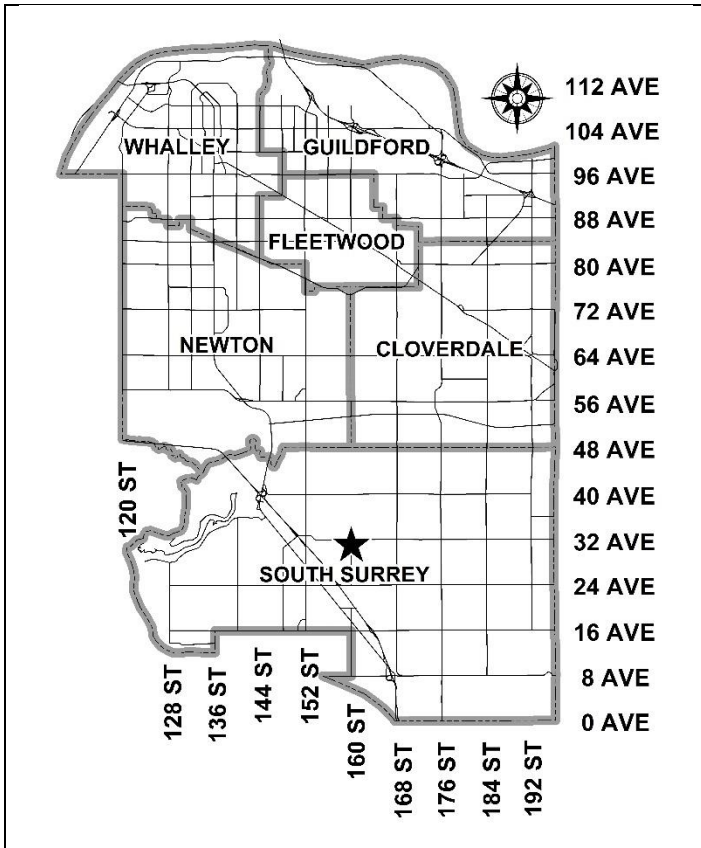


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0136-00

Planning Report Date: December 7, 2020



PROPOSAL:

- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**
- **Development Variance Permit**

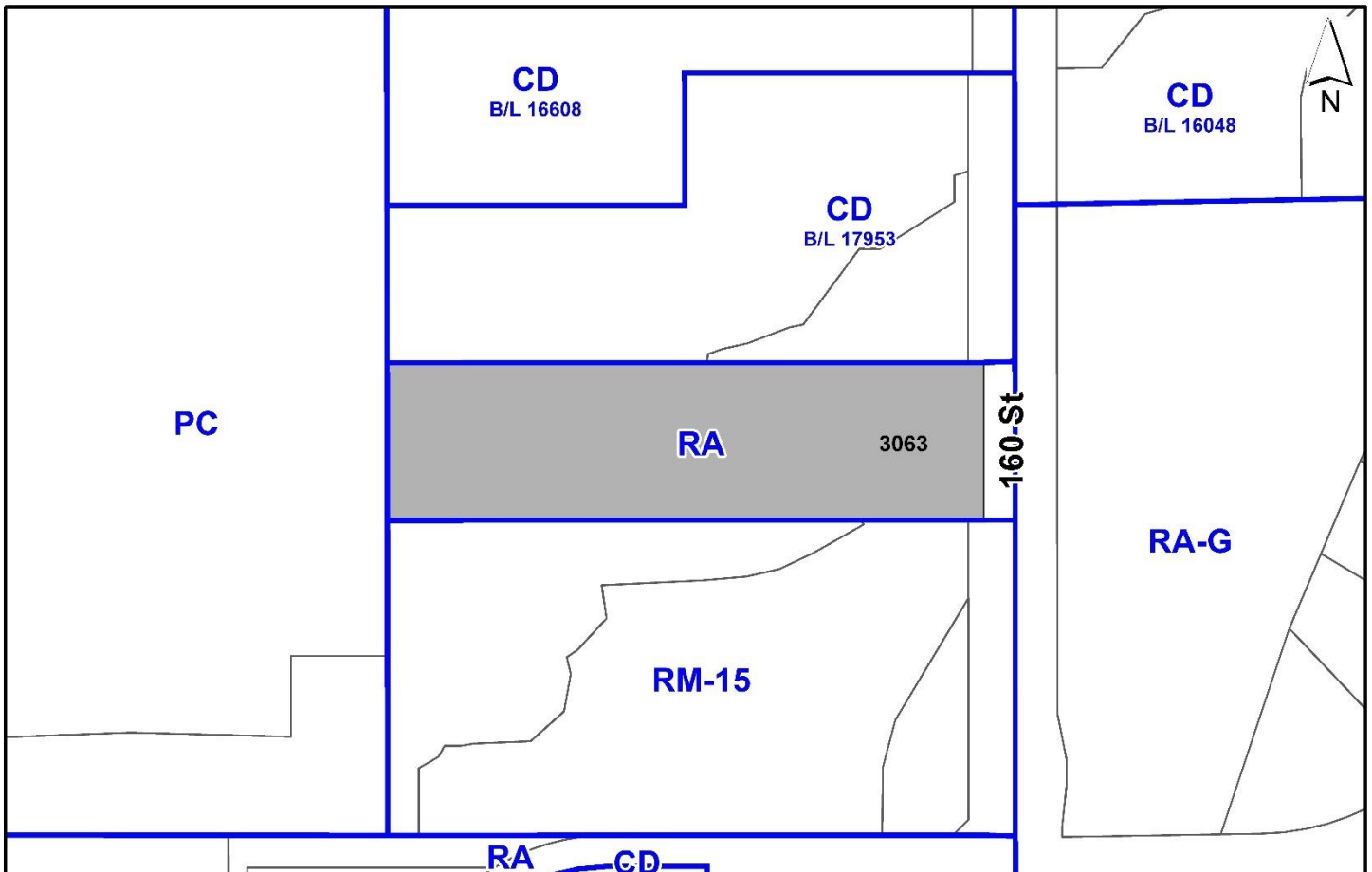
to permit the development of approximately 12 townhouse units.

LOCATION: 3063 - 160 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Housing (6-8 upa) & Environmental Area



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.
- Approval to eliminate physical indoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the streamside setback requirements in Part 7A of the Zoning Bylaw.
- The proposed building setbacks are reduced from what is required in the base zone (RM-15) and indoor amenity space is not required in the proposed Comprehensive Development Zone. The applicant is required to pay cash-in-lieu of indoor amenity space in the rate in effect at the time of Final Adoption.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Cluster Housing (6-8 upa) and Environmental Area designations in the North Grandview Heights Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas). The proposal does not comply with guideline 27a. in the DP3 Development Permit Guidelines for Sensitive Ecosystems in the OCP, which indicates that Part 7a of the Zoning Bylaw is to be used to determine the area of protection required for development adjacent to a stream. The associated streamside setback variance was supported in principle by Council at the September 16, 2020 Regular Council – Land Use meeting.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character, and the design guidelines in the North Grandview Heights NCP.
- The proposed building setbacks are consistent with neighbouring developments and provide sufficient area for outdoor patios and yard space for the enjoyment of residents.
- The proposal to eliminate the physical indoor amenity space requirement is supportable given the small scale of the development (12 units), and the large unit sizes which range in size from 204 to 283 square metres.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7918-0136-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7918-0136-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 20 metres.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (g) the applicant satisfy the requirements for a P-15 agreement;
 - (h) conveyance of riparian areas to the City;
 - (i) submission of a planting plan and cost estimate for replanting within the riparian area that remains on private property to the specifications and satisfaction of the Planning and Development Department;
 - (j) provision of cash-in-lieu contribution to satisfy the cash-in-lieu of indoor amenity space requirement, at the rate in effect at the time of Final Adoption;

- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) registration of combined Restrictive Covenant/Right-of-way against the portion of the riparian area that remains on private property to ensure safeguarding and maintenance of the riparian area in perpetuity;
- (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;
- (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (o) discharge of Easement CA3652627 and Covenant CA3652629 from the Common Property and all Strata Lots of Strata Plan EPS 1810, the adjacent townhouse complex to the south of the subject site at 15989 Mountain View Drive.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling and outbuildings, proposed to be demolished should the subject application be supported.	Cluster Housing (6-8 upa) and Environmental Area	RA
North:	Townhouse development and City-owned riparian area.	Cluster Housing (6-8 upa) and Environmental Area	CD (By-law No. 17953)
East (Across 160 Street):	City-owned riparian area.	Proposed Open Space	RA-G
South:	Townhouse development and City-owned riparian area.	Cluster Housing (6-8 upa) and Environmental Area	RM-15
West:	Gardens of Gethsemani cemetery.	Existing Cemetery	PC

Context & Background

- The subject 0.96 hectare (2.38 acres) site is located at 3063 – 160 Street, in the North Grandview Heights Neighbourhood Concept Plan (NCP) area. The property is zoned "One-Acre Residential Zone" (RA) and is designated "Urban" in the Official Community Plan (OCP) and "Cluster Housing (6-8 upa)" and "Environmental Area" in the North Grandview Heights NCP.

- The site contains an existing single family dwelling and outbuildings that are proposed to be demolished if the current application is supported by Council. The subject site also contains a tributary to Wills Brook, classified as a "Natural Class A Stream", that runs diagonally through the eastern portion of the site.
- The site is bordered to the north and south by townhouse developments and City-owned riparian lands. The site is bordered to the west by the Garden of Gethsemani Cemetery and to the east, across 160 Street, is City-owned riparian land.
- The townhouse development to the north of the subject site (3091 160 Street) was developed under Development Application No. 7910-0248-00.
 - The Planning Report for Development Application No. 7910-0248-00 explains that the applicant at the time worked diligently to try to complete the assembly and include the subject site in that application, however, the owner of 3063 160 Street was not interested in selling or partnering at the time, and wanted to proceed with his own project in the future.
 - Given the lack of parcel consolidation, access to the developable western portion of 3063 160 Street (the subject site) needed to be confirmed. It was determined at the time that shared access through the 7910-0248-00 site was not feasible. Therefore, the 7910-0248-00 applicant and the owner of the subject site sought approval in principle from the Department of Fisheries and Oceans (DFO) for a separate creek crossing for the subject site. At the City of Surrey Environmental Review Committee (ERC) meeting of December 19, 2012, DFO agreed to the crossing in principle subject to details that would need to be worked out when the redevelopment of the subject site was pursued.
- The townhouse development to the south of the subject site (3029 160 Street) was developed under Development Application No. 7907-0078-00.
 - The Planning Report for Development Application No. 7907-0078 explains that an access easement for the property abutting to the north (the subject site at 3063 160 Street) is required to provide access through the 7907-0078-00 site to Mountain View Drive. This was required because the subject site will be permitted right-in/right-out access only to 160 Street, and the access easement through the 7907-0078-00 site would allow for full movement at the intersection of 160 Street and Mountain View Drive.

First Proposal – October 2018

- At the October 1, 2018 Regular Council – Land Use meeting, Council considered the applicant's original proposal, which included:
 - To rezone the site from "One-Acre Residential Zone" (RA) to the "Multiple Residential 15 Zone" (RM-15);
 - A Development Permit for form and character to allow the development of approximately 17 townhouse units, and for Sensitive Ecosystems (streamside areas); and

- A Development Variance Permit to reduce the minimum streamside setback from 30 metres (98 ft.) to 15 metres (49 ft.) as measured from top-of-bank and to reduce various building setbacks on the site.
- A subdivision was also proposed to create the proposed townhouse parcel, a riparian protection area and to facilitate road dedication along 160 Street. The applicant proposed to convey approximately 3,777 square metres (0.93 acres) of land as a riparian protection area, or 39 percent of the gross site area.
- The October 1, 2018 Planning Report outlining the original proposal is attached as Appendix VI. The focus of the Planning Report was the proposed Development Variance Permit to reduce the required streamside setback from a Class A watercourse. As the reduction proposed was a significant departure from streamside setbacks typically permitted on development sites, it was considered appropriate to consult Council on the streamside setback variance, prior to proceeding with further detailed development planning of the site.
- At the October 1, 2018 Regular Council – Land Use meeting, Council considered the application and passed the following motion (RES.R18-1952):
 - That Application No. 7918-0136-00 be referred to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning Bylaw.

Second Proposal – July 2019

- At the July 22, 2019 Regular Council – Land Use meeting, Council considered the applicant's amended proposal, which included:
 - increasing the proposed streamside setback from the 15 metres (49 ft.) to 20 metres (66 ft.);
 - forgoing development on the east portion of the site fronting 160 Street;
 - proposing to convey to the City, at no cost, approximately 5,216 square metres (1.29 acres) of riparian area (54% of gross site area), an increase from the previous proposal to convey approximately 3,777 square metres (0.93 acres) (39% of gross site area); and
 - reducing the number of proposed townhouse units from 17 units to 11 units.
- The July 22, 2019 Planning Report outlining the second proposal is attached as Appendix VII. As with the first report, the focus of the second report was the proposed Development Variance Permit to reduce the required streamside setback from a Class A watercourse. As Council had directed staff to work with the applicant on revisions consistent with the Streamside Setback Areas as outlined in Part 7A of the Zoning Bylaw, it was again considered appropriate to consult with Council on the streamside setback variance prior to proceeding with further detailed development planning of the site.

- At the July 22, 2019 Regular Council – Land Use meeting, Council considered the application and passed the following motion (RES.R19-1374):
 - That Application No. 7918-0136-00 be referred to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning Bylaw.
- At the September 16, 2019 Regular Council – Land Use meeting, a member of Council submitted a Notice of Motion to rescind and reconsider the matter (RES.R19-1575).
- At the September 16, 2019 Council meeting it was then moved:
 - That Council support, in principle, the applicant's proposal for Development Variance Permit No. 7918-0136-00 to reduce the minimum streamside setback for a Natural Class A Stream from 30 metres to 20 metres, as shown in Appendix I of the Planning Report dated July 22, 2019, and that staff be directed to bring back Application No. 7918-0136-00 for Bylaw introduction following staff's completion of the detailed site planning for the revised proposal which incorporates the streamside setback relaxation to 20 metres, including obtaining consent for the required stream crossing from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD) (RES.R19-1576).
- Given this direction, staff have worked with the applicant to update their proposed development, as is outlined in the following sections of this report.
- The applicant obtained consent from MFLNRORD for a stream crossing, and has installed a culvert replacement, which was approved pursuant to submission of a Notification pursuant to Section 38 of the Water Sustainability Regulation. The culvert removal and replacement were completed in October 2020.

DEVELOPMENT PROPOSAL

Planning Considerations

Current Proposal

- The applicant's current proposal includes the following:
 - To rezone the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 15 Zone" (RM-15));
 - A Development Permit for form and character to allow the development of 12 townhouse units, and for Sensitive Ecosystems (streamside areas); and
 - A Development Variance Permit to reduce the minimum streamside setback from 30 metres to 20 metres as measured from top-of-bank.

Proposed	
Lot Area	
Gross Site Area:	9,393 m ²
Dedicated Open Space Area:	4560 m ²
Net Site Area:	4,833 m ²
Number of Lots:	2
Building Height:	9.5 m
Unit Density:	13 upa
Floor Area Ratio (FAR):	0.71
Floor Area	
Residential:	2533 m ²
Residential Units:	
3-Bedroom:	3
4-Bedroom:	9
Total:	12

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 provided the following projections for the number of students from this development:**

3 Elementary students at Sunnyside Elementary School
2 Secondary students at Semiahmoo 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 Winter 2021.

Parks, Recreation & Culture: Parks will accept the voluntary conveyance of the streamside setback protection area as a lot, without compensation, for conservation purposes under the Maximum Safeguarding provision of the DP3- Sensitive Ecosystem Development Permit Area.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- 160 Street is an arterial road. A road widening project for 160 Street, between 26 Avenue and 32 Avenue, is currently in process and will be substantially completed by December 10, 2020. The road has been widened from a single lane road in each direction to a 4-lane, median-separated arterial standard with multi-modal facilities for pedestrians, cyclists, and transit users.
- Road dedication for 160 Street from the subject site has already been completed, to facilitate the 160 Street road widening project.
- Access to the subject site is provided on 160 Street and is limited to right-in and right-out access only. A median has been constructed on 160 Street in front of the subject site as part of the road widening project, which restricts left turning movements.
- As discussed in the "Context & Background" section of this report, there is an existing access easement through the townhouse development to the south of the subject site. The purpose of this access easement was to provide the subject site with access to Mountain View Drive. However, the applicant is not proposing to utilize this access easement. The front portion of the site is proposed to be dedicated to the City for conservation purposes, as illustrated on the proposed subdivision plan attached in Appendix I. This easement can be discharged with the completion of the subject application.

Parkland and Natural Area Considerations

- The applicant is proposing to dedicate 4,560 square metres for conservation purposes, or approximately 48 percent of the gross site area.
- The internal drive aisle, culvert crossing and all retaining walls and slopes supporting the strata drive aisle and box culvert in the riparian area are located on private property. This part of the riparian area will be protected with a combination Restrictive Covenant and Statutory Right of Way.
- A P-15 agreement is required for monitoring and maintenance of plantings in the conveyed riparian areas. A detailed planting plan is required for review and approval by Parks. The entire area that is being conveyed must form part of the P-15 in support of the proposed DVP, including up to the full 30 metre setback on the east side of the stream.
- The P-15 agreement and planting plan apply to the future parkland area only. Therefore, a secondary planting plan for replanting along the slopes that remain on private property is required.

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 RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the OCP.

Themes/Policies

- The proposal involves the development of underutilized land in an existing urban neighbourhood to utilize existing infrastructure and amenities (OCP Policy A3.2).
- The proposed housing units front onto the riparian area to increase visibility into those areas and to increase the amenity feature for those residences (OCP Policy B4.9).

Secondary Plans

Land Use Designation

- The proposal complies with the "Cluster Housing 6-8 upa" and "Environmental Area" designations in the North Grandview Heights NCP.

Themes/Objectives

- The proposed development is consistent with the land use designations in the NCP, the purpose of which is to preserve significant environmental features and open space by providing flexibility in land use and the siting of buildings.

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 15 Zone (RM-15)").
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed townhouse development on the subject site. The proposed CD By-law identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 15 Zone (RM-15)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-15 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-15 Zone (Part 21)	Proposed CD Zone
Unit Density:	15 upa	13 upa
Floor Area Ratio:	0.7	0.75
Lot Coverage:	45%	35%
Yards and Setbacks		
East:	7.5 m	2.8 m
West:	7.5 m	3.0 m
North:	7.5 m	6.0 m
South:	7.5 m	3.0 m
Height of Buildings		
Principal buildings:	11 m	9.5 m
Amenity Space		
Indoor Amenity:	36 m ²	0 m ²
Outdoor Amenity:	36 m ²	36 m ²
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	24	24
Residential Visitor:	2.4	3
Total:	26.4	27
Bicycle Spaces		
Residential Secure Parking:	Within Units	Within Units
Residential Visitor:	6	6

- The subject site is unusual in that the proposed development is setback far from the street (160 Street), due to the location of the watercourse and streamside protection area, which are proposed to be conveyed to the City for conservation purposes as part of the proposal.
- The east yard building setback is the setback to the streamside area. The bulk of the buildings are setback 4.5 metres along this edge, with the 2.8 metre setback at the pinch point at the western portion of Block 2, and at the patio entrances / storage areas for these units. All of these units have ample patio and outdoor yard space along this property line.
- The 3.0 metre west yard setback is for a side yard of building condition along the property line adjacent to the Gardens of Gethsemani Catholic Cemetery. Given the cemetery interface, this side yard setback is considered acceptable.
- The 6.0 metre north yard setback allows for a larger setback than required to provide for a more sensitive interface along the north property line and the existing townhouse development on the abutting property.
- The 3.0 metre south yard setback is only applicable for the westernmost unit of Block 2, due to the building orientation. This setback is to the storage area and patio entrance on this unit; most of the unit has a larger setback of 4.5 metres and there is room for ample yard and patio space on this unit.

- In late 2019, the indoor and outdoor amenity space requirements in the Zoning Bylaw were updated (Corporate Report R206;2019). The standard requirement in the multi-family zones remains 3.0 square metres per unit, but the Zoning Bylaw was updated to prescribe a minimum threshold for provision of indoor amenity space before a cash-in-lieu contribution is permitted. Townhouse developments with 11 to 24 units are required to provide a minimum of 37 square metres of indoor amenity space. Due to site constraints, the significant on-site riparian area and the modest scale of the project (12 units), no indoor amenity space is proposed. The CD Bylaw addresses this by specifying that no indoor amenity space is required. The applicant has agreed to provide a monetary contribution of \$24,000 (based on \$2,000 per unit) to address the shortfall in the required indoor amenity space, in accordance with City policy.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 20 metres.
- At the September 16, 2019 Regular Council Land Use meeting, Council supported, in principle, the applicant's proposal for a DVP to reduce the minimum streamside setback for the Natural Class A Stream from 30 metres to 20 metres (RES.R19-1576). The proposed DVP is consistent with this direction from Council.

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 proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plans designations.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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 originally sent on September 19, 2018 and re-sent on September 1, 2020. The Development Proposal Sign was originally installed on August 20, 2018 and re-installed after the 160 Street road widening on September 22, 2020.
- Staff received emails from 22 members of the townhouse strata to the south of the subject site, at 15989 Mountain View Drive (Strata EPS 1810, or the "Hearthstone Strata"). These respondents indicated concern regarding the possible use of the existing access easement through the Hearthstone Strata, and requested that this access easement be discharged in order to preclude the possibility that it might be activated now or in the future.

