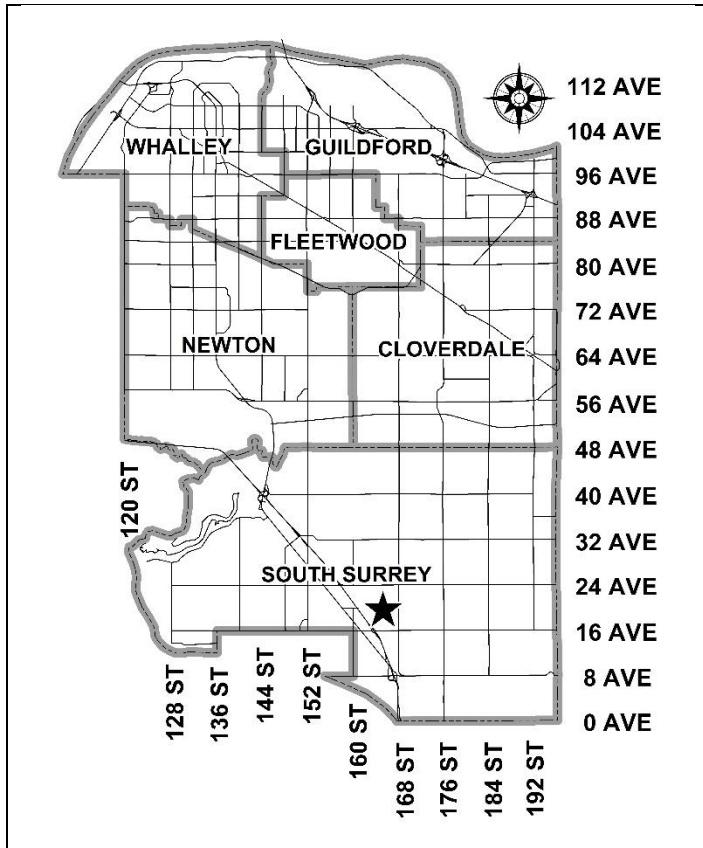


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0057-00

Planning Report Date: October 19, 2020



**PROPOSAL:**

- **NCP Amendment** from Multiple Residential 10-15 upa to Multiple Residential 15-25 upa and to remove the subject site from the land consolidation area
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

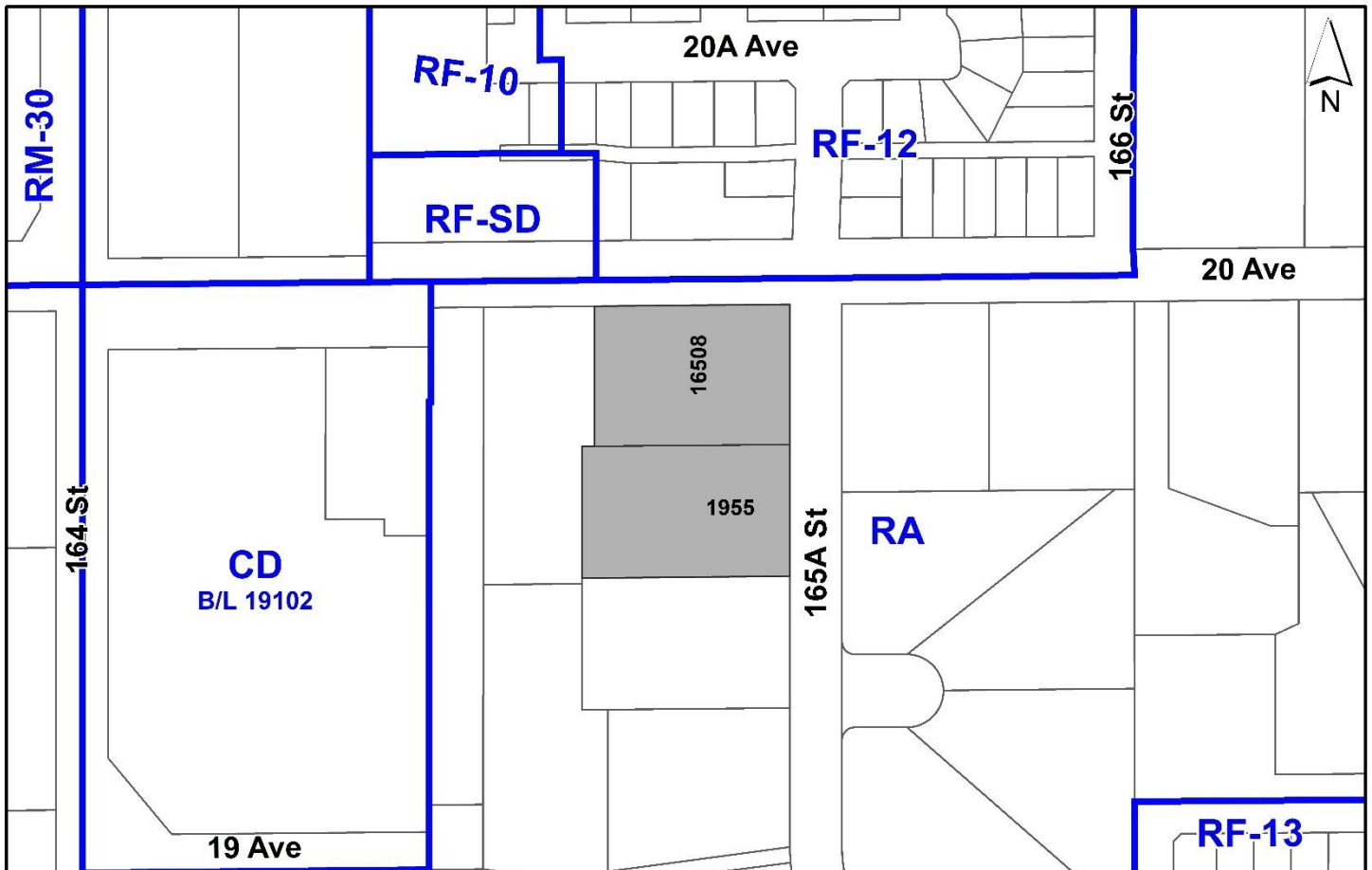
to permit the development of a 50-unit townhouse development.

