peculiar that Notes 7 & 8 have been added, and are an advisory to the reader as to the veracity of the information contained within the drawing.**

Lastly Your Worship and Council to the west address 16441-28th Avenue 7917-0310-00 received 3rd Reading on December 18th 2017 to sub-divide into 4 LOTS. Therein 33 of 37 mature trees will be destroyed and the Green City Fund will grow by \$21,200 creating a tree deficit of 53 trees according to the report. And before long I count 18 City Boulevard trees will be up-rooted by additional developments on the south side of 28th Avenue, all planted around 1991-2002.

Allow me to underscore my discontent thus, your reply information does not address the preservation of **“April Creek Headwaters”** which are located under the new proposed housing foundations on LOTS 4, 5, 6, & 7 Neither Council or I have access to these housing plans, they are not included in the PLR Report 7921-0100-00 So my delegation submission assumes the worst scenario.

To ensure transparency in addressing my ongoing concerns for “April Creek Headwaters”, please be so kind as to provide the *“peer reviewed by a third party*

QEP who conducts a site visit and provides comments and recommendations for protection of nearby watercourses” report at your earliest moment.

Once again I thank you for your detailed response.

I am including Council in this reply to you for two reasons, 1. So Council can also acknowledge your information and gain more information ahead of their decision tonight. 2. I like to show my appreciation when City Staff provide excellent information.

Kindest regards,

R s. 22(1)

From: Demyk, Hanna [<mailto:Hanna.Demyk@surrey.ca>]

Sent: Monday, November 22, 2021 8:41 AM

To: s. 22(1)

Subject: RE: Concerns DP&DVP 7921-0100-00

Hello R s. 22(1)

Thank you for your email regarding Application 21-0100 (16445 / 16463 – 28 Avenue). Please see the following information which I hope clarifies details pertaining to the nearby watercourse and tree replacement requirements:

Item 1: Sensitive Ecosystems Development Permit (SEDP)

An Ecosystem Development Plan (EDP), prepared by a Qualified Environmental Professional (QEP), was submitted as part of the SEDP for Application 21-0100. The SEDP is required as part of the application due to nearby watercourses within 50m of the proposed development (i.e., April Creek).

The EDP is intended to confirm watercourse classifications and streamside setback requirements based on [Part 7A of the City's Zoning By-law](#). The report also includes a landscape plan which details requirements for planting of native species within the streamside setback area and permanent fencing along the streamside setback to protect against future disturbance / encroachment.

The Agriculture, Environment and Investment Advisory Committee (AEIAC) is not involved in SEDP applications. City staff review submitted documents, a [Riparian Areas Protection Regulation \(RAPR\)](#) assessment report is submitted to the province for review and Ministry Approval, and the report is peer reviewed by a third party QEP who conducts a site visit and provides comments and recommendations for protection of nearby watercourses. This is the approved process for the review of SEDPs, and all noted steps have been taken as part of this application.

Additional safeguarding measures include a Restrictive Covenant (RC), which is required to be registered on Title to protect the streamside setback area from future disturbance / encroachment.

See more information on SEDPs at the following link: <https://www.surrey.ca/renovating-building-development/land-planning-development/surrey-official-community-plan/development-permit-areas>

Item 2: Tree Replacement Requirements

Please note that the tree replacement requirements shown in Appendix IV and on Pages 11-12 includes City trees. The \$18,020 compensation to Parks, Recreation and Culture (Page 6 of Planning Report) is for the protected City trees that are proposed to be removed (7 total), whereas the \$550.00 to the Green City Fund (Page 12 of Planning Report) is for

on-site protected tree replacement requirements (35 protected on-site replacement trees required, minus 34 proposed on-site trees to be planted = one (1) replacement tree in deficit for a total of \$550.00). I hope this clarifies the tree replacement requirements.

The 5% parkland dedication *or* cash-in-lieu is a legislative requirement for subdivision applications proposing 3+ new lots. This is separate from the City trees proposed to be removed (to be compensated as noted above). The BC Local Government Act (Division 11 – Subdivision and Development: Requirements and Related Matters) provides information on the requirement for provision of park land or payment for parks purposes (Section 510):

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_00.

Please let me know if you have any questions or concerns in response to the information I have provided.

Thank you,

HANNA DEMYK | PLANNING TECHNICIAN



CITY OF SURREY

Planning & Development Department | Area Planning - South Division
13450 104th Ave, Surrey, BC, Canada V3T 1V8
T 236-474-3107 | E Hanna.Demyk@Surrey.ca | www.surrey.ca

Please note that I am currently working remotely on Fridays.