(The applicant for the subject site is not proposing to utilize the access easement on the Hearthstone site. The proposed access is centred within their lot on 160 Street, and there is no proposed drive aisle on the subject site that connects with the Hearthstone property. Proposed Lot 2 as illustrated in Appendix I is proposed to be dedicated to the City, and therefore the land adjacent to Hearthstone is proposed to be preserved as green space for streamside protection. Planning and Transportation Engineering staff have reviewed this request and can support the discharge of the access easement subject to the completion of the subject development application. The Hearthstone Strata has been apprised of this. The applicant's lawyer will be required to complete the discharge of this access easement and associated Restrictive Covenant from the Common Lot and all Strata Lots of Strata Plan EPS1810 as a condition of Final Adoption.)

- Staff received emails from 10 members of the townhouse strata to the north of the subject site, at 3101 160 Street (Strata EPS 3046, or the "Prima Strata"). The concerns expressed include the following:

- Opposition to the proposed streamside setback variance.

(The proposed setback variance has been supported in principle by Council, as is discussed in the "Context and Background" section of this report.)

- Concern regarding 3-storey townhouse units.

(The units directly adjacent to the Prima Strata are proposed to be two-storeys in height.)

- Concern regarding the proposed roadway adjacent to Prima.

(The Prima site was developed under Development Application No. 7910-0278-00. A concept plan was provided for the subject site as part of that application, which showed the internal drive aisle on the subject site along the northern property line. A 1.5 metre wide landscape strip is also proposed in order to provide some buffering between the two sites.)

- Recommendation that the City consider a land transfer or park purchase of the property to preserve it as a natural park / protection area.

(Parks has reviewed this recommendation and has indicated that this is not an option. The proposed development is consistent with the land use designation in the North Grandview Heights NCP and percent of the site that is proposed to be conveyed at no cost to the City as part of the application. Therefore this site is not a candidate for Parks acquisition. Parks has also indicated that a land transfer would not be possible.)

- Concern regarding drainage in the area.

(Drainage concerns and the applicant's proposed mitigation measures are discussed in the section below.)

- Concern regarding the impact the proposed development would have on privacy and quality of life of Prima residents.

(The development of the subject site for the proposed use was anticipated when the Prima site was developed under Development Application No. 7910-0278-00.)

- Concern regarding using the riparian area for the purposes of calculating density.

(Density in the North Grandview Heights NCP is calculated on the gross site area, which is consistent with the approach that is proposed. The proposed gross unit density for the subject site (5 upa) is lower than the gross unit density on the Prima site (8 upa).)

Meeting with the Prima Strata

- Due to the volume of concerns expressed by the Prima Strata, staff requested a virtual meeting with City staff, members of the Prima Strata, the applicant and their consultants to review the proposal, discuss the concerns, answer questions and review ways to mitigate the concerns expressed. This meeting was held on October 28, 2020. The meeting included staff from Planning and Development and Parks, Recreation and Culture, the applicant and their applicant's Planning and Engineering consultant, Architect, Qualified Environmental Professional, and 10 members of the Prima strata, including the Strata President.
- At the meeting, Planning staff provided an overview of the site context, background and proposal. This included an overview of the application background and Council support in principle for the proposed streamside setback variance.
- Parks staff answered questions regarding the suggestion that the City consider a land transfer or park purchase to preserve it as a natural park / protection area and indicated that this would not be possible.

- The applicant's consultants provided an overview of the proposal and answered questions from Prima residents. Most of the comments and questions from Prima residents were regarding drainage. The Prima site has suffered from drainage problems on their site, in part due to the presence of iron ochre in their perimeter drains. The Strata wants to ensure that development on the subject site will not worsen the drainage conditions on their site, and ensure that the drainage system on the subject site is well designed so that the problems they have experienced are not replicated on the subject site.
- In order to address Prima's concerns, the applicant proposes to incorporate a significant French drain system along the north and west property lines of the subject site, which will be in addition to the typical storm drainage system that will also be provided. The applicant also asserts that the majority of hard surfaces on the subject site will be diverted into enclosed drainage systems and will ultimately improve the surface and subsurface impacts on the adjacent properties. Building Division staff have reviewed the proposed drainage system, including the French drain, will be effective as long as it does not plug with iron ochre.
- Prima also had concerns that the applicant proceeded with the timing of the culvert removal and replacement, which was completed in October 2020. The applicant obtained Provincial approval for the stream crossing.
- At the meeting there was also discussion about the Class C drainage ditch to the west of the subject site as well as the Prima site, on the Cemetery property. The ditch shows on the City's mapping system (COSMOS) but the residents indicated that there is no ditch at that location. After the meeting, the applicant's QEP visited the site and confirmed that this drainage ditch has been eliminated. This information was provided to both the Prima Strata and the City's Environment Manager. The Environment Manager confirmed that the ditch elimination occurred several years ago as part of an ERC decision, and that the COSMOS layer will be amended to remove the Class C feature from the City's mapping.
- Subsequent to our meeting on October 28, 2020, the applicant submitted a letter to City staff, which was then forwarded to the Prima residents who attended the meeting.

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 runs through the eastern portion 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 (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The applicant is requesting a streamside setback variance to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 20 metres in accordance with the Council direction at the September 16, 2019 Regular Council Land Use meeting, as discussed in previous sections of this report.

- 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 and Impact Mitigation Plan, prepared by Ryan Preston, *R.P. Bio.*, of Enkon Environmental and dated November 20, 2020 was peer reviewed by Jeremy Nilson, *R.P Bio.*, of Pinchin Ltd., and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

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 North Grandview Heights 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 North Grandview Heights Neighbourhood Concept Plan (NCP).
- The proposed 12-unit townhouse project consists of two (2) three-storey buildings and one (1) two-storey building with garages accessed internally at grade.
- The townhouse units are large three- and four-bedroom units ranging in size from 204 square metres to 283 square metres each.
- The units have been oriented to interface appropriately with the streamside protection area which is being dedicated to the City for conservation purposes.
- The proposed buildings will include high-quality materials including hardie-panel siding.
- The units in the northern block (proposed Block 3) are the lower two-storey units with a 6 metre setback to the northern property line, in order to provide a sensitive interface with the townhouse complex to the north of the subject site.
- The applicant has worked with staff to provide sensitive interfaces to the streamside protection area and the townhouse complex to the north and have addressed staff's comments satisfactorily.

Landscaping

- The landscaping plan shows a total of 66 trees to be planted throughout the site including coniferous and deciduous trees.
- A significant number of shrubs and ground cover species are proposed throughout the subject site.

- A 1.5-metre-wide landscape buffer is proposed on the north side of the strata drive aisle in order to provide visual screening and a more sensitive interface with the townhouse complex to the north of the subject site. This landscape buffer area will consist of a variety of trees and shrubs which will provide year-round screening, and a 1.8-metre-high solid wood perimeter fence.

Outdoor Amenity

- Due to site constraints, the outdoor amenity area is split into two areas of 23 square metres each. One is located between Blocks 1 and 2, and the other at the southwest corner of the site. The central outdoor amenity contains a children's play area including a sand box, and the southwestern outdoor amenity contains a seating area overlooking the green space. The outdoor amenity areas are located outside of the riparian area that will be dedicated to the City.

TREES

- Mike Coulthard, 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			
Alder	7	7	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	4	3	1
Bitter Cherry	2	2	0
Golden Chain	1	1	0
Japanese Cherry	1	0	1
Maple sp.	1	1	0
Paper Birch	3	3	0
Spruce	2	2	0
Coniferous Trees			
Cypress sp.	3	2	1
Western Hemlock	9	7	2
Western Redcedar	2	1	1
Total (excluding Alder and Cottonwood Trees)	28	22	6
Additional Estimated Trees in the proposed Riparian Area	TBD	11 (to be confirmed)	TBD

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	66
Total Retained and Replacement Trees	72

- The Arborist Assessment states that there is a total of 28 mature trees on the site, excluding Alder and Cottonwood trees. 10 existing trees, approximately 26% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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, and proposed site grading.
- The Project Arborist is required to provide an updated report and information regarding the trees within the riparian area. This will be reviewed with Parks, Recreation and Culture (PRC) staff once submitted. The Project Arborist has indicated that approximately 11 of the existing trees within the riparian area are required to be removed, but this still needs to be reviewed with PRC. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area. A separate planting plan and associated cost estimate is required for planting within the riparian area that will remain on private property, which will be protected via a combined Restrictive Covenant / Right-of-Way.
- 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 54 replacement trees on the site. The applicant is proposing 66 replacement trees to be planted outside of the riparian area, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Sweetgum Slender Silhouette, Serbian Spruce and Austrian Black Pine.
- In summary, a total of 72 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. Subdivision Plan, 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 and Tree Plan Development
- Appendix V. Variance Permit No. 7918-0136-00
- Appendix VI. Initial Planning Report No. 7918-0136-00, dated October 1, 2018
- Appendix VII. Additional Planning Comments Report No. 7918-0136-00, dated July 22, 2019

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HK/cm

SUBDIVISION OF
 LOT 41 SECTION 23 TOWNSHIP 1
 EXCEPT PLAN EPP100043
 NEW WESTMINSTER DISTRICT
 PLAN 39535

BCDS 926.007

SCALE 1:500

0 20 30

ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 540 mm IN WIDTH BY
 432 mm IN HEIGHT (1:500) WHEN PLOTTED AT A SCALE OF 1:500
 THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 1,
 SURREY, BC, WADE3 (GPRS) 4.0.G.G.C.1.M.V.M.D.

GRID BOUNDINGS ARE DERIVED FROM OBSERVATIONS
 BETWEEN GEODETIC CONTROL MONUMENTS 5734 AND 5733
 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

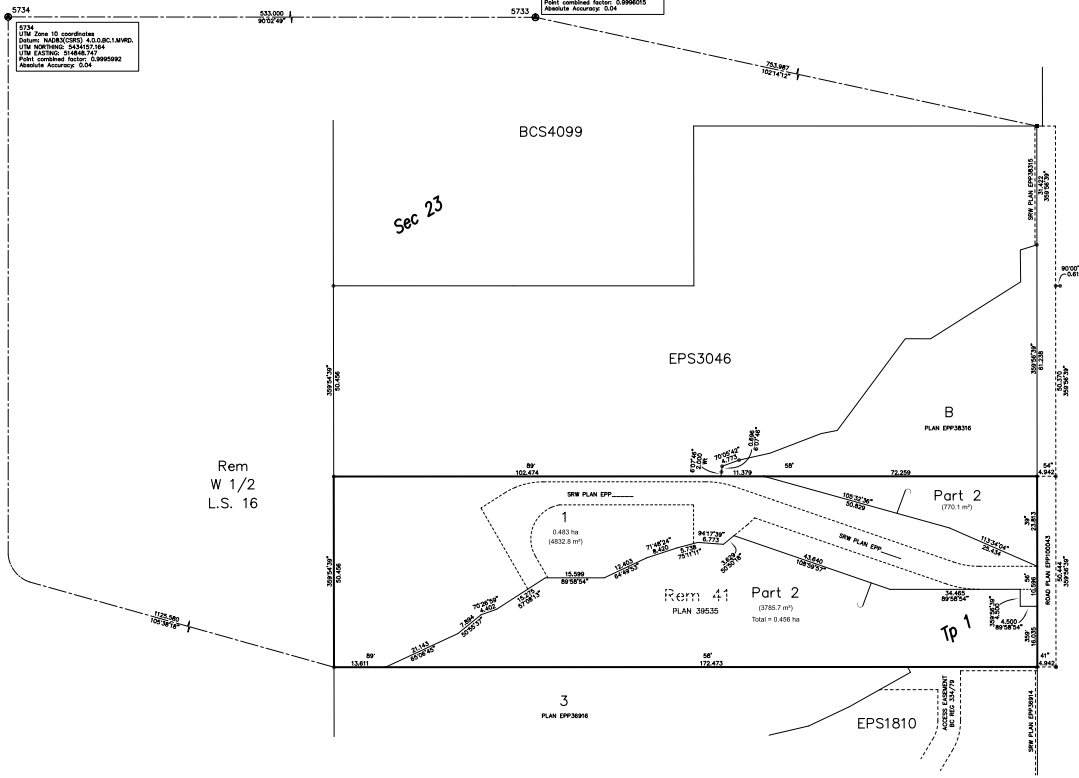
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY PROVIDED
 ARE DERIVED FROM MASCOPT PUBLISHED COORDINATES AND STANDARD
 DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5734 AND 5733

THIS PLAN SHOWS HORIZONTAL GRID-LEVEL DISTANCES UNLESS
 OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
 GRID-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
 0.99990333. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED
 FROM CONTROL MONUMENTS 5734 AND 5733

LEGEND

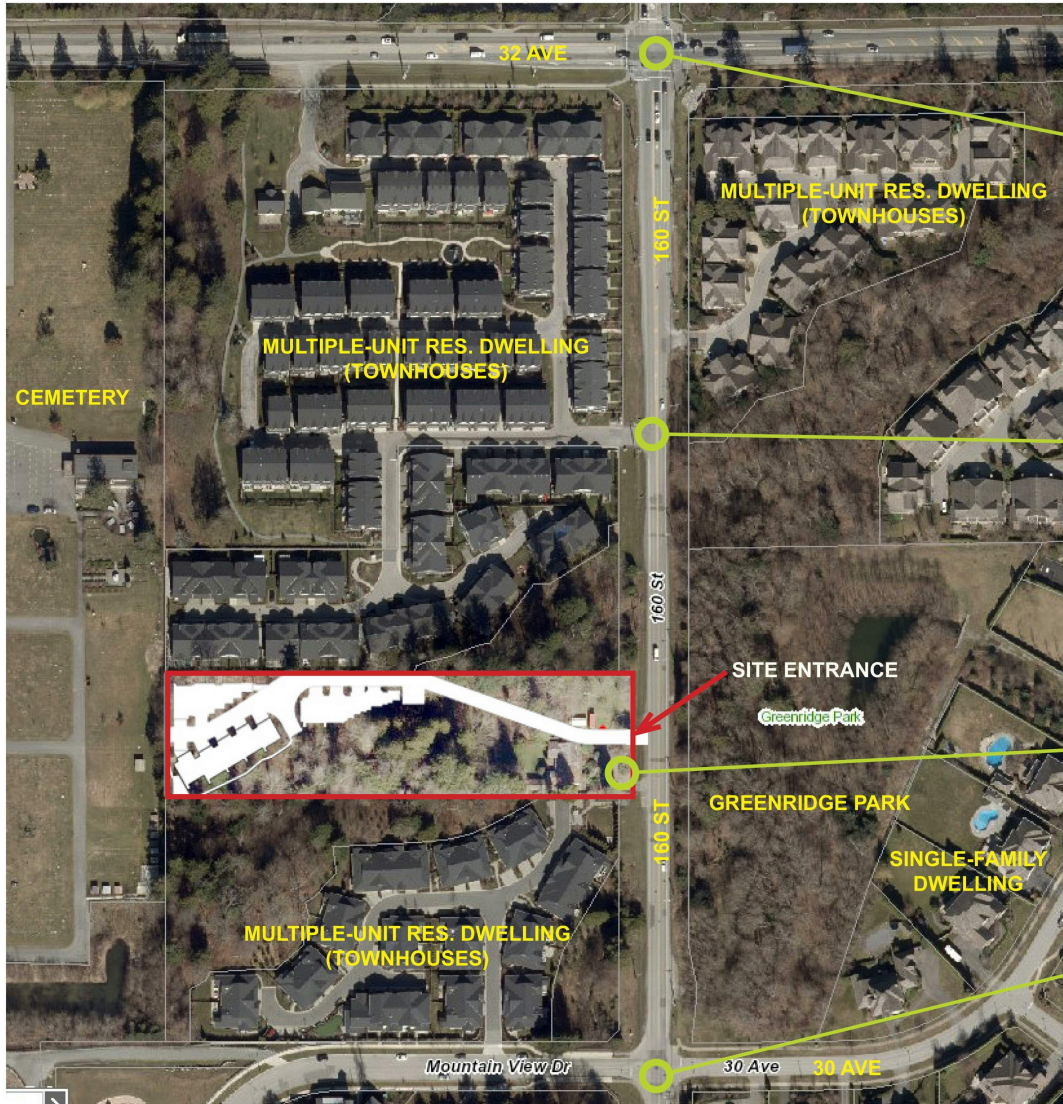
- INDICATES CONTROL MONUMENT FOUND
- INDICATES LEAD PILE FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDING IRON POST PLACED

THIS PLAN SHOWS ONE OR MORE WITNESS PORTS
 WHICH ARE NOT SET ON THE TRUE CORNERS



5733
 UTM Zone 10 coordinates
 Central Meridian: 103.000000
 Easting: 464842.0000
 Northing: 5434262.728
 UTM FACTOR: 0.99990333
 Point combined factor: 0.9998015
 Absolute Accuracy: 0.04

5734
 UTM Zone 10 coordinates
 Central Meridian: 103.000000
 Easting: 464842.0000
 Northing: 5434262.728
 UTM FACTOR: 0.99990333
 Point combined factor: 0.9999999
 Absolute Accuracy: 0.04



CONTEXT SITE PLAN



160 ST & 32 AVE



160 ST



ENTRANCE SIGNAGE



160 ST & 30 AVE.

REVISIONS

DATE	DESCRIPTION
2 2020.07.28	RE-ISSUED FOR DP
3 2020.11.18	RE-ISSUED FOR DP
4 2020.12.01	RE-ISSUED FOR DP

South Surrey
Townhomes

3063 160 Street
Surrey, B.C.

title
CONTEXT SITE PLAN

scale
@ 24x30"
date May 2020
drawn JJ checked GK

job no. 2011
sheet no. **A0.00a**

seal

REVISIONS

DATE	DESCRIPTION
2020.07.28	RE-ISSUED FOR DP
2020.11.18	RE-ISSUED FOR DP
2020.12.01	RE-ISSUED FOR DP



SITE NORTH VIEW



BLOCK-1, NORTH VIEW



SITE ENTRANCE, 160 STREET



BLOCK-2, NORTH VIEW



BLOCK-3, SOUTH VIEW

**South Surrey
Townhouses**

3063 160 Street
Surrey, B.C.

title
PERSPECTIVE VIEWS

scale
@ 24x30"
date May 2020
drawn JJ checked GK

job no. 2011
sheet no. **A0.00b**

seal

REVISIONS

DATE	DESCRIPTION
2020.07.28	RE-ISSUED FOR DP
2020.11.18	RE-ISSUED FOR DP
2020.12.01	RE-ISSUED FOR DP



SITE NORTH VIEW



BLOCK-1, NORTH VIEW



SITE ENTRANCE, 160 STREET



BLOCK-2, NORTH VIEW



BLOCK-3, SOUTH VIEW

South Surrey
Townhouses

3063 160 Street
Surrey, B.C.

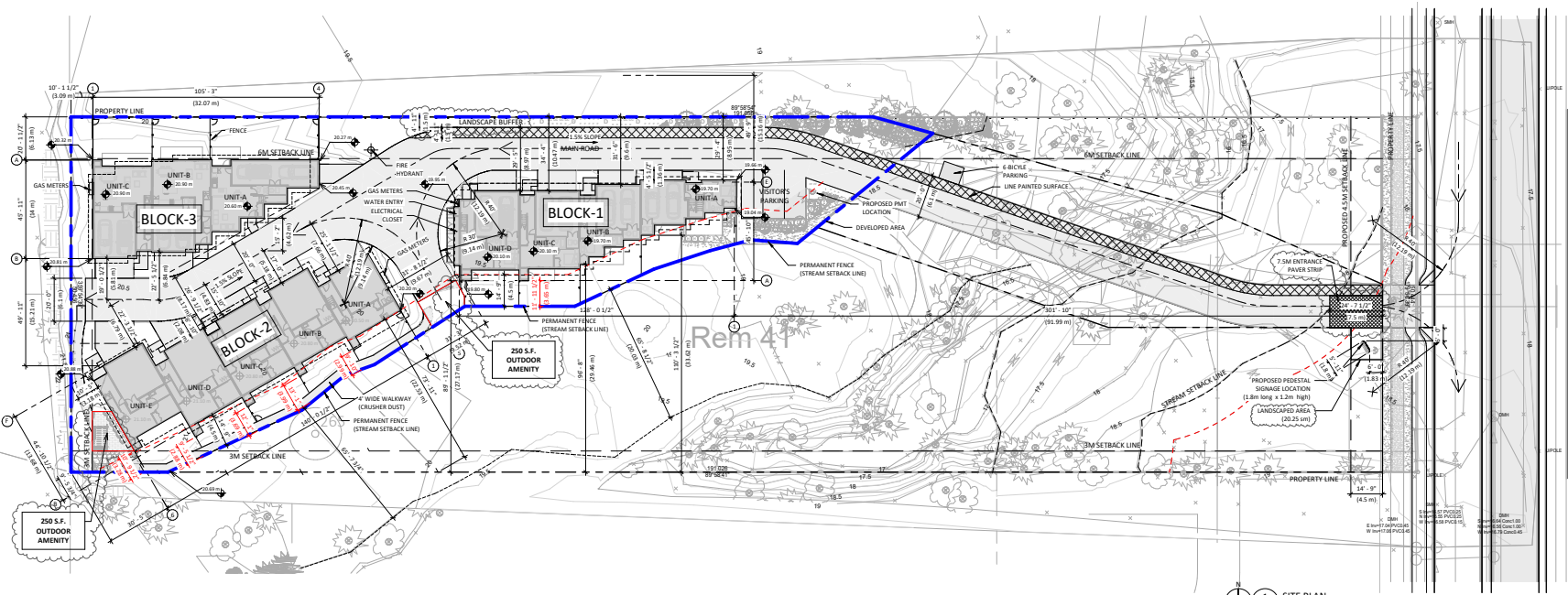
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PERSPECTIVE VIEWS

scale
@ 24x30"
date May 2020
drawn JJ checked GK

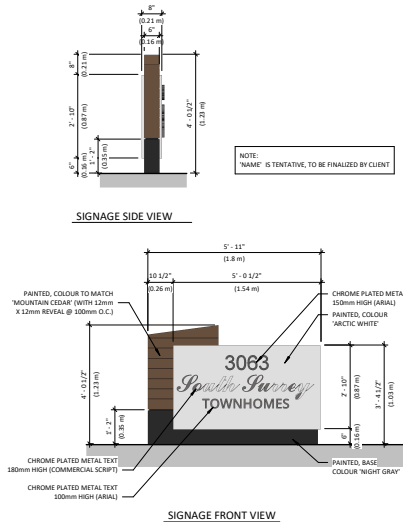
job no. 2011
sheet no. A0.00b

seal

REVISIONS	
DATE	DESCRIPTION
1 2020.05.21	ISSUE FOR CLIENT REVIEW
2 2020.07.28	RE-ISSUED FOR DP
3 2020.11.18	RE-ISSUED FOR DP
4 2020.12.01	RE-ISSUED FOR DP



SITE MAP



PROJECT SYNOPSIS

CIVIC ADDRESS: 3063 160 STREET, SURREY, B.C.
LEGAL DESCRIPTION: LOT 41 SECTION 23 TOWNSHIP 1 PLAN NWP39535 NWD PART NE 1/4.