**LOCATION:** 1955 - 165A Street  
 16508 - 20 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Multiple Residential 10-15 upa



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" (Appendix V).
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site, on the west side of 165A Street to 18 Avenue. The applicant proposes to remove the subject site from the consolidation area (Appendix V).
- Proposing to reduce the setback requirements of the Multiple Residential 30 Zone (RM-30).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas), Hazard Lands (Steep Slopes), and Form and Character.
- The proposed setback variance is minor, to allow a smaller setback for the side yard of the building. This setback has been reviewed and is supported by staff.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed development achieves an attractive architectural built form, which utilizes high quality materials. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed development and the public realm.

- 
- The intention behind the land consolidation area identified in the NCP for the lands on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) was to ensure efficient and feasible development and equitable cost-sharing for roads. Staff have reviewed the consolidation area and determined that this site can proceed independently. A 5.0 metre dedication along 20 Avenue is included with the application, and it has been demonstrated that the lands to the south can develop separately without resulting in undue inefficiencies.
  - The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from a lower density / larger townhouse product. The proposed NCP amendment will allow for the creation of smaller, more affordable townhouse units geared to young families, located across the street from the future elementary school.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0057-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7919-0057-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Buildings 4 and 5, and 3.0 metres for Building 6; and
  - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 6 metres to 3 metres for Building 1.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) Approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (l) 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;
  - (m) the applicant provide an independent peer review of the Geotechnical Exploration Report prepared by Braun Geotechnical Ltd. and dated July 30, 2020, and subsequently, submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (n) registration of an access easement through the development site to provide access to the park lot for the Grandview Ridge Trail; and
  - (o) discharge of Restrictive Covenant BA83860
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage single family	Multiple Residential 10-15 upa	RA
North (Across 20 Avenue):	Vacant land	Medium Density Residential 10-15 upa	RF-12 and RF-SD

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 165A Street):	Acreage single family	Multiple Residential 10-15 upa (Under Application No. 7919-0235-00, which includes NCP amendment to school designation)	RA
South:	Acreage single family	Multiple Residential 10-15 upa	RA
West:	Acreage single family	Grandview Ridge Trail and Multiple Residential 30-45 upa	RA

### Context & Background

- The 0.8 hectare subject site is located on the southwest corner of 20 Avenue and 165A Street in Sunnyside Heights. It is designated "Urban" in the Official Community Plan (OCP) and "Multiple Residential 10-15 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The Surrey School District has acquired the 7 properties on the east side of 165A Street, across the street from the subject site. An application has been made to consolidate these properties into a single lot and for setback variances (Development Application No. 7919-0235-00), to permit the development of a new elementary school, which the School District is targeting to have open for September 2023. This application also involves an NCP amendment to redesignate these properties from "Multiple Residential 10-15 upa" to "School".
- Single family small lots are proposed to the north of the site, across 20 Avenue (Development Application Nos. 7917-0412-00 and 7918-0173-00). To the west of the site is the future Grandview Ridge Trail.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing an NCP amendment from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area, rezoning from RA to RM-30, a Hazard Lands (Steep Slopes), Sensitive Ecosystems (GIN Corridor) and Form and Character Development Permit to facilitate the development of a 50-unit townhouse complex.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	8,097 m <sup>2</sup>
Road Dedication:	390.42 m <sup>2</sup>
Undevelopable Area:	61.8 m <sup>2</sup> (Grandview Ridge Trail dedication)
Net Site Area:	7,644.78 m <sup>2</sup>
<b>Number of Lots:</b>	1
<b>Building Height:</b>	11.88 m
<b>Unit Density:</b>	25 upa
<b>Floor Area Ratio (FAR):</b>	0.85
<b>Floor Area:</b>	
Residential:	6,549.7 m <sup>2</sup>
<b>Residential Units:</b>	
3-Bedroom:	50
Total:	50

## 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:**

13 Elementary students at Pacific Heights Elementary School  
8 Secondary students at Earl Marriott 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 Winter 2022.

Parks, Recreation & Culture: Parks will accept, at no cost to the City, the conveyance of the triangular portion from the western edge of the development site for the Grandview Ridge Trail. The land is to be conveyed as a lot on the subdivision plan with an access easement through the development site. The access easement can be discharged once the park lot is consolidated with another park parcel that has adequate road frontage for access. Parks recommends that the applicant ensure that CPTED design principles for units facing the future Grandview Ridge Trail are applied.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department: No concerns.

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

### **Transportation Considerations**

- The road dedication requirement on 20 Avenue is approximately 5.042 metres in width.
- One site access is proposed from 165A Street on the east side of the property.

### **Parkland and/or Natural Area Considerations**

- The subject site is adjacent to the future Grandview Ridge Trail, which is planned to be achieved through future development of land to the west of the subject site. A small 61.8 square metre dedication for the Grandview Ridge Trail is proposed along the west property line, where the property line currently jogs, in order to improve the interface along this edge and improve the edge condition with the future Grandview Ridge Trail.

### **Sustainability Considerations**

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

### **School Capacity Considerations**

- The Surrey School District has acquired the 7 properties on the east side of 165A Street, across the street from the subject site. An application has been made to consolidate these properties into a single lot and for setback variances (Development Application No. 7919-0235-00), to permit the development of a new elementary school.
- The School District has indicated that they are supportive of the proposed increased density for development along the west side of 165A Street between 18 Avenue and 20 Avenue (for the lands within the consolidation area on 165A Street as shown in Appendix V), and that enrolment demand can be accommodated from this increase in the future.