From: R^{s. 22(1)} Landale S. 22(1)
Sent: November 11, 2021 2:30 PM
To: Demyk, Hanna <Hanna.Demyk@surrey.ca>
Cc: Neuman, Scott <SNeuman@surrey.ca>; Aven, Neal <Neal.Aven@surrey.ca>
Subject: Concerns DP&DVP 7921-0100-00
Importance: High

Dear Ms. Hanna Demyk,

I am informed by COSMOS and the Online Development Inquiry Report that you are the City Contact Person.

I would appreciate you coordinating with Mr. Neal Aven in regards to Item 2.

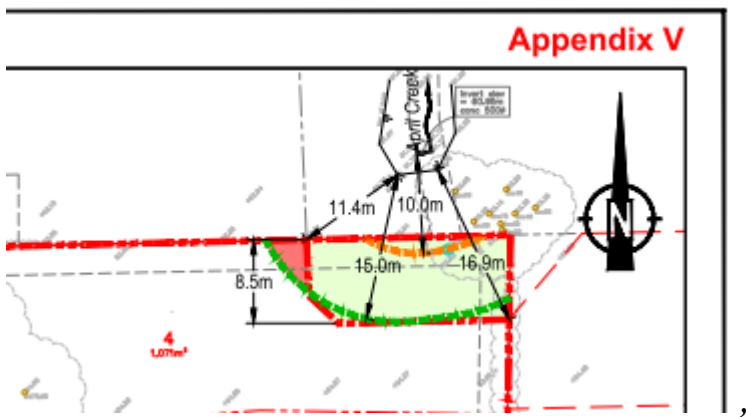
I have several concerns I would appreciate your immediate attention ahead of my Delegation Submission to Council on November 22nd-2021 at the RCPH meeting.

Item 1.

There is no discussion within the report regarding the April Creek headwaters and their significance. Such as water flows, any inhabitants in this Natural Class B Yellow Coded watercourse, within the headwaters and/or downstream, as shown in Appendix V. Going to COSMOS and selecting Contours, it can be seen a small depression / gully extending northward from 24th-Avenue (elevation 69.5 metres)

towards April Creek headwaters in Park space 115L-Greenbelt (elevation 62 metres). It appears April Creek flows northward beyond 29A Avenue (page 6) into an “In Service Ditch #76927” @ 32nd.Avenue (elevation 8 metres). Additionally there are 9 City Park Trees identified in the Diamond Head Drawings that are protected by a Covenant I believe. It also appears from the report a Flex Zone Part 7A is to “Encroach” by 12.9²metres within the 15 metres setback and tree root protection zone, see Table page 9 and dimensions in the Diamond Head drawings (insert below).

The issue to be addressed is the environmental impact this development will have on “April Creek”, what Study (Hydrology, Other) has been conducted and what does the **“AEIAC”** Committee have to say about any impacts ?



Item 2.

I thought I had a pretty solid grip on development reports where trees are impacted. That said, I have quite the “disconnect” between Table 1 on pages 11&12, the Arborist Report Appendix IV and the City Staff assessment of the Cash-in-lieu of \$550 on page 12. I count at least a tree deficit of nine trees @ 2:1 plus one tree @1:1, which equals \$10,450 to be paid into the Green City Fund. Couple this disconnect with on Page 6 the Parks and Rec are accepting a Cash in Lieu payment of \$18,020.00, quote:

Parks, Recreation & Culture:

Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date.

Parks accepts the removal of City trees as recommended in the project Arborist Report dated October 27, 2021. Compensation of \$18,020.00 to be collected as a Parks Facility Contribution payable before final adoption.

Additionally my disconnect is “For What”, I cannot see a drawing that supports this evaluation, or Cash-In-Lieu payment, perhaps the Arborist Report has this information, if so please provide the information, or otherwise provide the

valuation supporting details, especially considering this is “MY PROPERTY” as a resident and taxpayer in the city. The gifting of city lands to developers is totally unacceptable, especially when we are not consulted.

Kind regards,

RS. 22(1) Landale.

Fleetwood Surrey, Resident.



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November 17, 2021

Mayor Doug McCallum
Surrey City Hall
13450 104 Ave,
Surrey, BC
V3T 1V8

Dear Mayor McCallum:

Re: Support for Rezoning Application at 10474 132 Street (7920-0290-00)

The Surrey Board of Trade (SBOT) is writing in support of Adera's mass timber residential building project at 10474 132 Street.

SBOT is excited to see the first residential mass timber application come before the City of Surrey for approval. Mass timber buildings are more sustainable than traditional concrete buildings, reducing the environmental impact of construction through carbon sequestration and lower greenhouse gas (GHG) emissions. Mass timber is also faster and more efficient to construct.