ZONING: RA - CURRENT
RM-15 - PROPOSED
LOT SIZE: 4,832.80 SM [0.483]

Developed Area 3,618.15 SM [0.361]
BUILDING CLASSIFICATION: GROUP C
MAX. BUILDING AREA = 12,145 SF (1,128.31 SM)
BUILDING TO BE SPRINKLERED

LOT COVERAGE: Developed Area = 31%

DENSITY: Developed Area = 33.2 units/ha

FAR: Developed Area = 0.71

BUILDING HEIGHT: AVG. GRADE = 18.58m
9.5m PROPOSED
11.0m ALLOWED

PARKING REQUIRED: VISITOR PARKING = 3 REQUIRED

PARKING PROVIDED: 3 VISITOR'S STALLS PROVIDED
6-BICYCLE PARKING PROVIDED

SETBACK REQUIREMENTS: PROVIDED
WEST: 3.0m
EAST: 4.5m
NORTH SIDE: 6.0m
SOUTH SIDE: 3.0m

GROSS FLOOR AREAS			
NAME	LEVEL	AREA	

BLK-1 UNIT-A	LEVEL 1	399 SF	
BLK-1 UNIT-A	LEVEL 2	822 SF	
BLK-1 UNIT-A	LEVEL 3	846 SF	
		2068 SF	
BLK-1 UNIT-B	LEVEL 1	414 SF	
BLK-1 UNIT-B	LEVEL 2	876 SF	
BLK-1 UNIT-B	LEVEL 3	883 SF	
		2173 SF	
BLK-1 UNIT-C	LEVEL 1	591 SF	
BLK-1 UNIT-C	LEVEL 2	919 SF	
BLK-1 UNIT-C	LEVEL 3	1027 SF	
		2537 SF	
BLK-1 UNIT-D	LEVEL 1	661 SF	
BLK-1 UNIT-D	LEVEL 2	919 SF	
BLK-1 UNIT-D	LEVEL 3	1025 SF	
		2605 SF	
BLK-2 UNIT-A	LEVEL 1	441 SF	
BLK-2 UNIT-A	LEVEL 2	940 SF	
BLK-2 UNIT-A	LEVEL 3	1037 SF	
		2418 SF	
BLK-2 UNIT-B	LEVEL 1	582 SF	
BLK-2 UNIT-B	LEVEL 2	916 SF	
BLK-2 UNIT-B	LEVEL 3	1025 SF	
		2523 SF	
BLK-2 UNIT-C	LEVEL 1	582 SF	
BLK-2 UNIT-C	LEVEL 2	917 SF	
BLK-2 UNIT-C	LEVEL 3	1025 SF	
		2525 SF	

GROSS FLOOR AREAS			
NAME	LEVEL	AREA	

BLK-2 UNIT-D	LEVEL 1	584 SF	
BLK-2 UNIT-D	LEVEL 2	918 SF	
BLK-2 UNIT-D	LEVEL 3	1026 SF	
		2527 SF	
BLK-2 UNIT-E	LEVEL 1	587 SF	
BLK-2 UNIT-E	LEVEL 2	930 SF	
BLK-2 UNIT-E	LEVEL 3	1070 SF	
		2587 SF	
BLK-3 UNIT-A	LEVEL 1	639 SF	
BLK-3 UNIT-A	LEVEL 2	1088 SF	
		1726 SF	
BLK-3 UNIT-B	LEVEL 1	737 SF	
BLK-3 UNIT-B	LEVEL 2	1067 SF	
		1804 SF	
BLK-3 UNIT-C	LEVEL 1	746 SF	
BLK-3 UNIT-C	LEVEL 2	1026 SF	
		1773 SF	

Grand total 27265 SF

South Surrey Townhouses

3063 160 Street
Surrey, B.C.

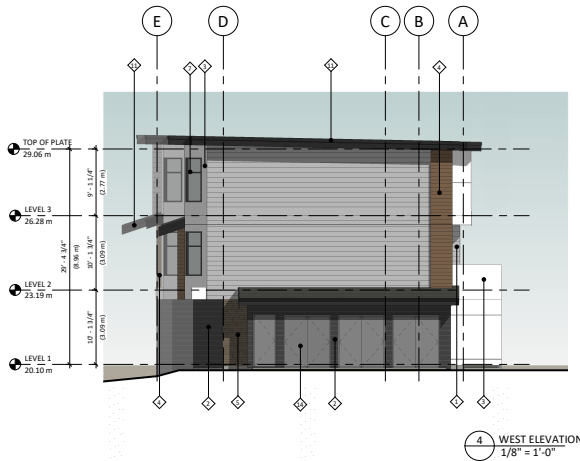
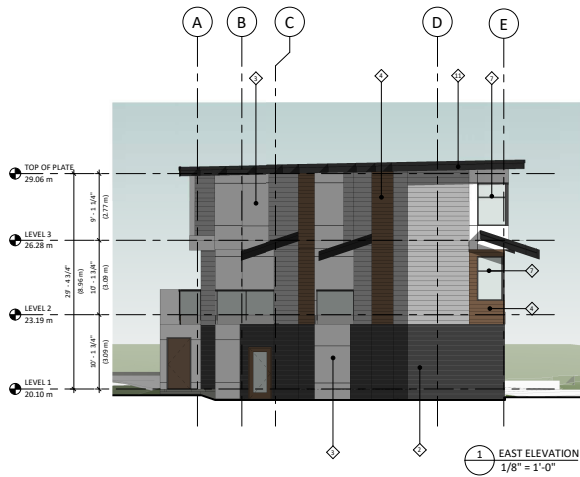
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scale As indicated
date May 2020
drawn JJ checked GK

job no. 2011
sheet no. A1.00

seal

REVISIONS	
DATE	DESCRIPTION
1 2020.05.21	ISSUED FOR CLIENT REVIEW
2 2020.07.28	RE-ISSUED FOR D.P.
3 2020.11.18	RE-ISSUED FOR D.P.
4 2020.12.01	RE-ISSUED FOR D.P.



MATERIAL/FINISH SCHEDULE	
MARK	DESCRIPTION
1	8 1/4" HARDIE PLANK LAP SIDING - PEARL GRAY
2	8 1/4" HARDIE PLANK LAP SIDING - NIGHT GRAY
3	5/16" THK HARDIE PANEL WITH REVEAL - ARCTIC WHITE PLAIN
4	6 1/4" WOODSTONE RUSTIC SERIES LAP SIDING 'MOUNTAIN CEDAR'
5	'AVANANI' - IRON-ORE LEDGESTONE
6	TEMPERED GLASS ON ALUMINUM POWDER COATED GUARDRAILS (BLACK)
7	VINYL WINDOWS (BLACK)

MATERIAL/FINISH SCHEDULE	
MARK	DESCRIPTION
8	VINYL SLIDING DOOR (BLACK)
9	ROOFING, ASPHALT SHINGLES (BLACK)
10	PLAT FASGA - (BLACK)
11	
12	MAIN DOOR - FIBERGLASS, COLOUR TO MATCH 'MOUNTAIN CEDAR'
13	PAINTED METAL GARAGE DOOR, COLOUR TO MATCH 'MOUNTAIN CEDAR'
14	STEEL SERVICE DOOR, PAINTED 'PEARL GRAY'

South Surrey
Townhouses

3063 160 Street, Surrey,
B.C.

title
BLOCK-1 BUILDING
ELEVATIONS

scale 1/8" = 1'-0"

date AUG 2020

drawn JJ checked GK

job no. 2011

sheet no. **A3.00**

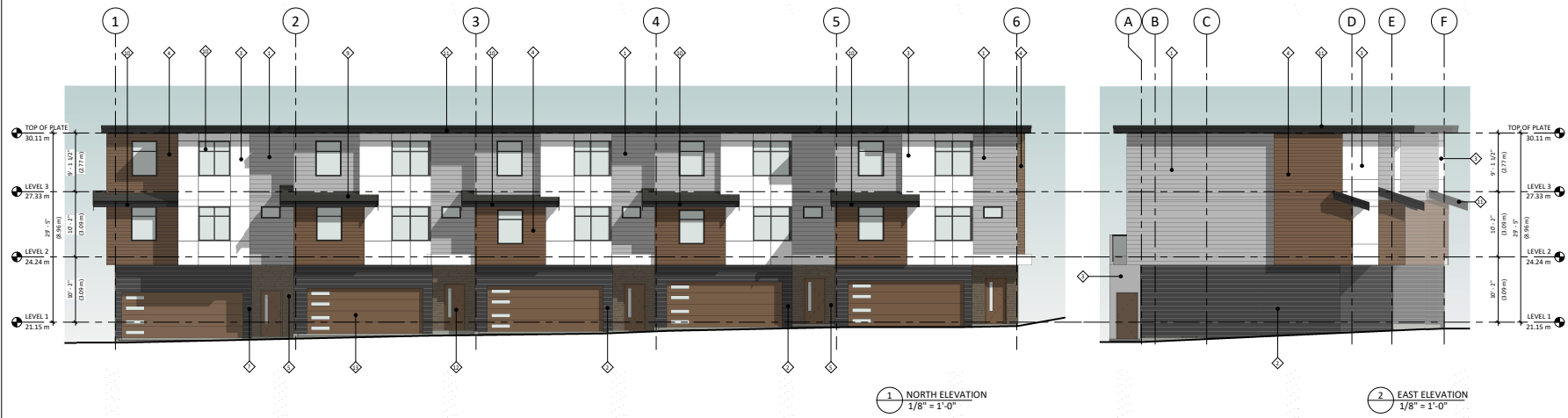
seal

Drawings are to be read in conjunction with each other; any discrepancies found on any drawings are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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2020-12-01 03:12:20 AM

REVISIONS	
DATE	DESCRIPTION
1 2020.05.21	ISSUED FOR CLIENT REVIEW
2 2020.07.28	RE-ISSUED FOR DP
3 2020.11.18	RE-ISSUED FOR DP
4 2020.12.01	RE-ISSUED FOR DP



MATERIAL/FINISH SCHEDULE	
MARK	DESCRIPTION
1	8 1/4" HARDIE PLANK LAP SIDING - PEARL GRAY
2	9 1/4" HARDIE PLANK LAP SIDING - NIGHT GRAY
3	5/16" THK HARDIE PANEL WITH REVEAL - ARCTIC WHITE PLAIN
4	6 1/4" WOODTONE RUSTIC LAP SIDING - MOUNTAIN CEDAR
5	'AVALAN' - IRON-ORE LEDGESTONE
6	TEMPERED GLASS ON ALUMINUM POWDER COATED GUARDRAILS (BLACK)

MATERIAL/FINISH SCHEDULE	
MARK	DESCRIPTION
7	VINYL WINDOWS (BLACK)
8	VINYL SLIDING DOOR (BLACK)
9	ROOFING, ASPHALT SHINGLES (BLACK)
10	FLAT FASCIA - (BLACK)
11	BUILT UP FASCIA - (BLACK)
12	MAIN DOOR - FIBERGLASS, COLOUR TO MATCH 'MOUNTAIN CEDAR'
13	PAINTED METAL GARAGE DOOR, COLOUR TO MATCH 'MOUNTAIN CEDAR'

South Surrey
Townhouses

3063 160 Street, Surrey,
B.C.

title
BLOCK-2 BUILDING
ELEVATIONS

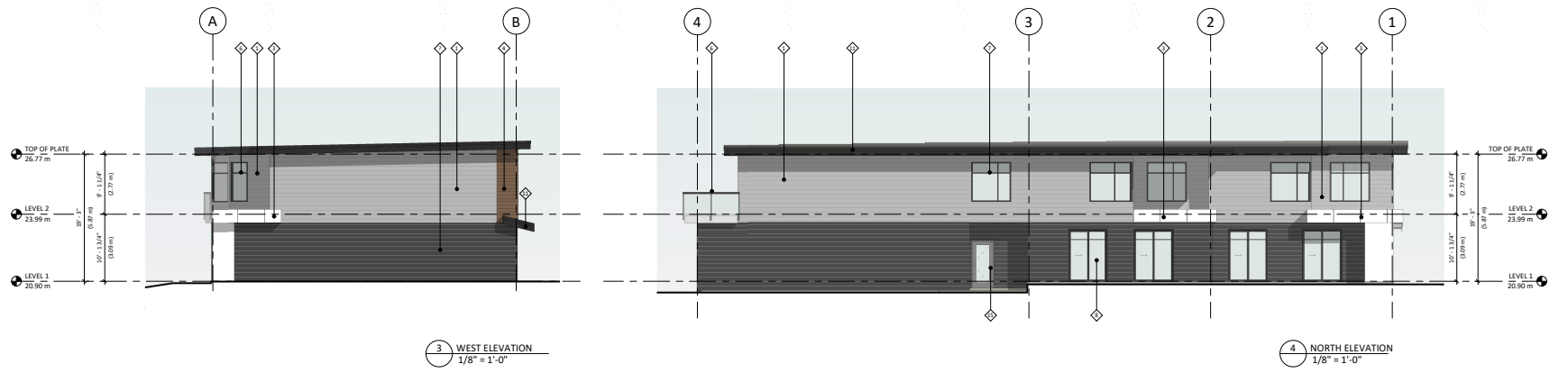
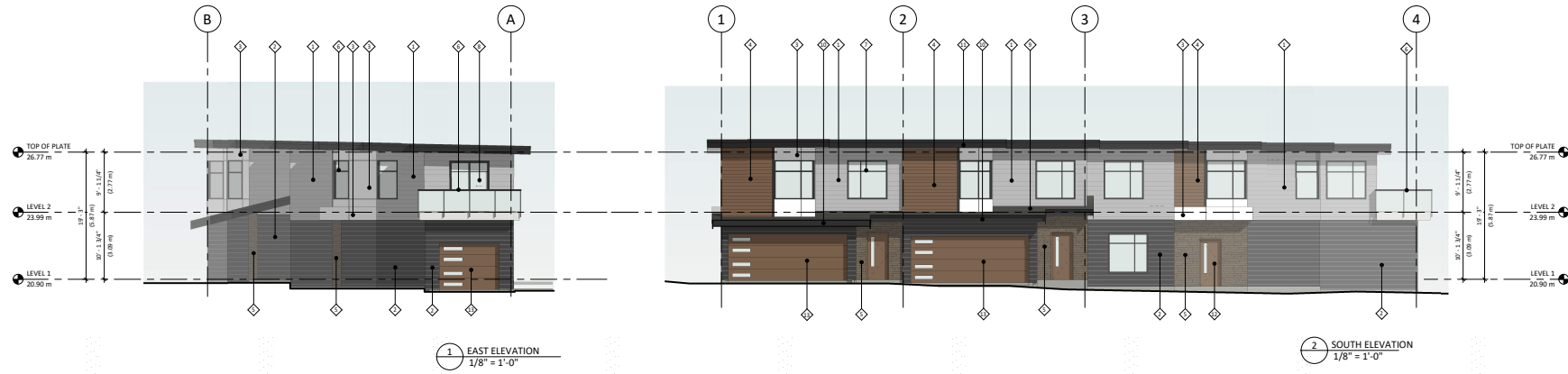
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date MAY 2020
drawn JJ checked GK

job no. 2011
sheet no. A3.01
seal

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2020-12-01 02:12:24 AM

REVISIONS		
DATE	DESCRIPTION	
1 2020.05.21	ISSUED FOR CLIENT REVIEW	
2 2020.07.28	RE-ISSUED FOR DP	
3 2020.11.18	RE-ISSUED FOR DP	
4 2020.12.01	RE-ISSUED FOR DP	



South Surrey
Townhouses

3063 160 Street, Surrey,
B.C.

title
BLOCK-3 BUILDING
ELEVATIONS

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date May 2020
drawn JJ checked GK

job no. 2011
sheet no. A3.02

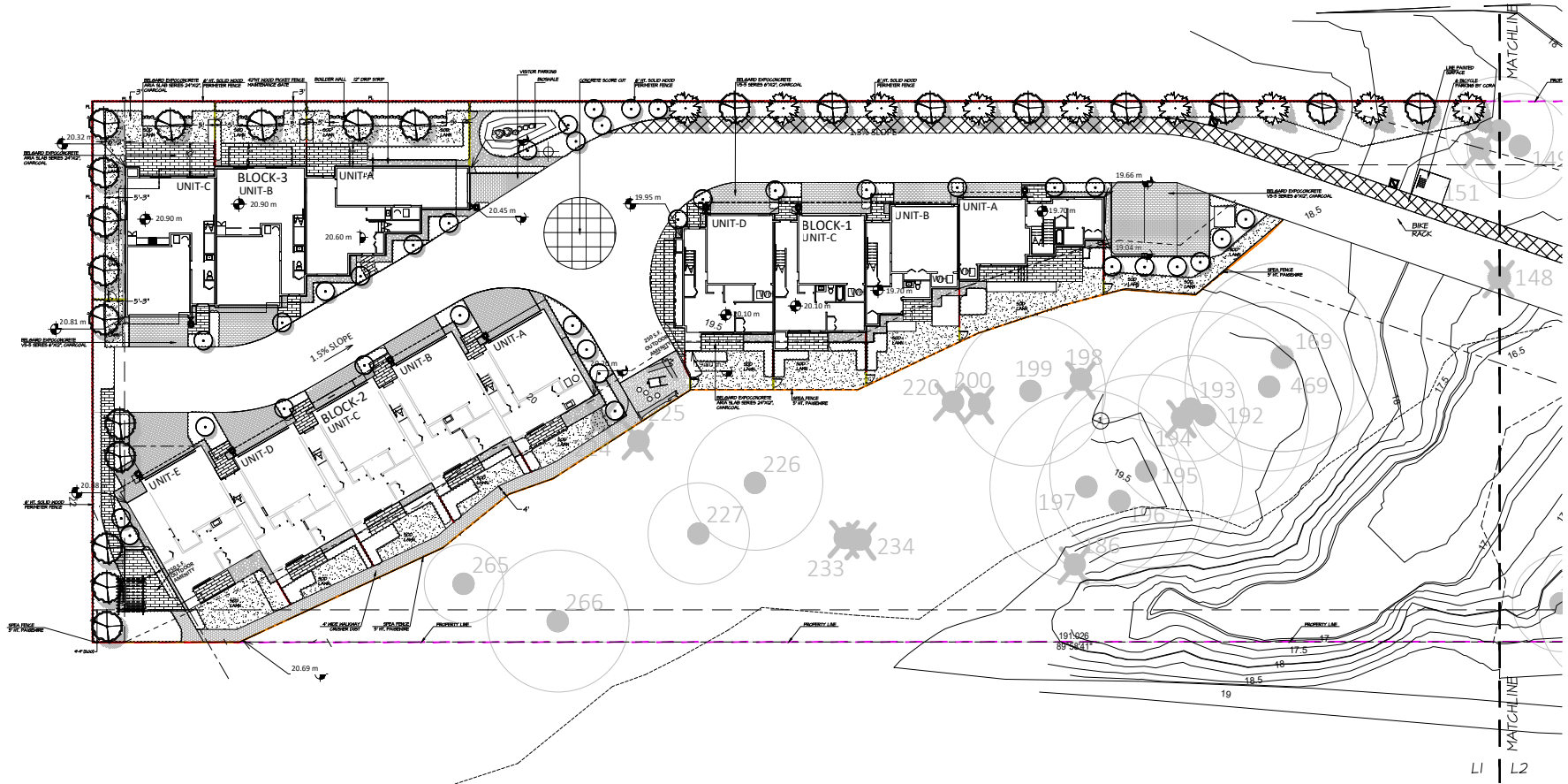
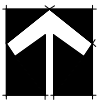
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MATERIAL/FINISH SCHEDULE	
MARK	DESCRIPTION
1	8 1/4" HARDIE PLANK LAP SIDING - PEARL GRAY
2	8 1/4" HARDIE PLANK LAP SIDING - NIGHT GRAY
3	5/16" THK HARDIE PANEL WITH REVEAL - 'ARCTIC WHITE' PLAIN
4	6 1/4" WOODSTONE RUSTIC SERIES LAP SIDING 'MOUNTAIN CEDAR'
5	'JAVANANI' - IRON-ORE LEDGESTONE
6	TEMPERED GLASS ON ALUMINUM POWDER COATED GUARDRAILS (BLACK)
7	VINYL WINDOWS (BLACK)