## **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 includes units designed to front directly onto public streets to facilitate a safe, welcoming public streetscape and public realm (OCP Policy B4.7).
- The proposal includes housing units that front onto green areas (in this case the GIN Corridor / Grandview Ridge Trail), to increase visibility into those areas and to increase the amenity features for those residences (OCP Policy B4.9, B4.22).

### **Secondary Plans**

#### Land Use Designation

- The proposal includes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa".
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site, on the west side of 165A Street to 18 Avenue (Appendix V). The applicant proposes to remove the subject site from this NCP requirement.

#### Amendment Rationale

- The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from a lower density / larger townhouse product. The proposed amendment will allow for the creation of smaller, more affordable townhouse units geared to young families, across the street from the future elementary school.
- The intention behind the land consolidation area identified in the NCP for the lands on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) was to ensure efficient and feasible development and equitable cost-sharing for roads. Staff have reviewed the consolidation area and determined that this site can proceed independently. A 5.0 metre dedication along 20 Avenue is included with the application, and it has been demonstrated that the lands to the south can develop separately without resulting in undue inefficiencies or burden.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (Sunnyside Heights NCP) designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The contribution will be based on a 75% land lift as confirmed through an independent market evaluation. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

#### Themes/Objectives

- The proposal is consistent with the NCP guiding principle of creating a community for people to live within proximity to walking and bike riding paths and plenty of green space.

## Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	30 upa	25 upa
<b>Floor Area Ratio:</b>	1.0	0.85
<b>Lot Coverage:</b>	45%	36.7%
<b>Yards and Setbacks</b>		
North:	4.5 m	4.5 m
East:	4.5 m	4.5 m
South:	6.0 m	6.0 m and 3.0 m* (*DVP)
West:	6.0 m	4.5 m* and 3.0 m* (DVP)
<b>Height of Buildings</b>		
Principal buildings:	13 m	11.9 m
<b>Amenity Space</b>		
Indoor Amenity:	150 m <sup>2</sup>	150 m <sup>2</sup>
Outdoor Amenity:	150 m <sup>2</sup>	150 m <sup>2</sup>
<b>Parking (Part 5)</b>		
<b>Number of Stalls</b>		
Residential:	100	100
Residential Visitor:	10	10
Total:	110	110
Tandem (%):	50%	N/A
<b>Bicycle Spaces</b>		
Residential Secure Parking:	Within Units	Within Units
Residential Visitor:	6	6

## Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Buildings 4 and 5, and 3.0 metres for Building 6; and
  - to reduce the minimum rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building 1.
- The proposed setback relaxations to 3.0 metres are for the side yards of units only, along the west and south property lines. These proposed setbacks to sides of units have less impact than a front or rear yard setback and are acceptable.

- The western edge is adjacent to the future Grandview Ridge Trail; it is appropriate to have a 4.5 metre setback along this edge with units fronting the trail, consistent with Crime Prevention through Environmental Design (CPTED) design principles of providing eyes on the park/trail.
- Staff support the requested variances to proceed for consideration.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The contribution will be paid prior to the issuance of the Building Permit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (Sunnyside Heights NCP) designation.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The contribution will be based on a 75% land lift as confirmed through an independent market evaluation. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 26, 2020, and the Development Proposal Signs were installed on May 20, 2020. Staff did not receive any telephone calls or correspondence in response.
- The subject development application was reviewed by the Little Campbell Watershed Society (LCWS). The LCWS expressed concern that the application, in its deviation from the existing NCP, may mean that their concerns with cumulative impacts are not being recognized on a watershed scale. They requested that the total on-site non-permeable area stay the same with the increase in density proposed.

*(Staff reviewed the proposal with the LCWS representative. The lot coverage permitted in the RM-30 Zone is the same as that which is permitted in the RM-15 Zone, at 45%. The applicant is proposing 36.7% lot coverage. On-lot mitigation requirements as per the Sunnyside Heights NCP are required to be followed.)*

## DEVELOPMENT PERMITS

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

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located to the west of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor west of the subject site, in the Redwood BCS management area, with a Low ecological value. This BCS Corridor also doubles as the Grandview Ridge Trail.
- The development proposal conserves 61.8 square meters of the subject site through Parkland Dedication. The purpose of this dedication is to "square-off" the property edge where it currently jogs to be integrated with the future Grandview Ridge Trail lands.
- An Ecosystem Development Plan, prepared by Chris Lee, R.P. Bio., of AquaTerra Environmental Ltd. and dated June 2020, has been submitted. The finalized report and recommendations will be incorporated into the Development Permit.

### Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site slopes down to the southwest at an overall slope gradient of 14H:1V (horizontal to vertical).

- A geotechnical report was prepared by Harman Dhillon, P. Eng., of Braun Geotechnical Ltd. and dated July 31, 2020. The report has been reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. A peer review is required to be completed prior to Final Adoption. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

#### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside 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 Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed 50-unit townhouse project consists of eleven (11), three-storey buildings with garages accessed internally at grade.
- The townhouse units are all approximately 130 square metres in size and are comprised entirely of 3-bedroom units.
- The units have been oriented to interface appropriately with the future Grandview Ridge Trail to the west as well as abutting streets to the north and east.
- The proposed buildings will include high-quality materials including hardie-panel siding and brick.
- The applicant has worked with staff on the site grading, street and park interfaces and have addressed staff's comments satisfactorily.

### Landscaping

- The landscaping plan shows a total of 50 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.
- Staff have requested that the applicant include additional trees between units, in the boulevard at the site entrance and in the corner plaza. In order to accommodate these additional trees, structural soil will be required. The applicant has confirmed that they will provide updated plans to address this prior to Final Adoption.