Utilizing prefabrication and better ways of building through mass timber, the project will deliver the first ever mass timber residential buildings to Surrey, giving the city a leg up in delivering needed housing within its densifying downtown core and near rapid transit.

More and more cities are taking advantage of mass timber construction to lower the carbon footprint of needed housing investments and support British Columbia's sustainable forestry industry. This project will help Surrey meet its commitment to its [Sustainability Charter](#), and capitalize on the huge momentum behind mass timber construction in our province.

The project also helps contribute towards Surrey's goal of achieving more housing supply within Surrey's rapidly growing downtown core. It is vital that Surrey continue to approve new housing projects in close proximity to rapid transit, as well as amenities like schools, parks, shops, and services. This project achieves all of these aims as set out in Surrey's Official Community Plan.

The project is immediately adjacent to Kwantlen Park Secondary School. The project's ideal location is within a 5-minute walk to KB Woodward Elementary School and Royal Kwantlen Park, and within a 15-minute walk to two SkyTrain stations, SFU Surrey, Surrey City Hall, as well as shops and amenities in the growing Surrey City Centre.

The SBOT would also like to call attention to the significant labour shortage felt by our members in the business community across Surrey. In order to alleviate these concerns, more housing is needed for young workers close to employment centres.



inclusive | innovative | independent

Finally, Adera, the project proponent, is a reputable builder that has been building communities across Metro Vancouver for over 50 years, including over 1200 homes in the City of Surrey alone.

If you have any questions, please contact me at 604-634-0342 or at email: anita@businessinsurrey.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'A Huberman', with a long, sweeping underline.

H. Captain (Navy) Anita Huberman
CEO, Surrey Board of Trade

CC: Councillors: Steven Pettigrew, Linda Annis, Doug Elford, Laurie Guerra, Brenda Locke, Jack Singh Hundial, Mandeep Nagra, Allison Patton



SOUTH ASIAN BUSINESS ASSOCIATION OF BC
"Where Businesses Connect"

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November 17, 2021

Mayor Doug McCallum
Surrey City Hall
13450 104 Ave,
Surrey, BC, V3T 1V8

Dear Mayor McCallum and Surrey Council:

Re: Support for Adera Rezoning Application at 10474 132 Street

The South Asian Business Association of BC (SABA) is proud to support Adera's residential development application at 10474 132 Street.

The project also helps contribute towards Surrey's goal of achieving more housing supply within Surrey's rapidly growing downtown core. It is vital that Surrey continue to approve new housing projects near rapid transit, as well as amenities like schools, parks, shops, and services. This project achieves all of these aims as set out in Surrey's Official Community Plan.

The approval of this project would be a great achievement for the City of Surrey as it would be the first residential mass timber building, which are more environmentally friendly, and faster to build than concrete buildings.

For these reasons, the South Asian Business Association of BC is asking this council to approve this much needed project.

Thank you for your consideration of this request.

Regards,

Jatinder Sandhar, CPA, MBA
President, South Asian Business Association of BC
Ph: s. 22(1)

From: [MySurrey Portal](#)
To: [Clerks Department Webmail](#)
Subject: 19/11/2021, Z Ali, expressing Support to the 7920-0290-00
Date: November 19, 2021 11:24:32 AM



New submission received.

Contact Information

First Initial: Z
Last Name: Ali
Are you a resident of Surrey or do you own property in Surrey? Yes
Select Your Neighbourhood: Whalley

Submission Details

Select a Public Hearing Item: B.06 7920-0290-00 | 10474 – 132 Street (10476 and 10478 – 132 Street); 13240, 13256 and 13272 – 105 Avenue; 13228 – 105 Avenue (13230 – 105 Avenue); 13248 – 105 Avenue (13250 – 105 Avenue)

Select your support level:: Support

Comments - Optional: Dear City of Surrey Mayor and Council, I am writing to you in support of the proposed residential development at 10474 132nd Street. The developer is proposing two buildings with a total of 248 residential units. The building height is appreciated because it allows diversity between the other tall towers being planned in the area. People who want to live in Surrey City Center don't necessarily want to reside in high rise towers. This provides diversity of choice to the

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From: [M^{s. 22\(1\)} Andrade](#)
To: [Clerks Department Webmail](#)
Subject: Rezoning
Date: November 19, 2021 11:32:06 AM

To the City Council

Re: Application: 7920-0290-00

In reference to the above application to rezone the site on 132 street and 105 avenue - Surrey City Centre, I am concerned about the overwhelming disappearance of green spaces and ask the city council:

- A) To implement programs to grow more trees and other plants. We can't live without them.
- B) To create infrastructures that support the fast change in the City.