MATERIAL/FINISH SCHEDULE	
MARK	DESCRIPTION
8	VINYL SLIDING DOOR - (BLACK)
9	ROOFING, ASPHALT SHINGLES (BLACK)
10	FLAT FASCIA - (BLACK)
11	BUILT UP FASCIA - (BLACK)
12	MAIN DOOR - FIBERGLASS, COLOUR TO MATCH 'MOUNTAIN CEDAR'
13	PAINTED METAL GARAGE DOOR, COLOUR TO MATCH 'MOUNTAIN CEDAR'
15	VINYL SWING DOOR (BLACK)



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO	DATE	REVISION DESCRIPTION	DR.
10	2020/02/02	REV AS PER NEW SITE PLAN	BN
4	2020/01/08	RE-SIGNED FOR DP	BN
8	2020/01/02	REV PER ARCH & CLIENT COMMENTS	PP
7	2020/01/07	REV PER CLIENT COMMENTS	GL
6	2020/01/07	REV AS PER CLIENTS COMMENTS	GL
5	2020/01/07	REV AS PER NEW SITE PLAN	GL
4	2020/01/21	SIGNED FOR DP	PP
3	2020/01/08	REV PER NEW SITE PLANS	PP
2	2020/01/04	REV PER NEW SITE PLAN	PP
1	2020/01/09	PRE-CONCEPT BUBBLES	PP

NO. DATE REVISION DESCRIPTION DR.
 SEAL:

PLANT SCHEDULE - TREES M2 JOB NUMBER: 20 002

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
36	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE	SHEETGUM SLENDER SILHOUETTE	6CM CAL; 1,80CM; B4B
4	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B4B
22	PINUS NIGRA	AUSTRIAN BLACK PINE	3M HT; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

LEGEND

SYMBOL	NAME	QTY
⊞	POLE MOUNTED LIGHT	05
⊞	WALL MOUNTED LIGHT	03

SEE ELECTRICAL DRAWINGS FOR MORE DETAIL

HARDSCAPE AND FURNITURE LEGEND

	BELGARD EXPROCONCRETE V5-S SERIES 6'X12', CHARCOAL
	BELGARD EXPROCONCRETE ARIA SLAB SERIES 24'X12', CHARCOAL
	CONCRETE SAW CUT
	42" HT. WOOD PICKET FENCE & GATE
	SPEA PROTECTION FENCE 5' HT. PAIGENIRE
	6' HT. SOLID WOOD PERIMETER FENCE
	PROPERTY LINE

PROJECT:
SJY DEVELOPMENTS Ltd.
 3063 160 STREET
 SURREY, BC

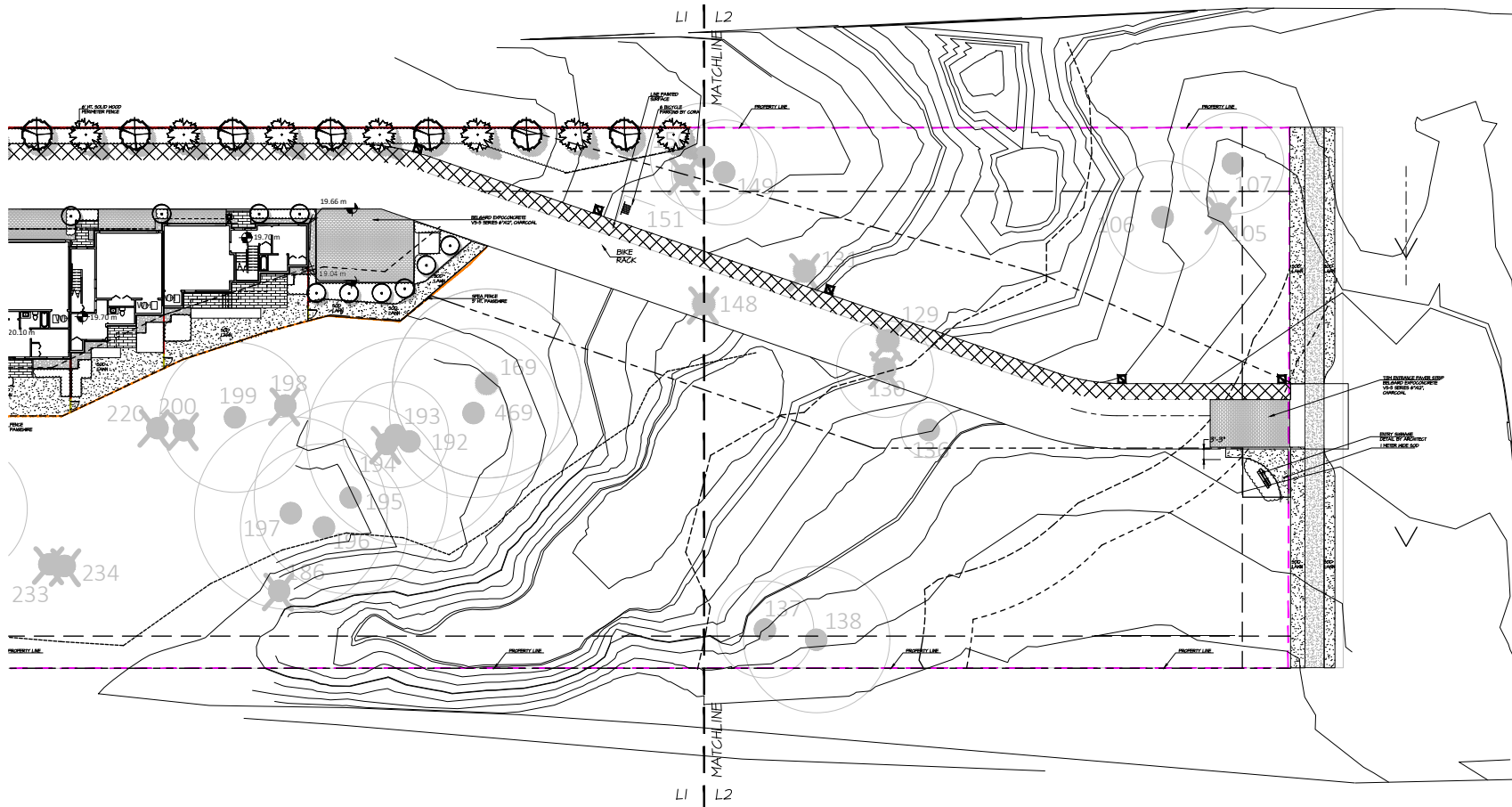
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**TREE PLAN
 WEST CORNER**

DATE: 2020/02/25	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: PP	
DESIGN: PP	
CHKD: HM	



LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
10	2020/02/01	REV. AS PER NEW SITE PLAN	EN
9	2020/01/08	RE-SIGNED FOR CP	EN
8	2020/01/02	REV. PER ARCH / CLIENT COMMENTS	PP
7	2020/01/03	REV. PER CLIENT COMMENTS	OL
6	2020/01/03	REV. AS PER CLIENT'S COMMENTS	OL
5	2020/01/11	REV. AS PER NEW SITE PLAN	OL
4	2020/01/24	ISSUED FOR CP	PP
3	2020/01/28	REV. PER NEW SITE PLANS	PP
2	2020/01/13	REV. PER NEW SITE PLAN	PP
1	2020/02/25	PRE-CONCEPT ISSUED	PP

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:

SJY DEVELOPMENTS Ltd.
 3063 160 STREET
 SURREY, BC

DRAWING TITLE:

**TREE PLAN
 EAST CORNER**

DATE: 2020/02/25	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L2
DRAWN: PP	
DESIGN: PP	
CHK'D: MM	

M2LA PROJECT NUMBER: **JOB NO. 20002**

LEGEND

SYMBOL	NAME	QTY
⊗	POLE MOUNTED LIGHT	05
⊠	WALL MOUNTED LIGHT	13

SEE ELECTRICAL DRAWINGS FOR MORE DETAIL

HARDSCAPE AND FURNITURE LEGEND

	BELGARD EXPROCONCRETE
	V5-5 SERIES 6'X12', CHARCOAL
	BELGARD EXPROCONCRETE ARUA SLAB SERIES 24'X12', CHARCOAL
	CONCRETE SAW CUT
	42" HT. WOOD PICKET FENCE & GATE
	SPEEA PROTECTION FENCE 5' HT. PAISÉWIRE
	6" HT. SOLID WOOD PERIMETER FENCE
	PROPERTY LINE

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

FROM: **Development Services Manager, Engineering Department**

DATE: **December 2, 2020** PROJECT FILE: **7818-0136-00**
~~November 27, 2020~~

RE: **Engineering Requirements
Location: 3063-160 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.5 metre SROW fronting 160 Street.
- Convey Park land to the City as per the subdivision plan

Works and Services

- Provide service connections to the proposed development.
- Construct driveway to access the proposed development.

A Servicing Agreement is not required. An Administrative Processing Fee of \$1,674.75 required to administer the required legal documents.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside)

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the onsite watercourse and culvert.



Tommy Buchmann, P.Eng.
Development Services Manager

LR1

August 27, 2020

Planning

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.

A new Sunnyside Elementary was opened September 2013 on the east side of Highway 99. As of September 2019, there are currently 12 portables on site used for enrolling classroom space. As part of the District's 2019/20 Five Year Capital Plan Submission to Ministry of Education, the District is requesting a 200 capacity addition targeted to open 2021. The project has not received Ministry approval to move to design and construction. Even with this proposed addition, some portable may be required to remain on site to meet projected longer term growth in the catchment.

In March 2018, the Ministry of Education approved the funding to design and build a new 655 capacity elementary school, Edgewood Drive, located at 23rd Avenue and 166th Street. The school is targeted to open September 2021 and may provide some enrolment relief to Sunnyside.

The District is currently in design and construction on a new 1500 capacity high school, Grandview Heights Secondary, to be located in the Grandview area which is targeted to open September 2021. This new secondary is intended to provide enrolment relief to Earl Marriott Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0136 00 Revised

SUMMARY

The proposed 12 townhouse units are estimated to have the following impact on the following schools:

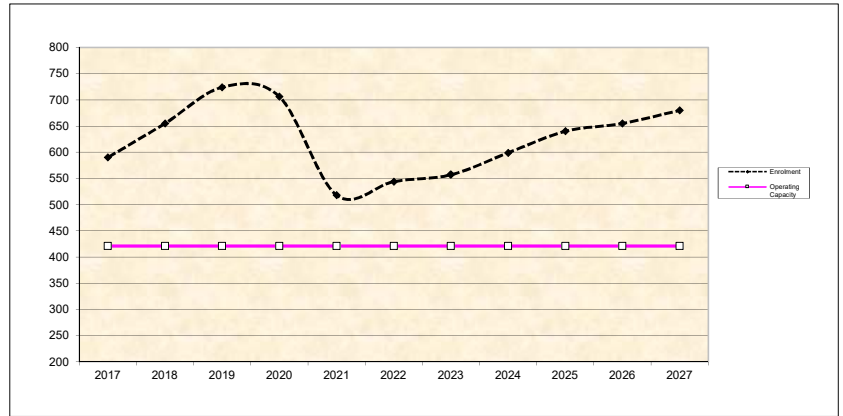
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

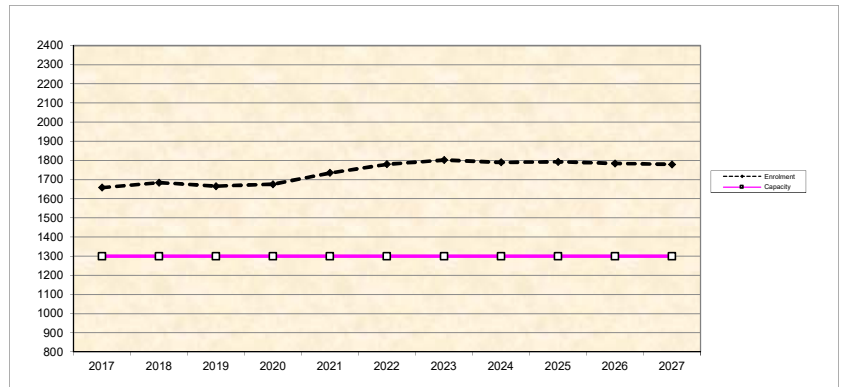
September 2019 Enrolment/School Capacity

Sunnyside Elementary	
Enrolment (K/1-7):	114 K + 610
Operating Capacity (K/1-7)	95 K + 326
Semiahmoo Secondary	
Enrolment (8-12):	1666
Capacity (8-12):	1300

Sunnyside Elementary



Semiahmoo Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Surrey Project Number Unknown
 Site Address 3063 160th Street
 Registered Arborist Conor Corbett, MSFM, RPF
 ISA Certified Arborist (PN-8429A)

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)	38
Protected Trees to be Removed	32
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 10 X one (1) = 10 - All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = 44	54
Replacement Trees Proposed	66
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	TBD

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

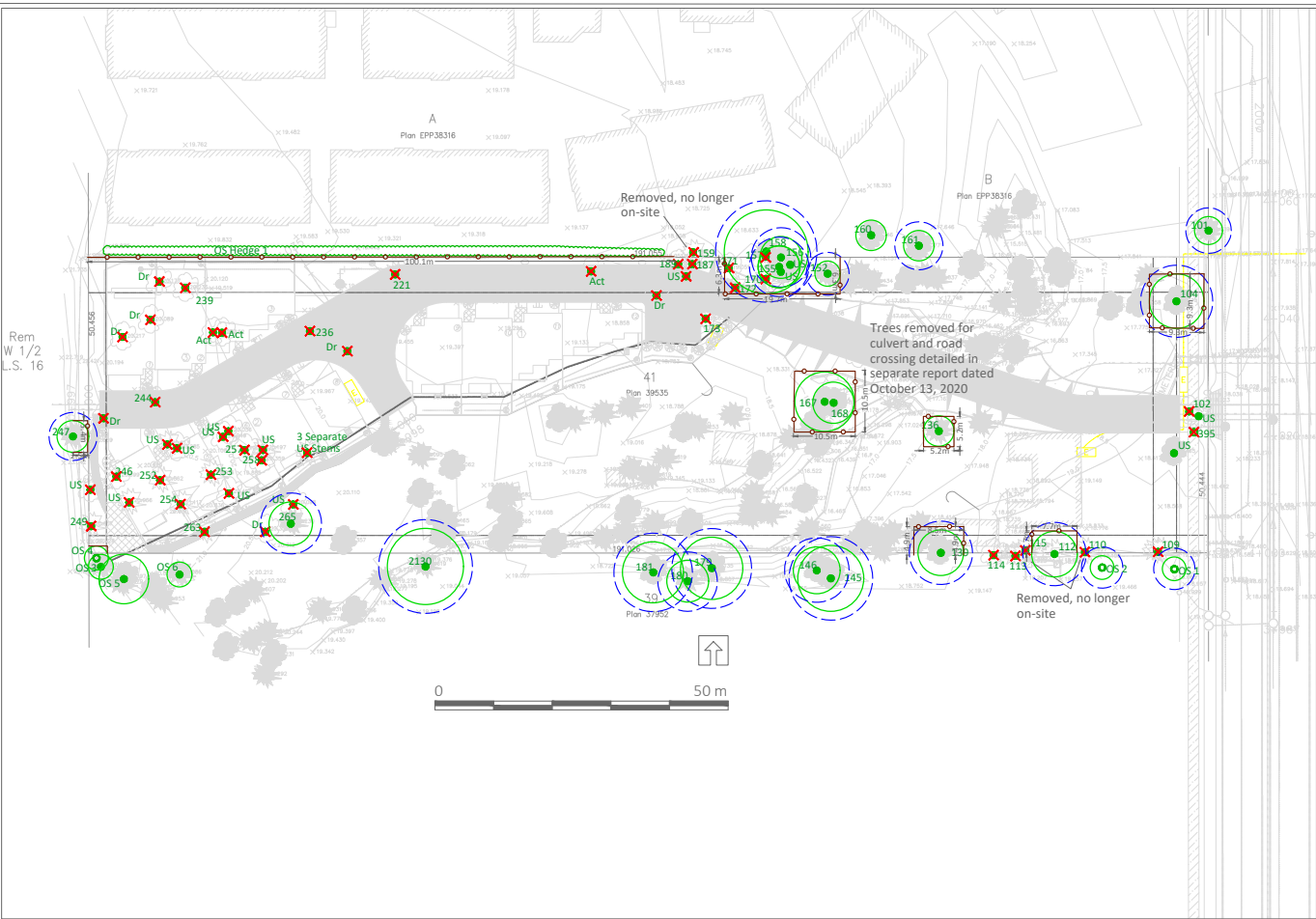
Summary, report and plan prepared and submitted by



Signature of Arborist

December 1, 2020

Date



- LEGEND**
- TREE PROTECTION ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION FENCE
 - TREE TO BE RETAINED
 - UNSURVEYED TREE
 - TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
 5. 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).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by: HY Associates Land Surveying Ltd.

Rem
W 1/2
L.S. 16



3551 COMMERCIAL STREET
VANCOUVER BC V6N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan (revised)
Project address: 3063 160th Street, Surrey
Client: HY Engineering

Drawing No: 010
Date: 2020/11/17
Drawn by: CC
Page Size: TABLOID 11"x17"

Page #
1 of 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0136-00

Issued To:

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: 008-631-549
Lot 41 Section 23 Township 1 New Westminster District Plan 39535

3063 - 160 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 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:

In subsection B. Streamside Setback Areas of Part 7A Streamside Protection, the minimum distance from top-of-bank for a Class A watercourse is reduced from 30 metres to a minimum of 20 metres, as shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

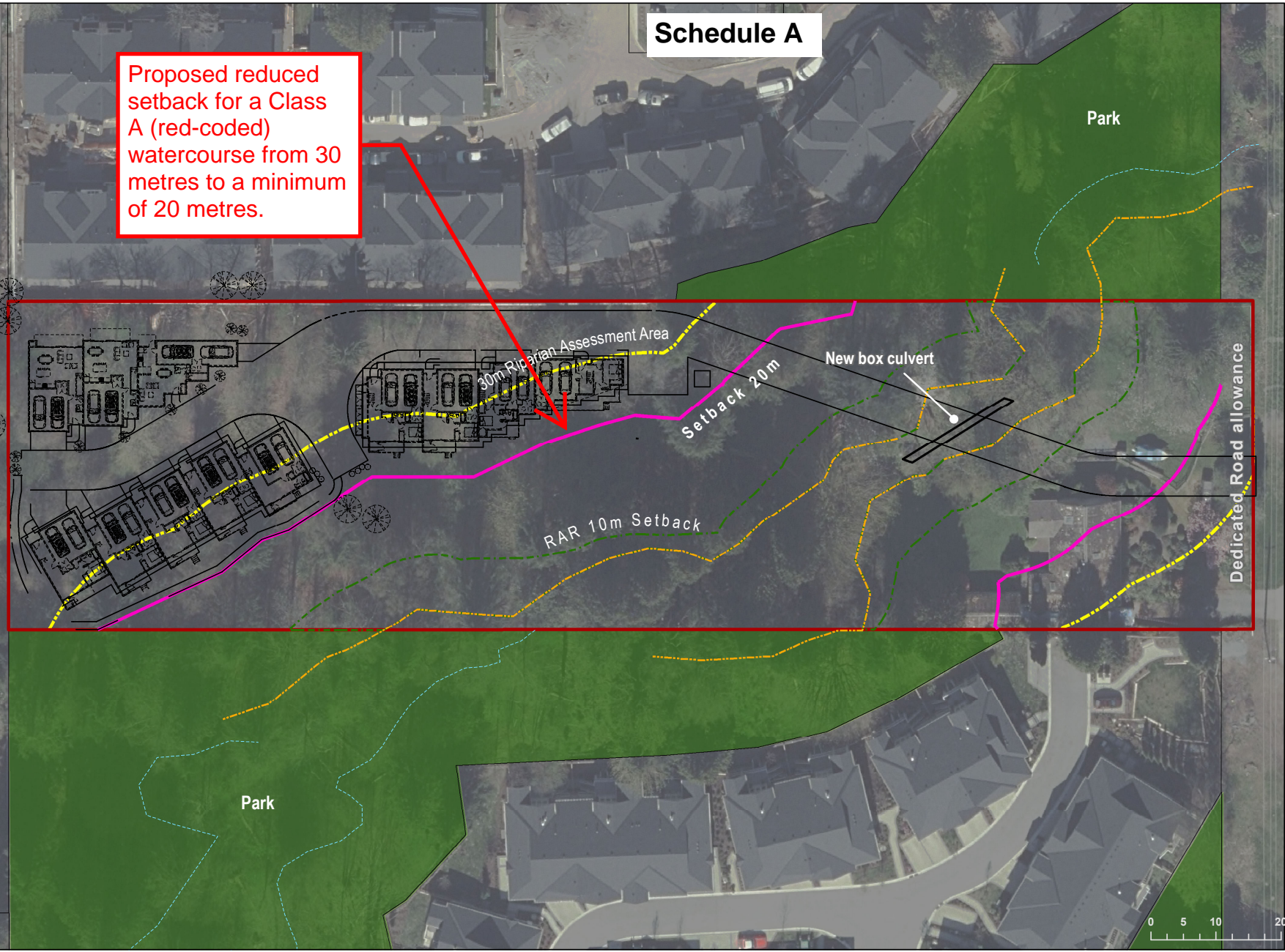
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

Proposed reduced setback for a Class A (red-coded) watercourse from 30 metres to a minimum of 20 metres.

Decommissioned Stream - no channel present



Wills Brook Tributary Proposed Development Concept

Location:
3063 160 Street
Surrey

Client:
SJY Development Ltd.