### Indoor Amenity

- A 150 square metre indoor amenity building is located at the southwest corner of the site at the southern end of Building 4 and has direct access to the outdoor amenity area. The two-level amenity space can be programmed in a variety of ways to meet the needs of the residents.
- Based on the standard Zoning By-law requirement of 3 square metres per dwelling unit of indoor amenity space, the proposed development requires 150 square metres of indoor amenity space. The proposed 150 square metre indoor amenity meets the By-law requirement.

### Outdoor Amenity

- The 150 square metre outdoor amenity space is located at the southwest corner of the site and has direct access to the indoor amenity space. The amenity space consists of a grassed area and a children's play area.
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit of outdoor amenity space, the proposed development requires 150 square metres of outdoor amenity space. The proposed 150 square metre outdoor amenity meets the By-law requirement.

### Outstanding Items

- There are a limited number of Urban Design and Landscape items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include further refinement of the details on retaining walls and associated screening, and providing additional trees in the corner plaza, at the site entrance, and along the internal drive aisles as discussed in the "Landscaping" section above.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

**TREES**

- Ian Maclachlan, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	13	13	0
Cottonwood (P. bal. tri)	23	23	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Beech	2	0	2
Birch	1	1	0
Cherry	2	2	0
Cherry Plum	1	1	0
Maple	7	7	0
Plum	1	1	0
Poplar (P. tremuloides)	1	1	0
Silk Tree	1	1	0
Walnut	1	1	0
Willow (S. babylonica)	3	3	0
Willow (Salix sp.)	1	1	0
<b>Coniferous Trees</b>			
Cedar	1	1	0
Cedrus	1	1	0
Cypress	1	1	0
Douglas Fir	6	5	1
Pine	1	1	0
Spruce	4	4	0
Redwood	2	0	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>39</b>	<b>33</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>50</b>	
<b>Total Retained and Replacement Trees</b>		<b>56</b>	
<b>Contribution to the Green City Program</b>		<b>\$20,800.00</b>	

- The Arborist Assessment states that there is a total of 39 mature trees on the site, excluding Alder and Cottonwood trees. 36 existing trees, approximately 48% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal.

- 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 to be removed. This will require a total of 102 replacement trees on the site. Since only 50 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 52 replacement trees will require a cash-in-lieu payment of \$20,800.00, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 56 trees are proposed to be retained or replaced on the site with a contribution of \$20,800.00 to the Green City Program. Note, however, that the applicant will have committed to reviewing the landscape plan to confirm opportunities for providing additional trees as noted in the section above, and therefore the tree numbers may change.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation and Tree Plan
Appendix V.	Sunnyside Heights NCP Plan
Appendix VI.	Development Variance Permit No. 7919-0057-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

HK/cm





**PROPOSED 50 UNITS TOWNHOUSE RESIDENTIAL  
DEVELOPMENT AT**

1955, 16508 165A STREET  
SURREY, BC







1 SITE PLAN Scale: 1/16"=1'

11 PLAN 61.

13 PLAN 61.



Unit 209- 6321 King George Blvd  
 Surrey BC V2X 1G1  
 www.flat7architecture.ca  
 contact@flat7architecture.ca  
 Ph: 604-503-4484

PROJECT INFO:  
**MULTIFAMILY RESIDENTIAL DEVELOPMENT**  
 1955, 16508 165A ST., SURREY, BC  
 CLIENT:

DATE: 13 OCT 2020  
 DRAWN BY: J.S.  
 SCALE: 1/16"= 10'  
 PROJECT NO: 19-204

REV	DATE	BY	DESCRIPTION

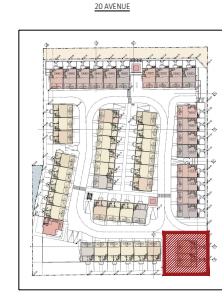
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Site Plan

A.1.1







KEYPLAN

Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat1architecture.ca  
contact@flat1architecture.ca  
Ph: 604-503-4484

PROJECT INFO:  
MULTIFAMILY RESIDENTIAL  
DEVELOPMENT AT 1655,  
16508 165A ST. SURREY, BC

CLIENT:

08-OCT-2022  
As Noted

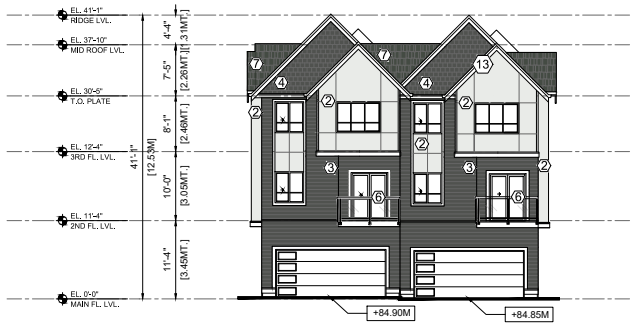
DATE: 19-204

REV	DESCRIPTION	BY	DATE

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Building 1  
Elevations

A.3.1



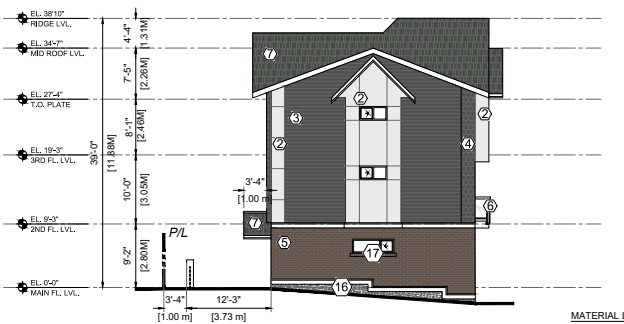
1 Building-1 West Elevation  
Scale: 1/8"=1'-0"



3 Building-1 South Elevation  
Scale: 1/8"=1'-0"



2 Building-1 East Elevation (Facing 165a St)  
Scale: 1/8"=1'-0"



4 Building-1 North Elevation  
Scale: 1/8"=1'-0"

MATERIAL LEGEND:

- 6" HORIZONTAL SIDING James Hardie - "Evening Blue"
- FIBRE CEMENT PANEL James Hardie Panel - "Arctic White"
- 6" HORIZONTAL SIDING - James Hardie - "Iron Grey"
- HARDIE SHINGLE SIDING James Hardie - "Iron Grey"
- THIN BRICKS - Endicott - "Dark Sandstone"
- ALUMINUM & GLASS GUARDRAIL SYSTEM - "Black"
- ROOF (SPRINKLE SHINGLES): Palco Premier - "Antique Black"
- 4" HARDIE TRIMS - Extra White (4" X 1/2") - Typical for all
- EXTERIOR STEEL DOOR W/VIEW LITE, PAINTED, Sherwin Williams Paint - "Chinese Red"
- EXTERIOR STEEL DOOR W/VIEW LITE, PAINTED, Sherwin Williams Paint - "Rockwood Amber"
- ELECTRIC CLOSET DOOR - PAINTED - Sherwin Williams Paint - "Night Owl"
- INSULATED STEEL GARAGE DOOR - PAINTED - To match Arctic White
- WOOD FASCIA - Extra White (12" x 2")
- SEALED DOUBLE GLAZED P.V.C. WINDOW (BLACK FRAME)
- SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM
- EXPOSED CONCRETE
- BRICK VENEER SOLDIER COURSE (Dark Sandstone)
- WOODEN BRACKETS (To Match Arctic White)
- HARDIE CORNER TRIM (3" x 1/2") To Match Arctic white

NOTE - EXPOSED FASTENERS, TRIMS, REVEALS ON THE HARDIE BOARD PANEL TO BE PAINTED SAME COLOR AS HARDIE BOARD PANELS







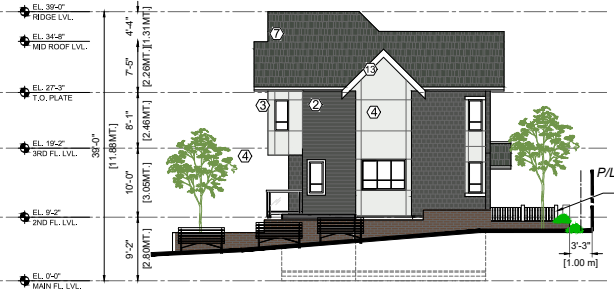




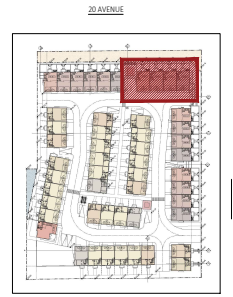




1 Building-7 South Elevation  
Scale: 1/8"=1'-0"



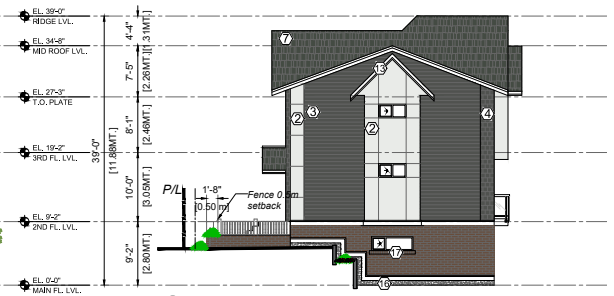
2 Building-7 East Elevation  
Scale: 1/8"=1'-0"



KEYPLAN




3 Building-7 North Elevation (Facing 20 Ave)  
Scale: 1/8"=1'-0"



4 Building-7 West Elevation  
Scale: 1/8"=1'-0"

- MATERIAL LEGEND:**
- 6" HORIZONTAL SIDING James Hardie-"Evening Blue"
  - FIBRE CEMENT PANEL James Hardie Panel-"Arctic White"
  - 6" HORIZONTAL SIDING James Hardie-"Iron Grey"
  - HARDIE SHINGLE SIDING James Hardie-"Iron Grey"
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  - ALUMINUM & GLASS GUARDRAIL SYSTEM - "Black"
  - ROOF(ASPHALT SHINGLES)- Paabco Premier-"Antique Black"
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  - EXTERIOR STEEL DOOR W/VIEW LITE PAINTED- Sherwin Williams Paint- "Rockwood Amber"
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  - SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM
  - EXPOSED CONCRETE
  - BRICK VENEER SOLDIER COURSE(Dark Sandstone)
  - WOODEN BRACKETS (To Match Arctic White)
  - HARDIE CORNER TRM ( 3" x 1/2" ) To Match Arctic white

NOTE- EXPOSED FASTENERS TRIMS, REVEALS ON THE HARDIE BOARD PANEL TO BE PAINTED SAME COLOR AS HARDIE BOARD PANELS



Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

---

PROJECT INFO:  
MULTIFAMILY RESIDENTIAL DEVELOPMENT AT 1965, 16508 165A ST. SURREY, BC

CLIENT:

---

08-OCT-2020  
As Noted

REV	DESCRIPTION	DATE

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**Building 7 Elevations**

A3.7



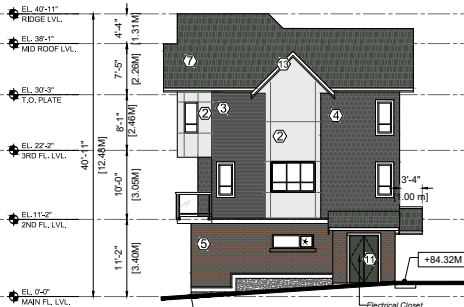
1 Building-8 West Elevation

Scale: 1/8"=1'-0"



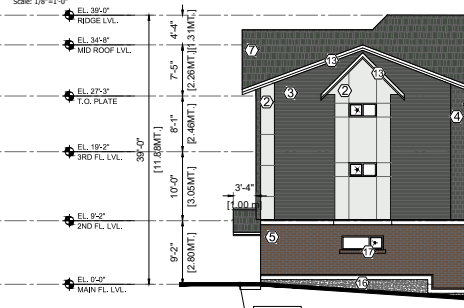
2 Building-8 East Elevation

Scale: 1/8"=1'-0"