Sincerely,

M^{s. 22(1)} Klut,
Surrey Resident
Surrey City Centre

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From: [MySurrey Portal](#)
To: [Clerks Department Webmail](#)
Subject: 21/11/2021, S Bird, expressing Support to the 7920-0290-00
Date: November 21, 2021 5:58:39 PM



New submission received.

Contact Information

First Initial: S
Last Name: Bird
Are you a resident of Surrey or do you own property in Surrey? Yes
Select Your Neighbourhood: South Surrey

Submission Details

Select a Public Hearing Item: B.06 7920-0290-00 | 10474 – 132 Street (10476 and 10478 – 132 Street); 13240, 13256 and 13272 – 105 Avenue; 13228 – 105 Avenue (13230 – 105 Avenue); 13248 – 105 Avenue (13250 – 105 Avenue)

Select your support level:: Support

Comments - Optional: I am writing to you in support of the proposed residential development at 10474 132nd Street. This project closely aligns with the City of Surrey's OCP and is an appropriate addition to the growing City Center community. The proposal is an attractive west coast architecture with sustainable features such as mass timber construction. Adera is a reputable builder with a strong track record. I urge Mayor and Council to approve this project.

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From: [M. Willis](#)
To: [Clerks Department Webmail](#); [Hundial, Jack](#); [Locke, Brenda](#); [Pettigrew, Steven](#); [Mayor Doug McCallum](#); [Annis, Linda](#); [Patton, Allison](#); [Nagra, Mandeep](#); [Elford, Doug](#); [Guerra, Laurie](#)
Subject: Opposition for File # 20 - 0290 / Application 7920-0290 (10474 - 132 AVE, 13228 - 105 Ave, etc)
Date: November 22, 2021 10:24:26 AM

Hello,

I am a resident of Surrey Central and I oppose this project. This neighbourhood of Surrey needs higher density apartment buildings and does not these two low-story apartment buildings as proposed in this application. This application has 248 dwelling units which is not satisfactory for the vacancy demand in the region. Allowing these low-story apartment in City Centre sets a precedent that is negative, when this region is growing and needs to build higher to accommodate the needs of the region, which includes business, consumer spending and property tax revenue for the city. This property is too valuable to be wasteful on a low-density project like this project. Please oppose this project and make recommendations to the developer.

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Nov. 18, 2021

To Whom It May Concern:

We are the owner of the property **Surrey Resident** in Surrey, located **S. 22(1)** 2589-141 Street mentioned in the Permit No 7921-0252-00 application.

We are strongly against the request for a variation to reduce the north street side yard set back from 7.5 meters to 4.5 meters.

We are against this request because allowing such an oversized house to be built so close to our place will have negative impact on our privacy and property value.

Further more, it is our opinion that this issue is about the principle. City bylaws and regulations are there to be followed and shouldn't be changed arbitrarily unless there are real legitimate and legally justifiable reasons such as bringing benefits to the community. City bylaws and regulations are in place for a reason. Once set up, they should be obeyed, rather than challenged for any personal convenience.

Clearly, the house proposed for that lot is too wide, if not too big. The right thing to do is to ask the applicants to modify their design to meet all the existing bylaw requirements, not the opposite - to sacrifice the regulations to allow their personal gains at the cost of the community and their neighbour. When the applicants purchased that lot, they are fully aware of its dimension. Why should they be allowed to put a house there which expands beyond the allowable boundary of the construction limit? If the applicants are not willing to make modifications, then they should be asked to find another lot which is suitable for that proposed structure.

To us, this matter is more than whether to allow one particular variance to be made or not. Rather, it is about public trust on the Council. Council members are elected to make the best decisions for the community and we just don't see how approving variances like this would do any good for the neighbourhood, and the city. If applications like this was approved, it would set up an bad example and send out a wrong signal. People would be let to believe that, instead of following the bylaws and city regulations, they can just expect the regulations be sacrificed to meet their personal needs.

It is also our opinion that it is a wast of public resources for the Council even to spend time on discussing matters like this. If the Council believes that the existing bylaws/regulations are no longer feasible, then the bylaw/regulations themselves need to be updated. Otherwise, everyone should be asked to follow the existing guidelines.

In this particular case, what we see is that the applicant(s) want(s) to ignore the existing guideline to build an oversized house in a lot not meant for such a structure. **Should the Council want to allow that to happen, we demand a written expatiation for such a decision and clear answers to the following questions:**

1. Why such an oversized house has to be allowed to be built in that particular lot?
2. What benefits does this practise bring to the community?
3. Why can't this applicants be asked to modify their design to obey the regulations, instead of changing the regulations to fit their design?
4. Dose Council approve all such requests? If not, why this application receives a special favour?

Regards

Owners of **S. 22(1)**, Surrey

S. 22(1) Ma

S. 22(1) Lin

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