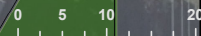
- Legend**
- Subject Property
 - Property Boundary
 - Top of Bank
 - RAR 10m Setback
 - Culvert
 - CoS Park
 - Minimum Setback 20m
 - RAA (30m)

Figure 1

1:550

Map Projection: UTM NAD83 10N
Imagery: Used with permission
from the City of Surrey

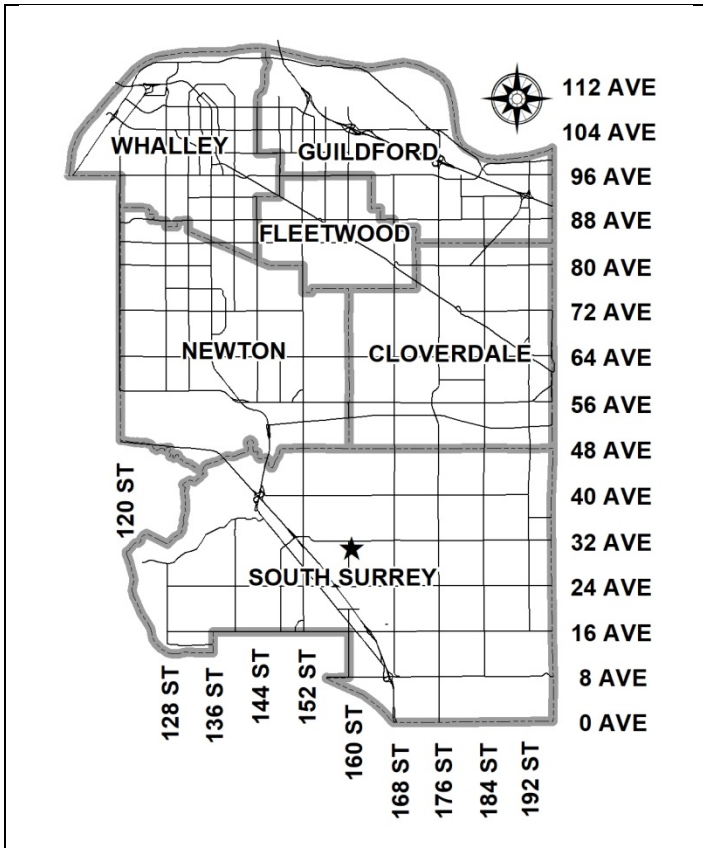
November 20, 2020



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0136-00

Planning Report Date: October 1, 2018



PROPOSAL:

- **Rezoning** from RA to RM-15
- **Development Permit**
- **Development Variance Permit**

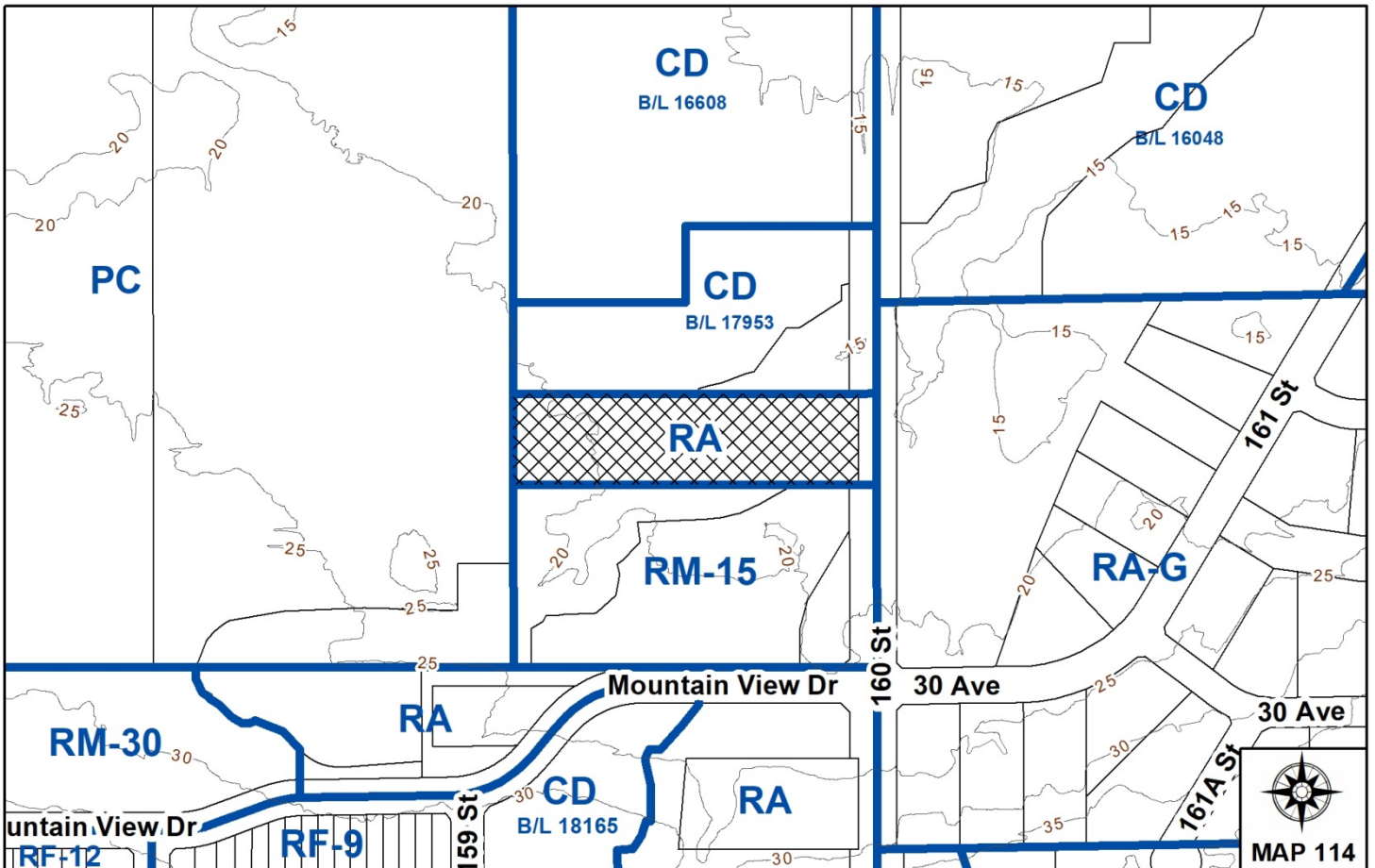
to permit the development of approximately 17 townhouse units.

LOCATION: 3063 - 160 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Housing (6-8 upa) & Environmental Area



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of Zoning By-law No. 12000.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the minimum streamside setback, as measured from top-of-bank, for a "Natural Class A Stream".
- The applicant is also proposing a Development Variance Permit for reduced building setbacks.

RATIONALE OF RECOMMENDATION

- On September 12, 2016, Council adopted amendments to the Official Community Plan (OCP) to create a new Sensitive Ecosystem Development Permit Area, and also adopted amendments to the Zoning By-law to add Streamside Protection regulations, including streamside setback areas which are based on the stream classification. It was anticipated that new applications made after this date would be in compliance with the streamside setbacks found in Part 7A Streamside Protection of the Zoning By-law.
- In accordance with the Zoning By-law, the minimum streamside setback for a "Natural Class A Stream" is 30 metres (98 ft.), as measured from top-of-bank. In April 2018 Development Application No. 7918-0136-00 was submitted, and includes a Development Variance Permit to reduce the minimum streamside setback from 30 metres (98 ft.) to 15 metres (49 ft.) to allow for the construction of townhouses.
- There are a number of other applications that have been received since September 2016 in which applicants have been asked to adhere to the new bylaw provisions. Staff has worked with these applicants to achieve site plans which avoid variances to the Streamside Setback Areas provisions.
- This application/proposed variance is among the first to be considered by Council since the adoption of the Streamside Setback Areas provisions in September 2016. The proposed variance, if approved, could serve as a precedent for other developments that seek a similar reduction of the required setback for protected watercourses.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning By-law.

REFERRALS

Engineering: The Engineering Department has not completed a detailed review of the proposal yet but does not anticipate significant issues that cannot be resolved. If the application proceeds to the detailed planning stage, detailed Engineering Comments will be provided to ensure necessary infrastructure is provided to service the site.

School District: **Projected number of students from this development:**

5 Elementary students at Sunnyside Elementary School
2 Secondary students at Semiahmoo Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2020.

Parks, Recreation & Culture: Parks does not support the proposed streamside setback variance. If the project proceeds to the detailed planning stage, Parks will provide further detailed comments at that time.

Surrey Fire Department: No concerns.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD): If the project proceeds to the detailed planning stage, the applicant would be required to obtain Water Sustainability Act Notification from MFLNRORD for the proposed culvert stream crossing prior to proceeding for by-law introduction.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and outbuildings, proposed to be demolished should the subject application be supported.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Townhouse development and City-owned riparian area.	Cluster Housing (6-8 upa) and Environmental Area	CD (By-law No. 17953)
East (Across 160 Street):	City-owned riparian area.	Proposed Open Space	RA-G
South:	Townhouse development and City-owned riparian area.	Cluster Housing (6-8 upa) and Environmental Area	RM-15
West:	Gardens of Gethsemani cemetery.	Existing Cemetery	PC

DEVELOPMENT CONSIDERATIONS

- The subject 0.96 hectare (2.38 acres) site is located at 3063 – 160 Street, in the North Grandview Heights Neighbourhood Concept Plan (NCP) area. The property is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Cluster Housing (6-8 upa) in the North Grandview Heights NCP.
- The site contains an existing single family dwelling and outbuildings that are proposed to be demolished if the current application is supported by Council. The subject site also contains a tributary to Wills Brook, classified as a "Natural Class A Stream", that runs diagonally through the site.
- The site is bordered to the north and south by townhouse developments and City-owned riparian lands. The site is bordered to the west by the Garden of Gethsemani cemetery and to the east, across 160 Street, is City-owned riparian land.

Proposed Development

- The applicant is proposing:
 - To rezone the site from "One-Acre Residential Zone" (RA) to the "Multiple Residential 15 Zone" (RM-15);
 - A Development Permit for form and character to allow the development of approximately 17 townhouse units, and for Sensitive Ecosystems (streamside areas); and
 - A Development Variance Permit to reduce the minimum streamside setback from 30 metres (98 ft.) to 15 metres (49 ft.) as measured from top-of-bank and to reduce various building setbacks on the site.
- A subdivision is required as part of the application to create the proposed townhouse parcel, a riparian protection area and to facilitate road dedication along 160 Street. The applicant is

proposing to convey approximately 3,777 square metres (0.93 acres) of land as a riparian protection area.

- The applicant has produced a complete Ecosystem Development Plan and Impact Mitigation Plan in accordance with the requirements outlined in the Official Community Plan's (OCP) Sensitive Ecosystem Development Permit guidelines. The Riparian Areas Regulation (RAR) assessment has been peer reviewed and is acceptable.
- The focus of the current Planning Report is the proposed Development Variance Permit to reduce the required streamside setback from a Class A watercourse. The reduction is a significant departure from streamside setbacks typically permitted on development sites. It was thus considered appropriate to consult Council on the streamside setback variance, prior to proceeding with further detailed development planning of the site.

PRE-NOTIFICATION

A development proposal sign was installed on the site on August 20, 2018 and pre-notification letters were sent on September 19, 2018. To date staff have received comments from 5 area residents (staff comments are provided in italics following the comments from area residents):

- Three (3) of the residents reside in the townhouse project located south of the subject site at 15989 Mountain View Drive and expressed concern that the existing access easement through their site in favour of the subject site would be utilized by the proposed development.

(The applicant has confirmed that they are not seeking to use the access easement on the property to the south (15989 Mountain View Drive) and would solely use the proposed right-in/right-out access from 160 Street.)

- Two (2) of the residents reside in the townhouse project located north of the subject site at 3103 – 160 Street and expressed concerns about the proposed interface with the subject site, the proposed density and height of the townhouses, and the proposed streamside setback variance.

(To address the concerns raised for the proposed interface between the subject site and the townhouse site to the north and the proposed height, the applicant has increased the proposed setback along the north property line from the 5.5 metres (18 ft.) setback originally proposed to a 6.5 metre (21 ft.) setback (which is larger than the existing 5.0 metre (16 ft.) setback on the northern site). The applicant has also reduced the third floor massing of the townhouse units along the north property line by significantly reducing the floor area of the third floor to be less than half of the second floor area, and also by setting the third floor a minimum of 8.5 metres (29 ft.) from the north property line (as shown in Appendix II).

The proposed gross unit density of 18 units per hectare (7 units per acre) complies with the density prescribed in the North Grandview Heights Neighbourhood Concept Plan (NCP), and is similar to the unit density of the townhouse site to the north (20 units per hectare/8 units per acre) and the unit density of the townhouse site to the south (15 units per hectare/6 units per acre)).

PROJECT ANALYSIS

Information in Support of the Applicant's Proposed Streamside Setback Variance

- The applicant has provided a rationale in support of their proposed streamside setback variance. Key points from the applicant's rationale include:
 - The applicant is of the understanding that at the time the Streamside Setback Areas provisions were adopted in September 2016, variances would be considered for sites where application of the new streamside setback areas would significantly impact a site's developable area;
 - With the proposed 15 metre (49ft.) streamside setback relaxation the applicant is able to develop approximately 17 townhouse units. Without a streamside setback relaxation the applicant indicates that they will be only able to accommodate approximately 5 townhouse units on the subject site (Appendix IV);
 - Without the proposed 15 metre (49ft.) streamside setback relaxation, the applicant advises that the property would remain a single family estate lot, which would reduce affordable housing options in this area. In addition, a single family estate lot would be out of character with the adjacent townhouse developments to the north and south of the subject site;
 - The provincial Riparian Areas Regulation (RAR) setback for this watercourse is 10 metres (33 ft.) and the proposed 15 metre (49ft.) setback significantly exceeds the RAR setback and adequately protects the riparian area;
 - The areas beyond the proposed 15 metre (49 ft.) setback are largely historically disturbed areas (ie. containing cleared areas, lawn, a house) and currently have low riparian habitat values; and
 - The applicant is proposing to convey approximately 3,777 square metres (0.93 acres) of land as City-owned riparian protection area, which is approximately 45% of the gross site area. The applicant is also proposing to restore approximately 1,312 square metres (0.32 acres) of riparian area, which will involve the removal of invasive species, abandoned out-buildings and anthropogenic debris to achieve riparian vegetation establishment and improved riparian function.
- The proposal complies with the North Grandview Heights Neighbourhood Concept Plan (NCP) designation of Cluster Housing (6-8 upa) for the site, and is a similar density to the existing adjacent townhouse sites to the north and south, which also comply with the NCP's designation of Cluster Housing (6-8 upa).

Information Against the Applicant's Proposed Streamside Setback Variance

- In September 2016, Council adopted amendments to the Official Community Plan (OCP) to create a new Sensitive Ecosystem Development Permit Area, and also adopted amendments to the Zoning By-law to add Streamside Protection regulations, including streamside setback areas which are based on the stream classification. It was anticipated that new applications made after this date would be in compliance with the streamside setbacks found in Part 7A

Streamside Protection of the Zoning By-law. The subject application was made in April 2018. This application and the proposed streamside setback variance are therefore among the first submitted after the September 2016 Zoning By-law changes for Council's consideration.

- The Streamside Protection regulations were put in place to protect riparian and streamside habitat by retaining adequately sized contiguous ecosystems to promote habitat diversity and quality of life for residents. The streamside setback areas allow for a variety of benefits, including:
 - provision of adequate lands to support biodiversity;
 - enhances ability to accommodate natural stream channel movement over time;
 - better accommodation of beaver habitat modification;
 - reduces the risk associated with slope failures by ensuring development occurs far enough away so as to not compromise bank stabilization; and
 - locates development farther away from riparian trees, to reduce possible impact on developments.
- There are a number of other applications that have been received since September 2016 in which applicants have been asked to adhere to the new Streamside Setback Areas provisions. Staff has worked with these applicants to achieve site plans which avoid variances to the Streamside Setback Areas provisions.
- The proposed streamside setback reduction from 30 metres (98 ft.) to 15 metres (49 ft.) is a significant reduction (ie. half of the required setback). The proposed variance, if approved, could serve as a precedent for other developments that seek a similar reduction of the required setback for protected watercourses.
- If no variance is supported, the applicant may be able to utilize the “flex provisions” under the Streamside Setback Areas of the Zoning By-law, which may result in achieving a few additional townhouse units, in addition to the 5 units illustrated by the applicant in Appendix IV.

CONCLUSION

- The applicant's proposal includes a significant riparian dedication and also proposes improvements to the riparian area. However, in light of the broader and longer term benefits associated with the Streamside Protection regulations, staff are not supportive of the proposed streamside setback variance.
- The proposed streamside setback reduction from 30 metres (98 ft.) to 15 metres (49 ft.) is a significant reduction (ie. half of the required setback). The proposed variance, if approved, could serve as a precedent for other developments that seek a similar reduction of the required setback for protected watercourses.
- Given the precedent that may result from the proposal and recognizing that other applicants have generally been able to comply with the Streamside Setback Areas provisions, staff recommend that the application be referred back to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning By-law.

- Should Council feel that there is merit to the proposed variance, Council may direct staff accordingly. Staff would then need to complete the review of the proposed project in detail (e.g. detailed site planning, tree retention, building design, etc.), and once all issues are resolved, staff would bring the project back to a future Council meeting for consideration of bylaw introduction.

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 Site Plan and Renderings
Appendix III.	School District Comments
Appendix IV.	Layouts Comparing Yield with a 15 metre (49 ft.) streamside setback and a 30 metre (98 ft.) streamside setback

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,638 sq.m.
Road Widening area		250 sq.m.
Riparian area		3,777 sq.m.
Net Total		5,611 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	28%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (160 Street)	7.5m	4.5m
Rear (east)	7.5m	3.0m
Side #1 (north)	7.5m	6.5m
Side #2 (south)	7.5m	3.0m
Riparian area	7.5m	2.1m
BUILDING HEIGHT (in metres/storeys)		
Principal	11m	< 11m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		17
Total		
FLOOR AREA: Residential		3,025 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,025 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 as per NCP)	37 uph/15 upa	17.6 uph/7.1 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.70	0.54
AMENITY SPACE (area in square metres)		
Indoor	51 sq.m.	51 sq.m.
Outdoor	51 sq.m.	65 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	34	34
Residential Visitors	3	6
Institutional		
Total Number of Parking Spaces	37	40
Number of accessible stalls		2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

Appendix II

KKK Kenneth Kim Architecture Inc.
 211-2223 West Broadway
 Vancouver, B.C. V6K 2E4
 Tel : (778) 378-8918
 Fax: (604) 800-0775
 kenneth@kkai.com

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 This design and drawing are exclusive property of Kenneth Kim Architecture Inc. and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.
 Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify any discrepancies between information in this drawing and (1) actual site conditions; and, (2) the remaining Contractor Documents. The Contractor shall bring all discrepancies, if any, to the attention of the Architect for clarification before proceeding with work.

PROJECT:
TOWNHOUSES
 3063 160 STREET ST.
 SURREY, BC

DEVELOPER:
 SJY DEVELOPMENTS LTD.
 3063 160 STREET
 SURREY, BC

CONSULTANTS:
 CIVIL ENGINEERING & SURVEY
 H.Y. Engineering Ltd.
 #200-9128 152 Street
 Surrey, BC V3R 4E7
 604-563-1616

ARBORICULTURE
 diamond Head
 3551 Commercial Street
 Vancouver, BC V5N 4E8
 604-733-4686

ENVIRONMENTAL CONSULTING
 Encon Environmental
 207-550 152 Street
 Surrey, BC V3S 5J9
 604-574-4477

GEOTECHNICAL ENGINEERING
 Braun Geotechnical Ltd.
 106A-9785 192 Street
 Surrey, BC V4N 4C7
 604-513-4190

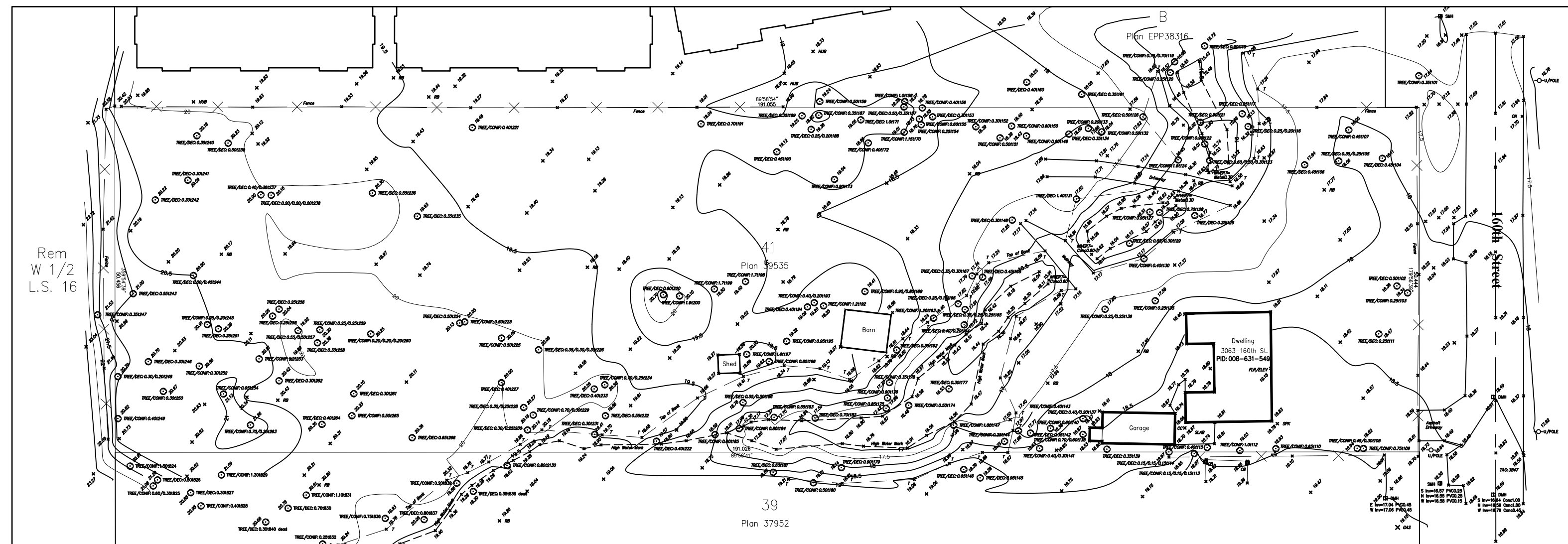
REVISION	No.	Date	Revision

DRAWING: File:
SITE PLANS AND DEVELOPMENT DATA

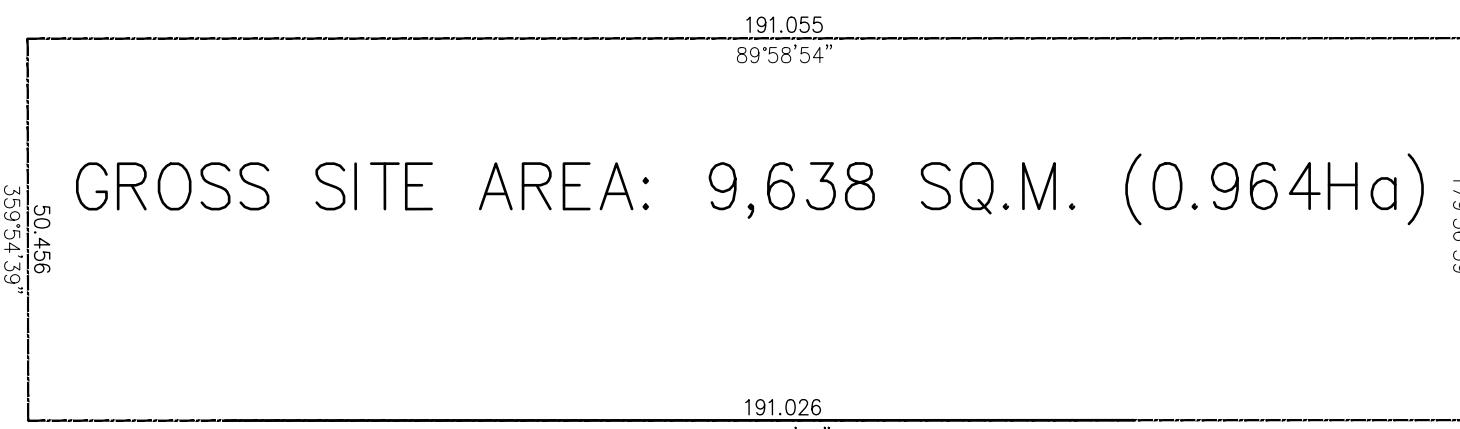
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PRINT DATE: Sept 21, 2018	ISSUE DATE:
SCALE: As Noted	PROJECT NO.:

SHEET NO.