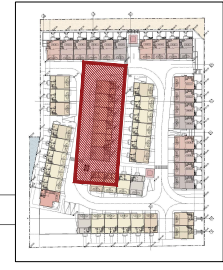
3 Building-8 South Elevation

Scale: 1/8"=1'-0"



4 Building-8 North Elevation

Scale: 1/8"=1'-0"



KEYPLAN

MATERIAL LEGEND:

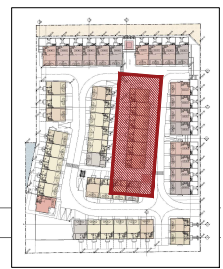
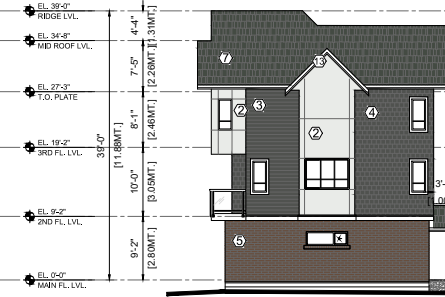
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NOTE- EXPOSED FASTENERS TRIMS, REVEALS ON THE HARDIE BOARD PANEL TO BE PAINTED SAME COLOR AS HARDIE BOARD PANELS

REV	DESCRIPTION	BY	DATE



1 Building-9 East Elevation  
Scale: 1/8"=1'-0"

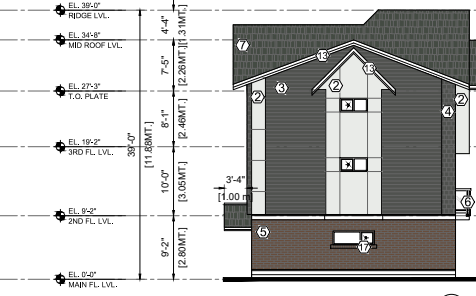


KEYPLAN

3 Building-9 North Elevation  
Scale: 1/8"=1'-0"



2 Building-9 West Elevation  
Scale: 1/8"=1'-0"



4 Building-9 South Elevation  
Scale: 1/8"=1'-0"

**MATERIAL LEGEND:**

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- FIBRE CEMENT PANEL James Hardie Panel- "Arctic White"
- 6" HORIZONTAL SIDING James Hardie -"Iron Grey"
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Unit 209-6321 King George Blvd  
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www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

PROJECT INFO:  
MULTIFAMILY RESIDENTIAL  
DEVELOPMENT AT 1965,  
16508 165A ST. SURREY, BC

CLIENT:  
08-OCT-2022  
As Noted

REV	DESCRIPTION	DATE

Building 9 Elevations

A3.9















DATE	REVISIONS	NO.
oct/20	city comments	1

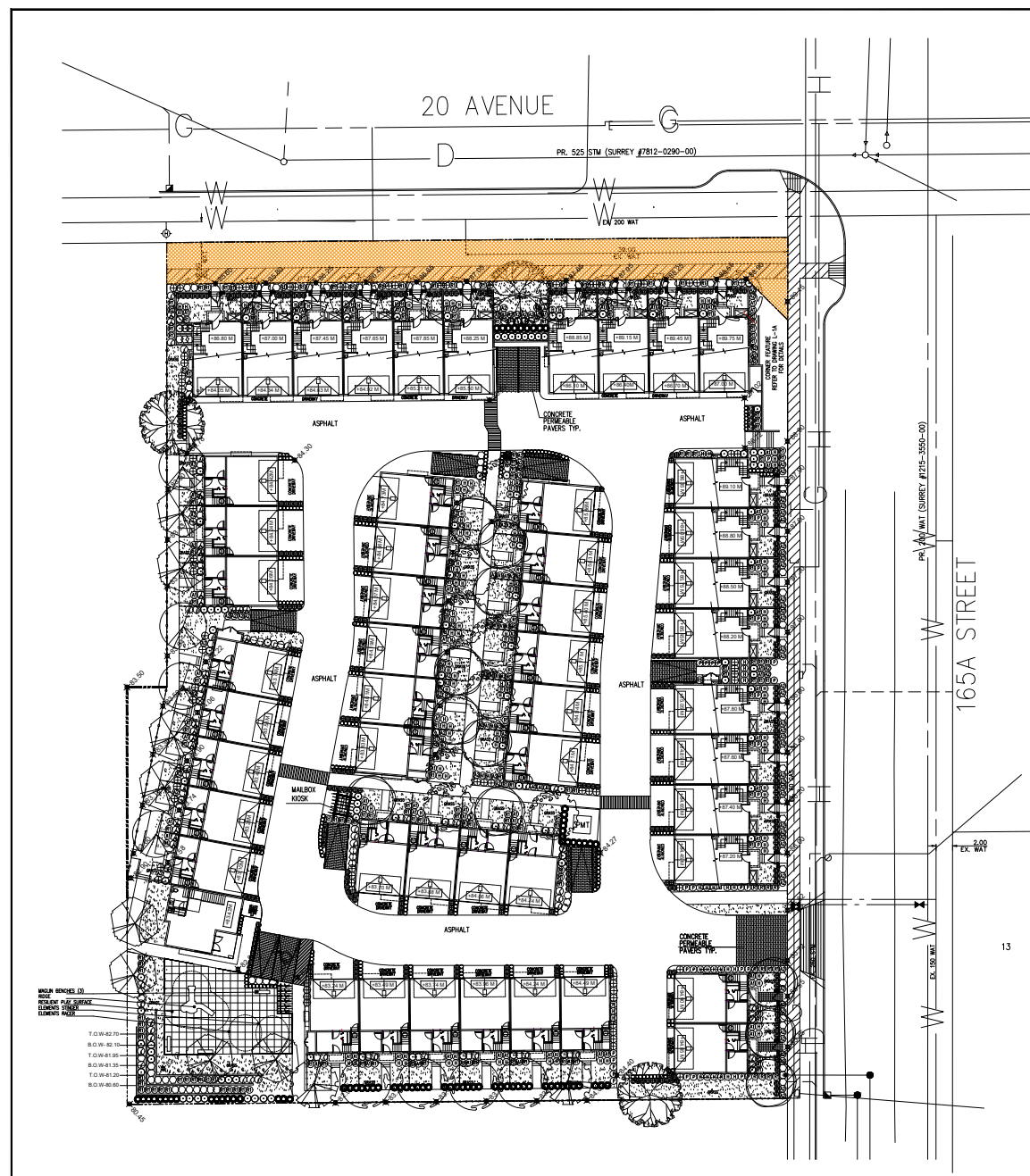
C.KAVOLINAS & ASSOCIATES INC.  
 BCSLA CSLA  
 2462 JONGUIL COURT  
 ABBOTSFORD, B.C.  
 V3G 3E8  
 PHONE (604) 857-2376