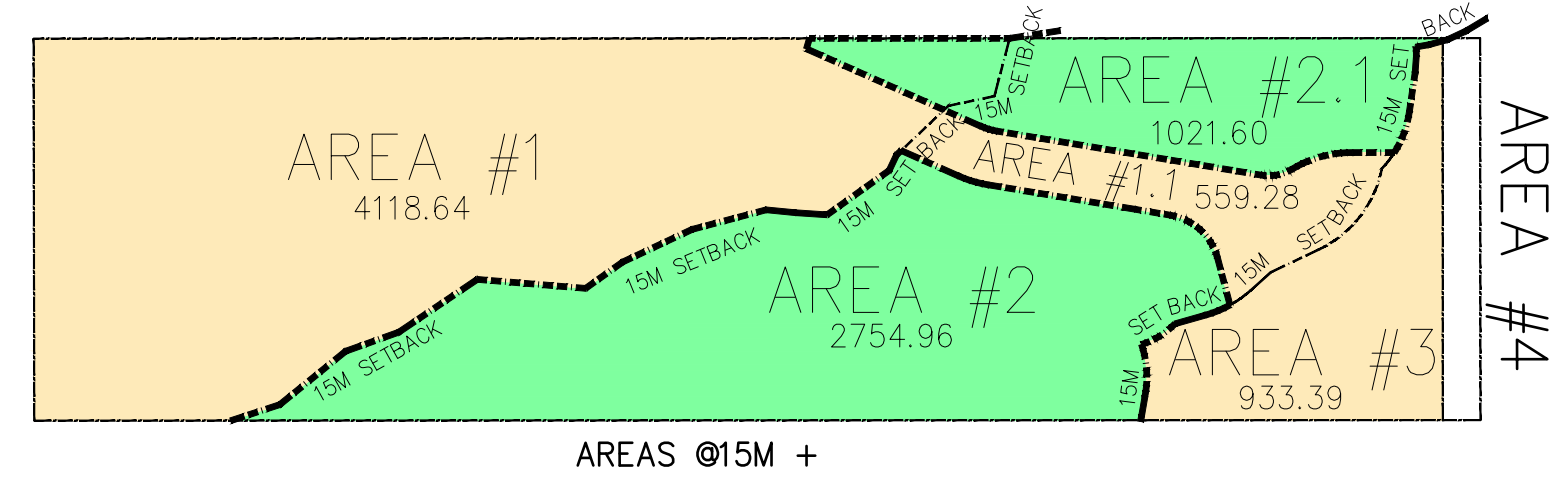
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TOPOGRAPHICAL PLAN
 SCALE: 1:550

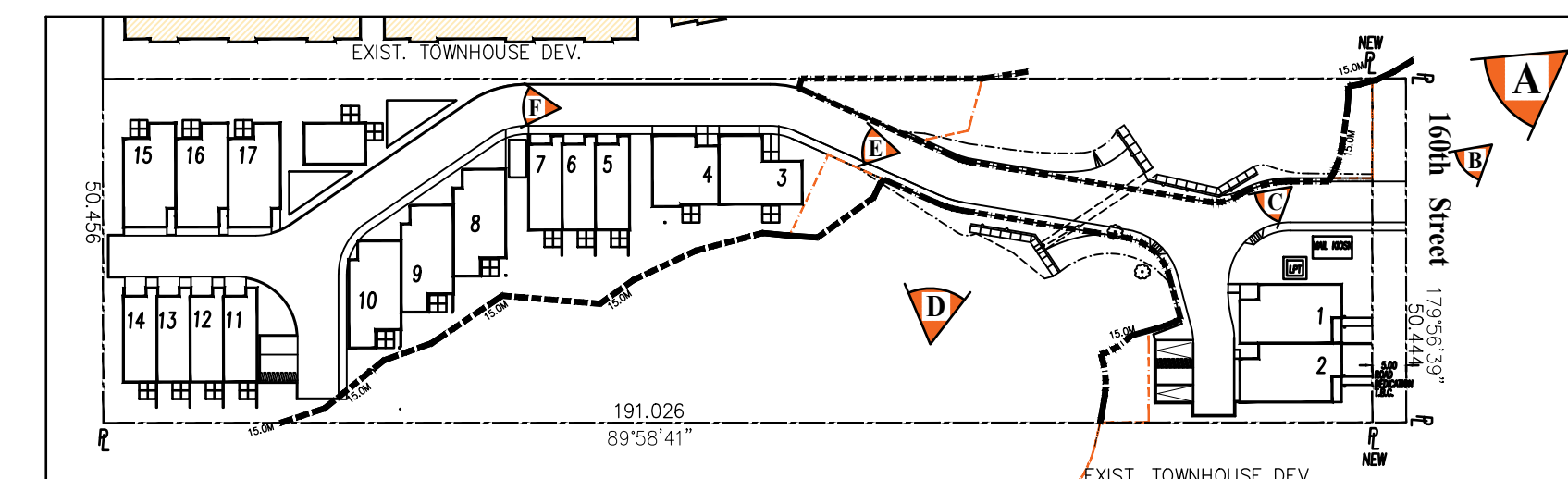


SITE AREA BREAKDOWN
 SCALE: N.T.S.

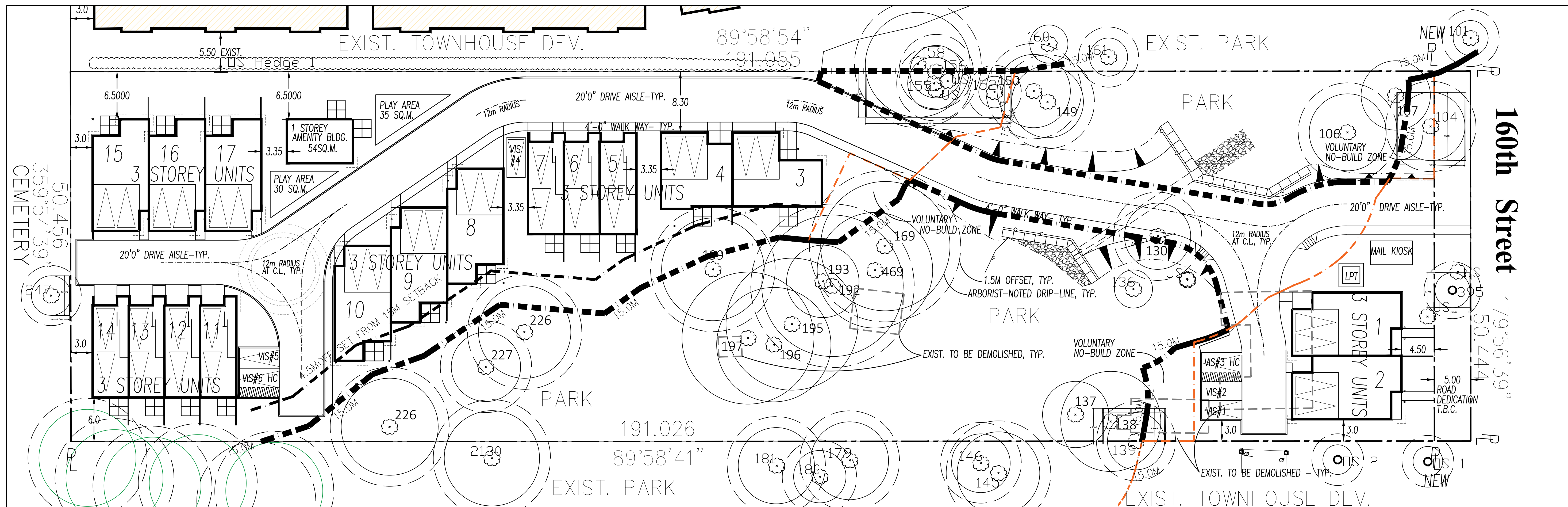


SITE AREA BREAKDOWN

GROSS:	9638 SM
PARK DEDICATION (AREA #2):	2755 SM
PARK DEDICATION (AREA #1.1):	1022 SM
ROAD DEDICATION (AREA #4):	250 SM
BUILDABLE SITE AREA (AREA #1):	4119 SM
BUILDABLE SITE AREA (AREA #1.1):	559 SM
BUILDABLE SITE AREA (AREA #3):	933 SM
TOTAL NET BUILDABLE AREA:	5611 SM



KEY PLAN FOR PERSPECTIVE VIEWS



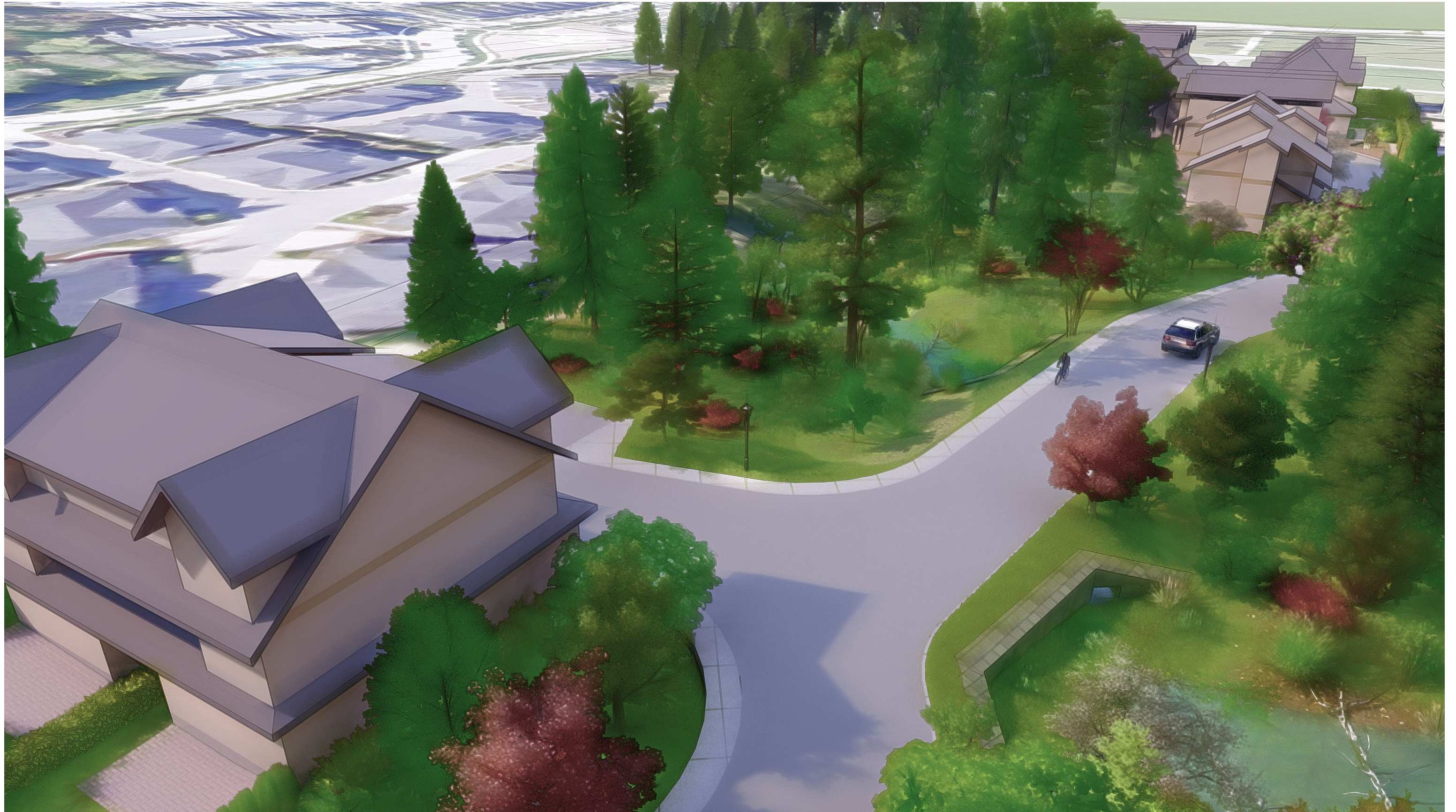
CONCEPTUAL SITE PLAN
 SCALE: 1:275



SITEPLAN



Perspective A



Perspective C



Perspective D



Perspective E



Perspective F



Planning

August 16, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0136 00

SUMMARY

The proposed 19 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2017 Enrolment/School Capacity

Sunnyside Elementary	
Enrolment (K/1-7):	74 K + 516
Operating Capacity (K/1-7)	95 K + 326
Semiahmoo Secondary	
Enrolment (8-12):	1658
Capacity (8-12):	1300

School Enrolment Projections and Planning Update:

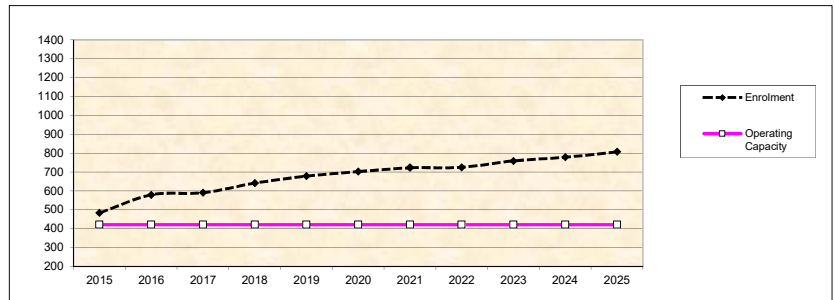
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Sunnyside Elementary was opened September 2013 on the east side of Highway 99. As of September 2017, there are currently 7 portables on site used for enrolling classroom space. As part of the District's 2019/20 Five Year Capital Plan Submission to Ministry of Education, the District is requesting a 200 capacity addition targeted to open 2021. The project has not received Ministry approval to move to design and construction. Even with this proposed addition, some portable may be required to remain on site to meet projected growth in the catchment.

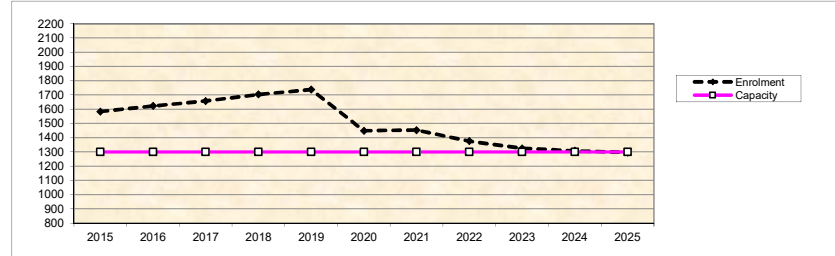
In March 2018, the Ministry of Education approved the funding to design and build a new 655 capacity elementary school located at 23rd Avenue and 166th Street. The school is targeted to open September 2021.

The District is currently in design and construction on a new 1500 capacity high school, Grandview Heights Secondary, to be located in the Grandview area which is targeted to open September 2020.

Sunnyside Elementary



Semiahmoo Secondary



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

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

PROPOSED SUBDIVISION LAYOUT



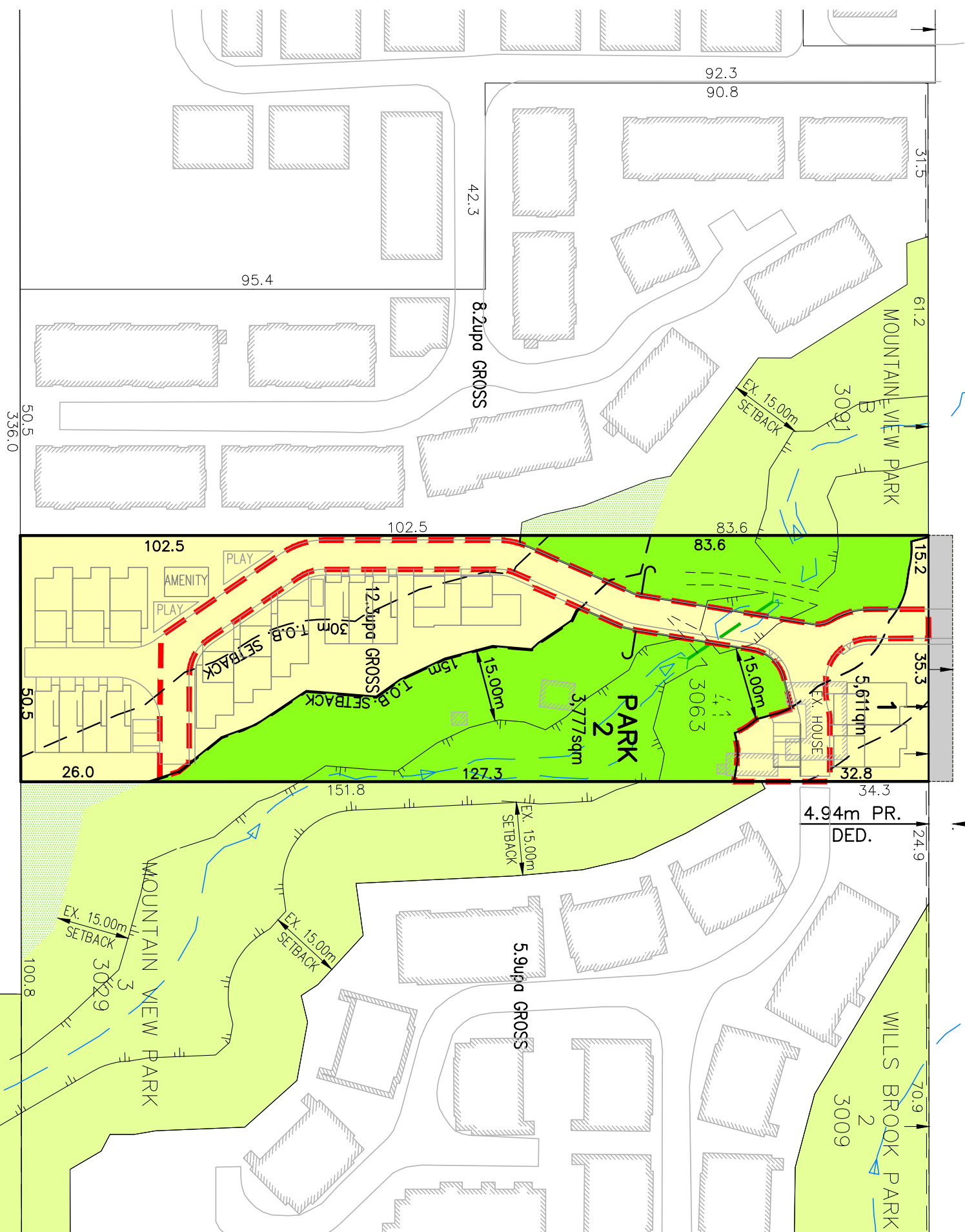
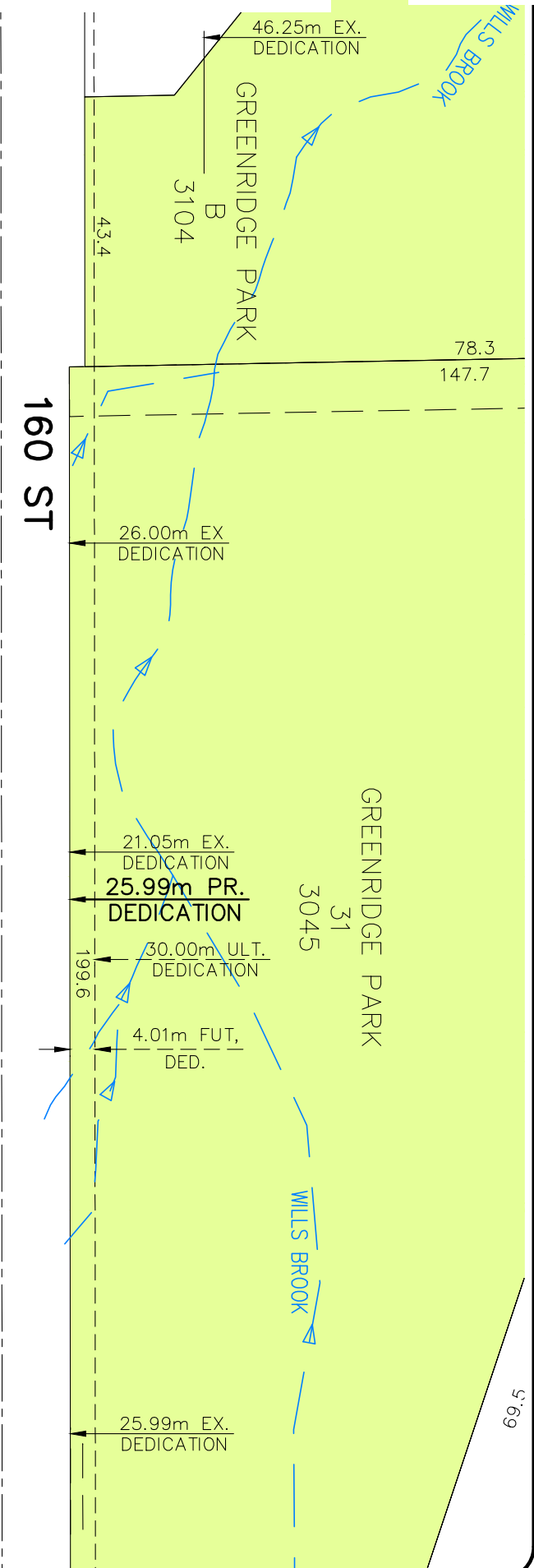
Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7918-0136-00
 EXIST. ZONE: RA
 PROP. ZONE: RM-15



Appendix IV

VIC ADDRESS: 3063 - 160 ST., SURREY, BC
 EGAL: LOT 41, SECTION 23, TOWNSHIP 1, N.W.D., PLAN NWP39535



GETHESEMANI CEMETARY
 0
 15850

GROSS SITE AREA: 9,638sqm (2.38ac)
 PARK DEDICATION: 3,777sqm (0.93ac) (39.2%)
 ROAD DEDICATION: 250sqm (0.06ac)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE
 NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



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 Website: www.hyengineering.com • TEL 604-583-1616
 • FAX 604-583-1737

H.Y.#:174797

ALTERNATIVE#01D-1

DATE: 24 SEP/18

SCALE: 1:1000

PROPOSED SUBDIVISION LAYOUT

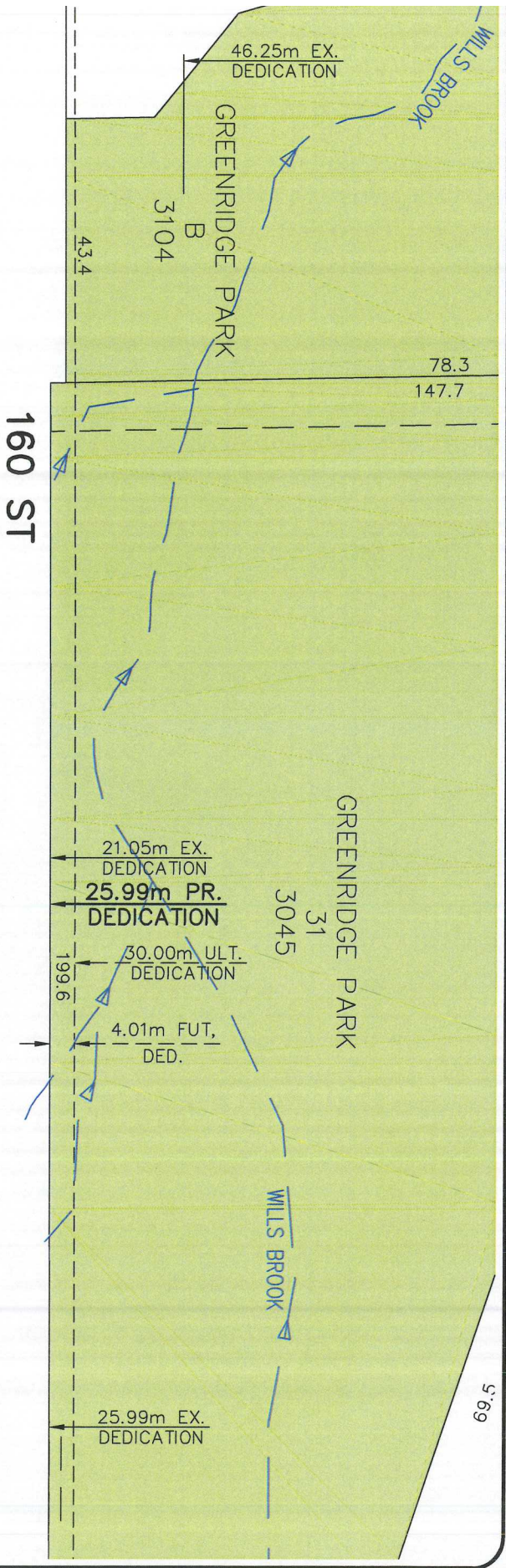


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Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7918-0136-00
EXIST. ZONE: RA
PROP. ZONE: CD(RM-15)



CIVIC ADDRESS: 3063 - 160 ST., SURREY, BC
LEGAL: LOT 41, SECTION 23, TOWNSHIP 1, N.W.D., PLAN NWP39535



GETHSEMANI CEMETARY
0
15850
DRAINAGE MAINTENANCE
ACCESS S.R.W.

GROSS SITE AREA: 9,637sqm (2.38ac)
PARK DEDICATION: 6,237sqm (1.53ac) (64.4%)
ROAD DEDICATION: 250sqm (0.06ac)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE
NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



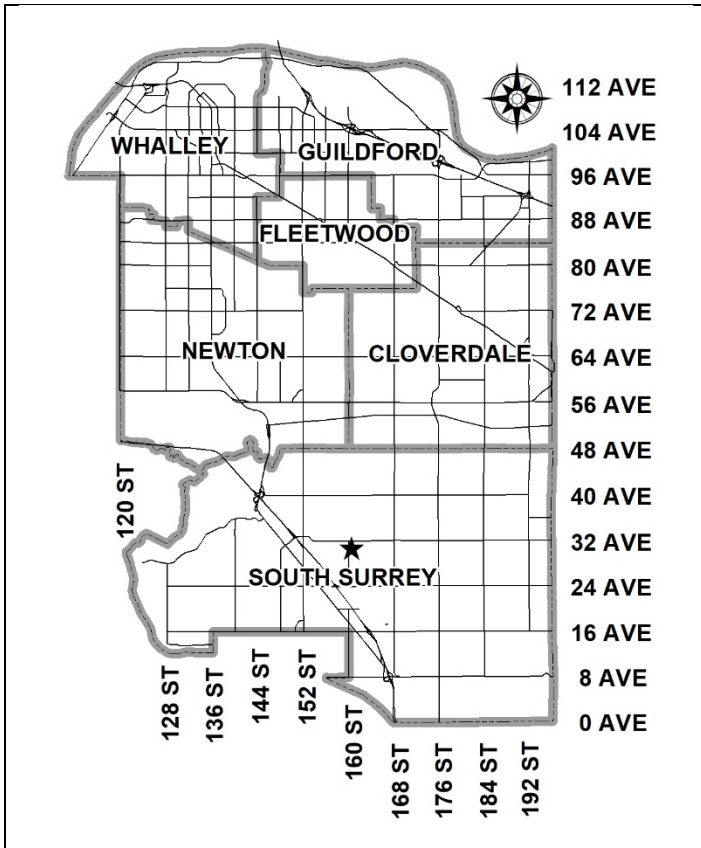
#200-9128-152nd ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:174797 ALTERNATIVE#02-1 DATE: 15 AUG/18 SCALE: 1:1000

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7918-0136-00

Planning Report Date: July 22, 2019



PROPOSAL:

- **Rezoning** from RA to RM-15
- **Development Permit**
- **Development Variance Permit**

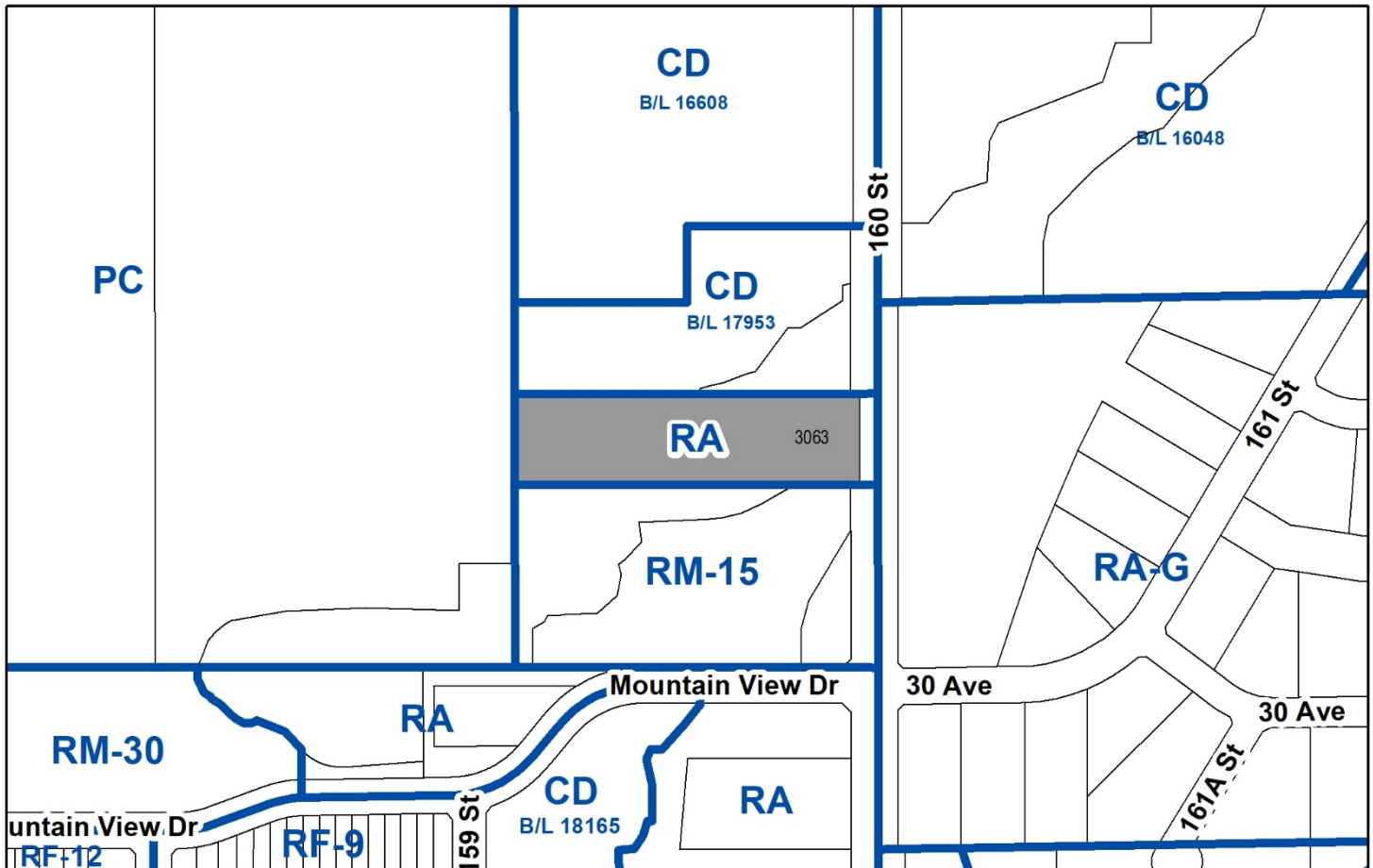
to permit the development of approximately 11 townhouse units.

LOCATION: 3063 - 160 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Housing (6-8 upa) & Environmental Area



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of Zoning By-law No. 12000.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the minimum streamside setback, as measured from top-of-bank, for a "Natural Class A Stream".
- The applicant is also proposing a Development Variance Permit for reduced building setbacks.

RATIONALE OF RECOMMENDATION

- In accordance with the Part 7A Streamside Protection of the Zoning By-law, the minimum streamside setback for a "Natural Class A Stream" is 30 metres (98 ft.), as measured from top-of-bank. In April 2018 Development Application No. 7918-0136-00 was submitted, which included a proposed Development Variance Permit to reduce the minimum streamside setback from 30 metres (98 ft.) to 15 metres (49 ft.) to allow for the construction of 17 townhouses.
- At the October 1, 2018 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion (RES.R18-1952):
 - That Application No. 7918-0136-00 be referred to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning By-law.
- Since the October 1, 2018 Regular Council – Land Use meeting, the applicant modified their proposal by:
 - Increasing the proposed streamside setback from 15 metres (49 ft.) to 20 metres (66 ft.); and
 - Reducing the number of proposed townhouse units from 17 units to 11 units.
- Although the applicant has made significant modifications and has increased the proposed streamside setback from 15 metres (49 ft.) to 20 metres (66 ft.), the revised proposal does not comply with the Streamside Setback Areas of the Zoning By-law, and thus is not in keeping with the direction given by Council at the October 1, 2018 Regular Council – Land Use meeting.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning By-law.

REFERRALS

Engineering: The Engineering Department has not completed a detailed review of the proposal yet but does not anticipate significant issues that cannot be resolved. If the application proceeds to the detailed planning stage, detailed Engineering Comments will be provided to ensure necessary infrastructure is provided to service the site.

School District: **Given the proposed reduction in the number of townhouse units from 17 units to 11 units, the revised projected number of students from this development is:**

3 Elementary students at Sunnyside Elementary School
1 Secondary students at Semiahmoo Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2021.

Parks, Recreation & Culture: Parks does not support the proposed streamside setback variance. If the project proceeds to the detailed planning stage, Parks will provide further detailed comments at that time.

Surrey Fire Department: No concerns.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD): If the project proceeds to the detailed planning stage, the applicant would be required to obtain consent from MFLNRORD under the Water Sustainability Act for the proposed culvert stream crossing prior to proceeding for by-law introduction.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and outbuildings, proposed to be demolished should the subject application be supported.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Townhouse development and City-owned riparian area.	Cluster Housing (6-8 upa) and Environmental Area	CD (By-law No. 17953)
East (Across 160 Street):	City-owned riparian area.	Proposed Open Space	RA-G
South:	Townhouse development and City-owned riparian area.	Cluster Housing (6-8 upa) and Environmental Area	RM-15
West:	Gardens of Gethsemani cemetery.	Existing Cemetery	PC

DEVELOPMENT CONSIDERATIONSSite Description

- The subject 0.96 hectare (2.38 acres) site is located at 3063 – 160 Street, in the North Grandview Heights Neighbourhood Concept Plan (NCP) area. The property is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Cluster Housing (6-8 upa) in the North Grandview Heights NCP.
- The site contains an existing single family dwelling and outbuildings that are proposed to be demolished if the current application is supported by Council. The subject site also contains a tributary to Wills Brook, classified as a "Natural Class A Stream", that runs diagonally through the site.
- The site is bordered to the north and south by townhouse developments and City-owned riparian lands. The site is bordered to the west by the Garden of Gethsemani cemetery and to the east, across 160 Street, is City-owned riparian land.

Previous Proposal and Background

- At the October 1, 2018 Regular Council – Land Use meeting, Council considered the applicant's original proposal, which proposed:
 - To rezone the site from "One-Acre Residential Zone" (RA) to the "Multiple Residential 15 Zone" (RM-15);
 - A Development Permit for form and character to allow the development of approximately 17 townhouse units, and for Sensitive Ecosystems (streamside areas); and

- A Development Variance Permit to reduce the minimum streamside setback from 30 metres (98 ft.) to 15 metres (49 ft.) as measured from top-of-bank and to reduce various building setbacks on the site.
- Subdivision is also proposed to create the proposed townhouse parcel, a riparian protection area and to facilitate road dedication along 160 Street. The applicant proposed to convey approximately 3,777 square metres (0.93 acres) of land as a riparian protection area, which equates to 39% of the gross site area.
- The October 1, 2018 Planning Report outlining the original proposal is attached as Appendix IV. The focus of the Planning Report was the proposed Development Variance Permit to reduce the required streamside setback from a Class A watercourse. As the reduction proposed was a significant departure from streamside setbacks typically permitted on development sites, it was considered appropriate to consult Council on the streamside setback variance, prior to proceeding with further detailed development planning of the site.
- At the October 1, 2018 Regular Council – Land Use meeting, Council considered the application and passed the following motion (RES.R18-1952):
 - That Application No. 7918-0136-00 be referred to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning By-law.

Current Proposal

- Since the October 1, 2018 Regular Council – Land Use meeting, the applicant has modified their proposal by:
 - increasing the proposed streamside setback from the 15 metres (49 ft.) to 20 metres (66 ft.);
 - forgoing development on the east portion of the site fronting 160 Street;
 - proposing to convey to the City, at no cost, approximately 5,216 square metres (1.29 acres) of riparian area (54% of gross site area), an increase from the previous proposal to convey approximately 3,777 square metres (0.93 acres) (39% of gross site area); and
 - reducing the number of proposed townhouse units from 17 units to 11 units (Appendix I).
- The applicant is seeking Council's consideration of their modified proposal for a 20-metre (66 ft.) streamside setback and this Planning Report has been prepared to that end. It is noted that within the request for a 20-metre (66 ft.) streamside setback, the applicant is proposing a single pinch point setback of 13.7 metres (45 ft.) to allow for a drive-aisle turnaround that the applicant indicates is required to satisfy Fire access requirements.

PRE-NOTIFICATION

Since the previous proposal was considered at the October 1, 2018 Regular Council – Land Use meeting, staff have received additional comments from 31 area residents. Their comments included concerns about increased traffic in the area, potential use of an access easement on the existing townhouse project at 15989 Mountain View Drive, school capacity, loss of green space and non-adherence to the Streamside Protection provisions in the Zoning By-law, and interface concerns with the proposed development. The main concerns are described in more detail below (staff comments are provided in italics following the comments from area residents):

- Residents who reside in the townhouse project located south of the subject site at 15989 Mountain View Drive expressed concern that the existing access easement through their site in favour of the subject site would be utilized by the proposed development.

(The applicant has confirmed that they are not seeking to use the access easement on the property to the south (15989 Mountain View Drive) and would solely use the proposed right-in/right-out access from 160 Street.)

- Residents who reside in the townhouse project located north of the subject site at 3103 – 160 Street expressed concerns about the proposed interface with the subject site, the proposed density and height of the townhouses, and the proposed streamside setback variance.

(Since the October 1, 2018 Planning Report the applicant has increased the proposed streamside setback from 15 metres (49 ft.) to 20 metres (66 ft.), and has also increased the size of the riparian land dedication from 3,777 square metres (0.93 acres) (39% of gross site area) to 5,216 square metres (1.29 acres) (54% of gross site area).

To address the concerns raised for the proposed interface between the subject site and the townhouse site to the north and the proposed height, the applicant is proposing a 6.0 metre (20 ft.) northerly setback (which is larger than the existing 5.0 metre (16 ft.) setback on the northern site). The applicant is also proposing to reduce the third floor massing of the townhouse units along the north property line by significantly reducing the floor area of the third floor to be less than half of the second floor area, and also by setting the third floor a minimum of 7.6 metres (25 ft.) from the north property line (as shown in Appendix I).

The proposed gross unit density of 11 units per hectare (5 units per acre) is less than the 6-8 units per acre density proposed in the North Grandview Heights Neighbourhood Concept Plan (NCP), and is less than the unit density of the townhouse site to the north (20 units per hectare/8 units per acre) and the unit density of the townhouse site to the south (15 units per hectare/6 units per acre)).