CLIENT  
 JASWINDER GABRI  
 FLAT ARCHITECTURE  
 SUITE #209  
 6321 KING GEORGE BOULEVARD  
 SURREY, B.C.  
 V3X 1G1  
 604-503 4481

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 50 UNIT  
 TOWNHOUSE DEVELOPMENT  
 16508 - 20th AVENUE  
 16505 - 165A STREET  
 SURREY, B.C.

SCALE	1:250	DATE	MAY/20
DRAWN	CHW		
ENL.	CHW		
APPROV.	AS WALT		

PRINTED	JOB No.	
	DRAWING No.	
		L-1



---

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

FROM: **Development Engineer, Engineering Department**

DATE: **October 09, 2020** PROJECT FILE: **7819-0057-00**

---

RE: **Engineering Requirements  
Location: 16508 - 20 Ave & 1955 - 165A Ave.**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE & SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 5.042 meters along 20<sup>th</sup> Avenue;
- dedicate a 3.0-metre x 3.0-metre corner cut at the intersection of 20th Avenue and 165A Street;
- register a 0.50 metre statutory right-of-way (SRW) along the west side of 165A Street and along the south side of 20th Avenue;
- dedicate as road (without compensation), Bylaw Road that extends from 164th Street to 16722 20th Avenue;
- dedicate as road (without compensation), Provincial Jurisdiction that extends along 165A Street.

***Works and Services***

- construct the south side of 20 Avenue to the Collector standard, as per the cross section established through Surrey Project 7812-0290-00;
- construct the west side of 165A Street to the Local Road standard;
- construct service connections (water, sanitary, and storm), complete with inspection chamber and water meter, to service the site; and
- sanitary and water main upgrades required to service the site and satisfy all frontage requirements.

A Servicing Agreement is required prior to Rezone & Subdivision. A processing fee of \$27,032.25 is required.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng  
Development Engineer

M51

NOTE: Detailed Land Development Engineering Review available on file



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.

In March 2020, a new twelve classroom addition was opened at Pacific Heights Elementary. As of September 2020, school enrolment was below the new school capacity of 588 by 8 students.

The new Edgewood Elementary, located at 16666 23rd Avenue (Sunnyside Heights NCP), is targeted to open December 2020. As part of the District’s boundary change process, the District went out for public consultation in the fall of 2019 to all the existing elementary schools in the Grandview Heights community. The stakeholder feedback of this consultation resulted in all of the students living in the Pacific Heights catchment south of 24th Avenue and a small portion of the northeast corner north of 24th Avenue will report immediately to Edgewood Elementary when it is open. However, the 10 year projections indicate that the growth trend will continue to be strong and Pacific Heights Elementary will surpass 100% occupancy by 2024.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and is targeted to open for September 2021 which provide some enrolment relief to both Earl Marriot and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0057 00

**SUMMARY**

The proposed 50 townhouse units are estimated to have the following impact on the following schools:

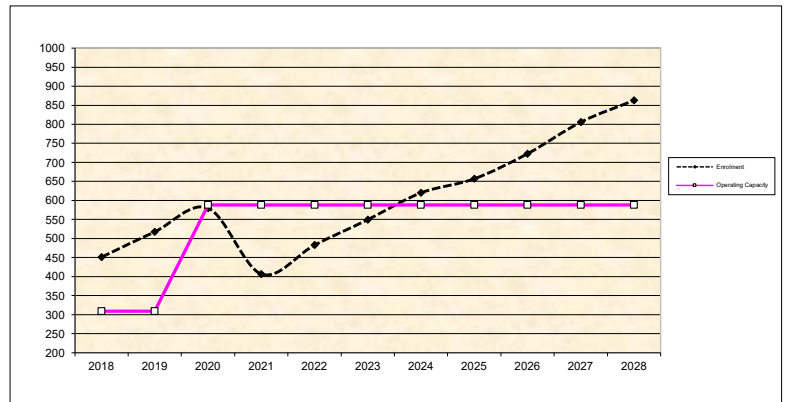
**Projected # of students for this development:**

Elementary Students:	13
Secondary Students:	8

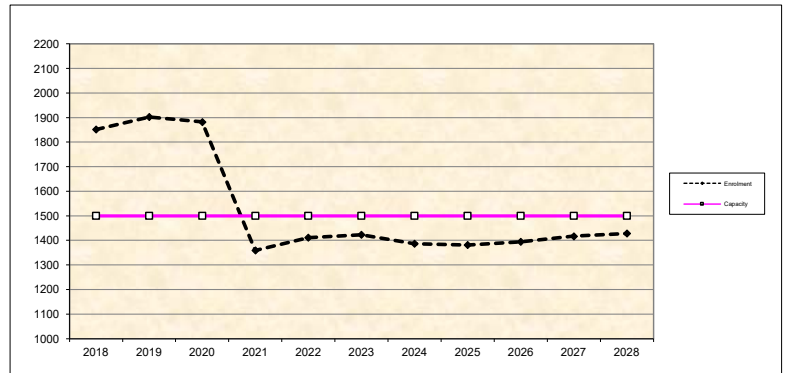
**September 2020 Enrolment/School Capacity**