PROJECT ANALYSIS

Arguments in Support of the Applicant's Revised 20-metre (66 ft.) Setback Proposal

- The applicant has provided a rationale in support of their proposed 20-metre (66 ft.) streamside setback variance. Key points from the applicant's rationale include:
 - The applicant is of the understanding that at the time the Streamside Setback Areas provisions were adopted in September 2016, variances would be considered for sites where application of the new streamside setback areas would significantly impact a site's developable area;
 - The proposed 20-metre (66 ft.) streamside setback relaxation allows the applicant to feasibly redevelop the site with approximately 11 townhouse units and ensure the enhancement and protection of the watercourse. A 30-metre (98 ft.) setback utilizing the Zoning By-law's flexing provision allows the applicant to achieve only 5-8 townhouse units and is not feasible (Appendix II). A 20-metre (66 ft.) setback is a reasonable compromise and ensures the protection of the watercourse;
 - When the surrounding properties were redeveloped it was anticipated that the subject site would have a similar streamside setback. The proposed 20-metre (66 ft.) streamside setback is actually larger than the 15-metre (49 ft.) streamside setbacks on the townhouse properties to the north and south of the subject site;
 - The proposed gross unit density with a 20-metre (66 ft.) streamside setback is 11 units per hectare (5 units per acre), which is less than the 6-8 units per acre density proposed in the North Grandview Heights Neighbourhood Concept Plan (NCP);
 - Without the proposed 20-metre (66 ft.) streamside setback relaxation, the applicant advises that the property would remain a single family estate lot, which would reduce affordable housing options in this area. In addition, a single family estate lot would be out of character with the adjacent townhouse developments to the north and south of the subject site;
 - The provincial Riparian Areas Regulation (RAR) setback for this watercourse is 10 metres (33 ft.) and the proposed 20-metre (66 ft.) setback significantly exceeds the RAR setback and adequately protects the riparian area and also includes the retention of critical windfirm edge trees;
 - The areas beyond 15 metres (49 ft.) from top-of-bank are largely historically disturbed areas (i.e. containing cleared areas, lawn, a house) and currently have low riparian habitat values. The applicant is proposing to restore approximately 2,282 square metres (0.56 acres) of riparian area; and
 - The applicant is proposing to forgo development on the eastern portion of the site fronting 160 Street and is proposing to convey to the City, at no cost, approximately 5,216 square metres (1.29 acres) of riparian area (54% of the site), which is not significantly less than the 6,237 square metres of riparian dedication (65% of the site) that would be provided with the 30-metre (98 ft.) setback required by the Zoning By-law.

Arguments Against the Applicant's Revised 20-metre (66 ft.) Setback Proposal

- In September 2016, Council adopted amendments to the Official Community Plan (OCP) to create a new Sensitive Ecosystem Development Permit Area, and also adopted amendments to the Zoning By-law to add Streamside Protection regulations, including streamside setback areas which are based on the stream classification. It was anticipated that new applications made after this date would be in compliance with the streamside setbacks found in Part 7A Streamside Protection of the Zoning By-law. The subject application was made in April 2018, and Council provided direction at the October 1, 2018 Regular Council – Land Use meeting "to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning By-law".
- The Streamside Protection regulations were put in place to protect riparian and streamside habitat by retaining adequately sized contiguous ecosystems to promote habitat diversity and quality of life for residents. The streamside setback areas allow for a variety of benefits, including:
 - provision of adequate lands to support biodiversity;
 - enhances ability to accommodate natural stream channel movement over time;
 - better accommodation of beaver habitat modification;
 - reduces the risk associated with slope failures by ensuring development occurs far enough away so as to not compromise bank stabilization; and
 - locates development farther away from riparian trees, to reduce possible impact on developments.
- There are a number of other applications that have been received since September 2016 in which applicants have been asked to adhere to the new Streamside Setback Areas provisions. Staff has worked with these applicants to achieve site plans which avoid variances to the Streamside Setback Areas provisions.
- Although the applicant has revised their application to provide a 20-metre (66 ft.) streamside setback since the October 1, 2018 Regular Council – Land Use meeting, the proposed reduction from the required 30-metre (98 ft.) setback is significant. The proposed variance, if approved, could serve as a precedent for other developments that seek a similar reduction of the required setback for protected watercourses, and is also not in keeping with the direction given by Council at the October 1, 2018 Regular Council – Land Use meeting.

30-metre (98 ft.) Streamside Setback Layout

- Appendix II shows a layout that conforms to the 30-metre (98 ft.) streamside setback of the Zoning By-law's Streamside Setback Areas provisions. The layout utilizes the Zoning By-law's flexing provision which allows for a 5-metre (16 ft.) setback reduction in locations, provided an equivalent amount of riparian area is provided elsewhere. Under this setback scenario the applicant indicates that they would be able to develop approximately 8 townhouse units.
- This scenario would have the benefit of complying with the Zoning By-law and no variance would be required. The applicant however contends that this scenario "negatively impacts the feasibility of the subject property".

CONCLUSION

- The applicant has made significant modifications to the application and has increased the proposed streamside setback from 15 metres (49 ft.) to 20 metres (66 ft.) since the October 1, 2018 Regular Council – Land Use meeting. The applicant's proposal includes a significant riparian conveyance (54% of the gross site area) and proposes improvements to the riparian area. However, the revised proposal still does not comply with the Streamside Setback Areas of the Zoning By-law, and thus is not in accordance with the direction given by Council at the October 1, 2018 Regular Council – Land Use meeting.
- Given Council's direction to staff, the precedent that may result from the proposal, and recognizing that other applicants have generally been able to comply with the Streamside Setback Areas provisions, staff recommend that the application be referred back to staff to work with the applicant on revisions to the proposal that are consistent with the Streamside Setback Areas as outlined in Part 7A Streamside Protection of the Zoning By-law
- Should Council feel that there is merit to the proposed variance, Council may direct staff accordingly. Staff would then need to complete the review of the proposed project in detail (e.g. detailed site planning, tree retention, building design and landscaping, interface with neighbouring properties, building setback review, etc.). In addition, the applicant would be required to obtain consent for the proposed stream crossing from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD) prior to proceeding for by-law introduction. Once all issues are resolved, staff would bring the project back to a future Council meeting for consideration of bylaw introduction.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan with 20-metre Streamside Setback
Appendix II.	Site Plan with 30-metre Streamside Setback Utilizing Flex Provision
Appendix III.	School District Comments
Appendix IV.	Planning Report dated October 1, 2018

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/cm



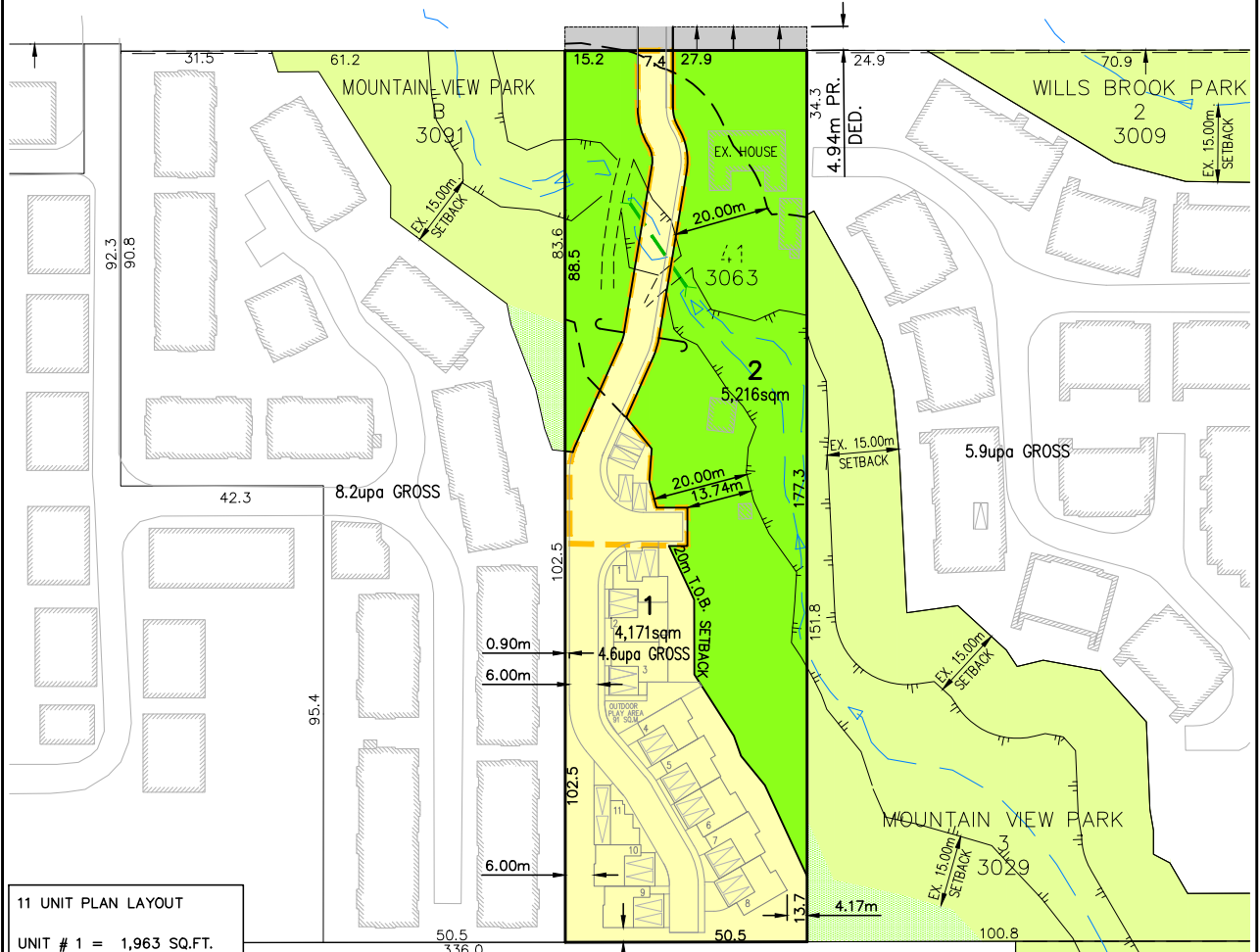
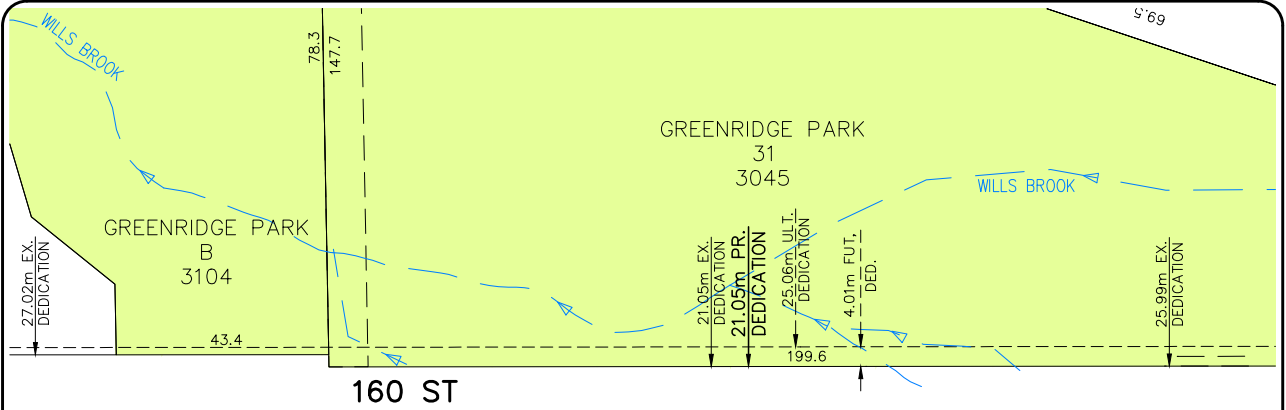
20-metre (66 ft.) Setback Variance Layout Appendix I

Planning & Development Department
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 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7918-0136-00
 EXIST. ZONE: RA
 PROP. ZONE: CD(RM-15)



CIVIC ADDRESS: 3063 - 160 ST., SURREY, BC
 LEGAL: LOT 41, SECTION 23, TOWNSHIP 1, N.W.D., PLAN NWP39535



11 UNIT PLAN LAYOUT

UNIT # 1 =	1,963 SQ.FT.
UNIT # 2 =	2,666 SQ.FT.
UNIT # 3 =	2,666 SQ.FT.
UNIT # 4 =	2,271 SQ.FT.
UNIT # 5 =	2,271 SQ.FT.
UNIT # 6 =	2,271 SQ.FT.
UNIT # 7 =	2,271 SQ.FT.
UNIT # 8 =	2,271 SQ.FT.
UNIT # 9 =	2,186 SQ.FT.
UNIT # 10 =	2,186 SQ.FT.
UNIT # 11 =	1,694 SQ.FT.
TOTAL =	24,716 SQ.FT.

--- DRAINAGE MAINTENANCE ACCESS S.R.W.

GROSS SITE AREA: 9,637sqm (2.38ac)
 RIPARIAN DEDICATION: 5,216sqm (1.29ac)(54.1%)
 ROAD DEDICATION: 250sqm (0.06ac)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE
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H.Y.#: 174797 | ALTERNATIVE# 02J-1 | DATE: 2019-06-11 | SCALE: 1:1000

DRAWING PATH: E:\PROJECTS\174797\PLANNING\174797-ALT02J.DWG (1-LAYOUT) PLOT FILE UPDATED: JULY 16, 2019 1:12:11 PM BY: GREG COTE



30-metre (98 ft.) Setback Layout

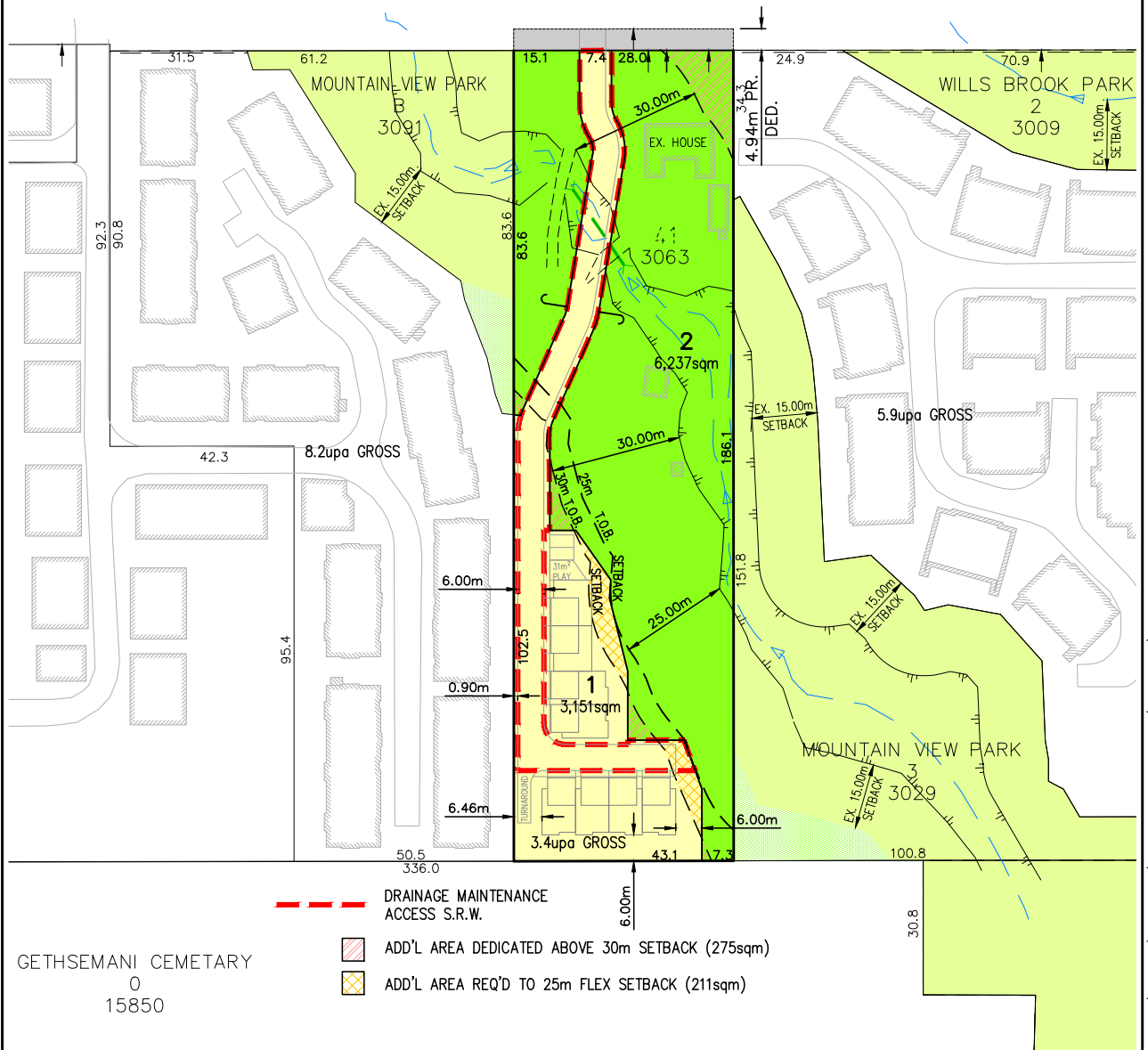
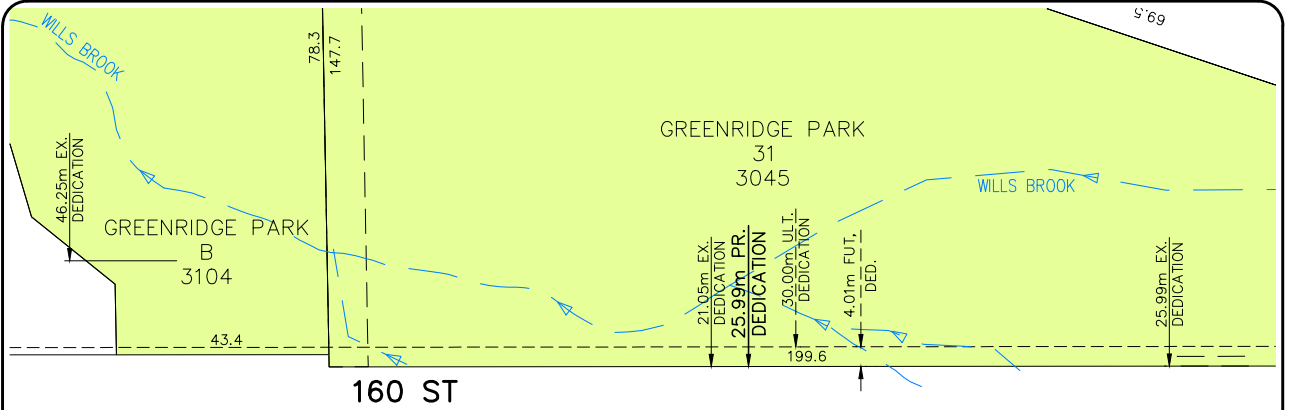
Appendix II

Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7918-0136-00
 EXIST. ZONE: RA
 PROP. ZONE: CD(RM-15)



CIVIC ADDRESS: 3063 - 160 ST., SURREY, BC
 LEGAL: LOT 41, SECTION 23, TOWNSHIP 1, N.W.D., PLAN NWP39535



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 15850



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GROSS SITE AREA: 9,637sqm (2.38ac)
 RIPARIAN DEDICATION: 6,237sqm (1.54ac)(64.7%)
 ROAD DEDICATION: 250sqm (0.06ac)

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H.Y.#: 174797 | ALTERNATIVE# 02K-1 | DATE: 2019-06-18 | SCALE: 1:1000

DRAWING PATH: E:\PROJECTS\174797\PLANNING\174797-ALT02K.dwg (1-LAYOUT) PLOT FILE UPDATED: JULY 16, 2019 1:05:43 PM BY: GREG COTE

Appendix III



Planning

July 16, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0136 00 Revised

SUMMARY

The proposed 11 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2018 Enrolment/School Capacity

Sunnyside Elementary	
Enrolment (K/1-7):	99 K + 556
Operating Capacity (K/1-7)	95 K + 326
Semiahmoo Secondary	
Enrolment (8-12):	1684
Capacity (8-12):	1300

School Enrolment Projections and Planning Update:

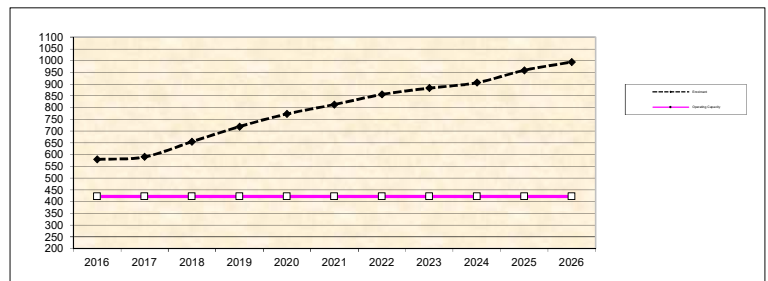
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Sunnyside Elementary was opened September 2013 on the east side of Highway 99. As of September 2018, there are currently 9 portables on site used for enrolling classroom space. In the spring of 2019, the Ministry approved funding for the District to prepare a feasibility study on constructing a ten classroom addition on to the school. This report is intended to be submitted to the Ministry in November. From this report, the Ministry will review the project costs and approve them for the District to move to design and construction. If the addition is built, the school will have reached it's final build out at a capacity of 654.

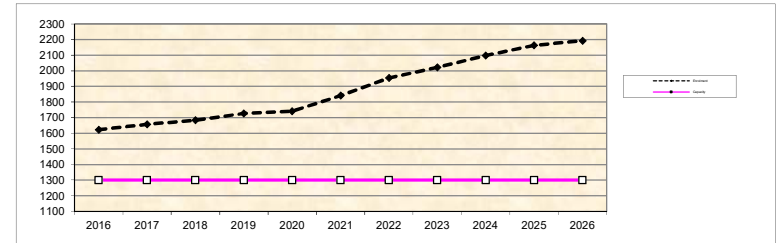
In March 2018, the Ministry of Education approved the funding to design and build a new 655 capacity elementary school, Edgewood Drive, located at 23rd Avenue and 166th Street. The school is targeted to open September 2021 and may provide some enrolment relief to Sunnyside.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school, is in construction and is targeted to open September 2021. New Boundaries were approved in March 2019. The new secondary boundaries for the South Surrey region will not come into affect until the new secondary opens.

Sunnyside Elementary



Semiahmoo Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

APPENDIX IV, THE
PLANNING REPORT
DATED OCTOBER 1, 2018,
HAS BEEN REMOVED AS IT
IS ATTACHED ABOVE AS
APPENDIX VI TO THE
PLANNING REPORT
DATED DECEMBER 7, 2020