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	106 K + 474
Operating Capacity (K/1-7)	76 K + 512
<b>Earl Marriot Secondary</b>	
Enrolment (8-12):	1882
Capacity (8-12):	1500

**Pacific Heights Elementary**



**Earl Marriot 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.

## 4.0 Tree Preservation Summary

Table 3: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 16508 20<sup>th</sup> Avenue and 1955 165A Street, Surrey, BC

Registered Arborist Ian MacLachlan (ISA Certified Arborist PN-8643A)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>75</b>
<b>Protected Trees to be Removed</b>	<b>69</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>6</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 36                    X    one (1)    =    36 - All other Trees Requiring 2 to 1 Replacement Ratio 33                    X    two (2)    =    66	<b>102</b>
<b>Replacement Trees Proposed</b>	<b>50</b>
<b>Replacement Trees in Deficit</b>	<b>52</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

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

Summary, report and plan prepared and submitted by

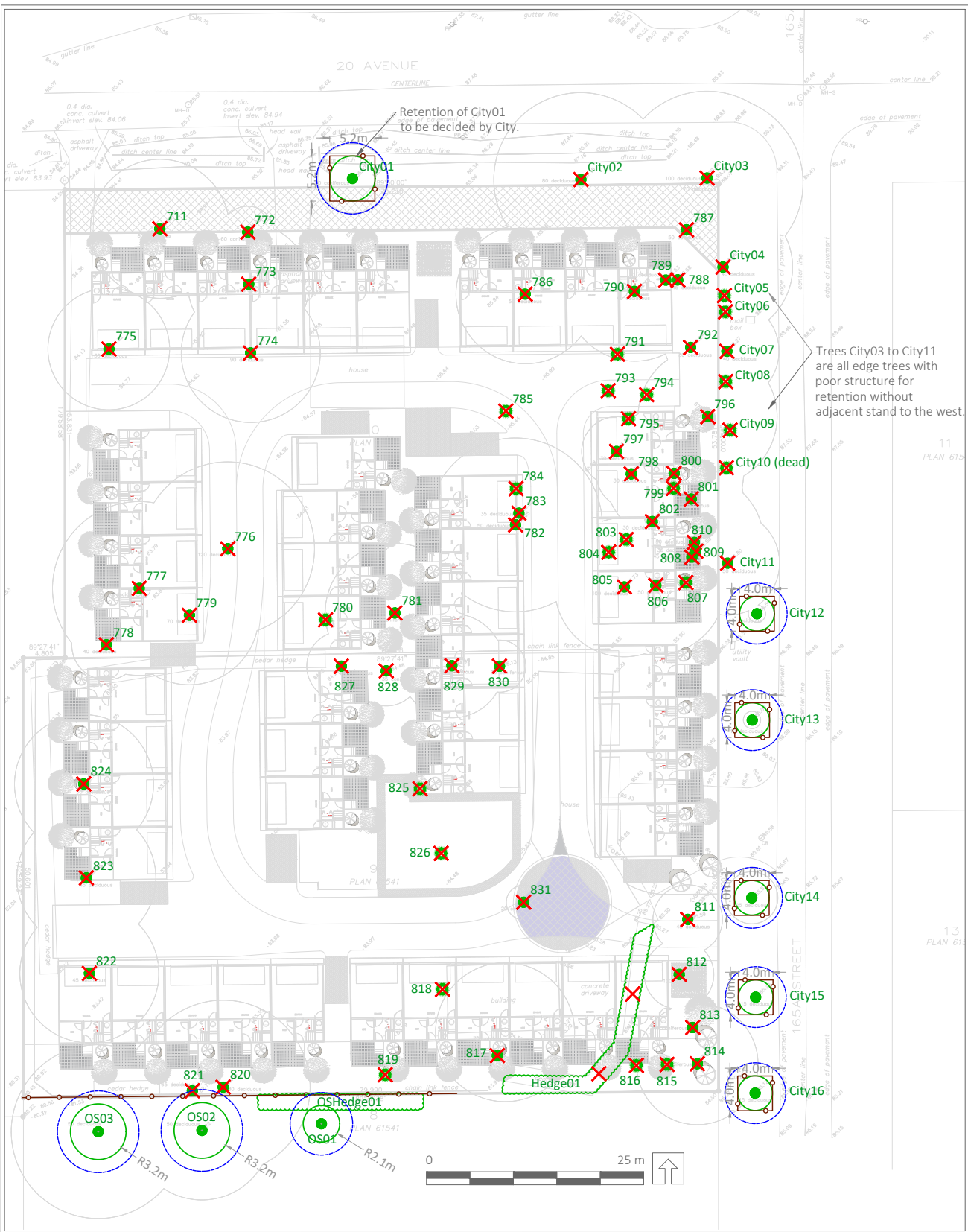


Signature of Arborist

July 12<sup>th</sup>, 2018

Date





Retention of City01 to be decided by City.

Trees City03 to City11 are all edge trees with poor structure for retention without adjacent stand to the west.

LEGEND	CRITICAL ROOT ZONE	TREE PROTECTION ZONE AND FENCE	UN-SURVEYED TREE
	NO-BUILD ZONE	TREE TO BE RETAINED	TREE TO BE REMOVED

REFERENCE DRAWINGS  
1. Base Survey by:

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (1/2 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  - 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).
  - 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.

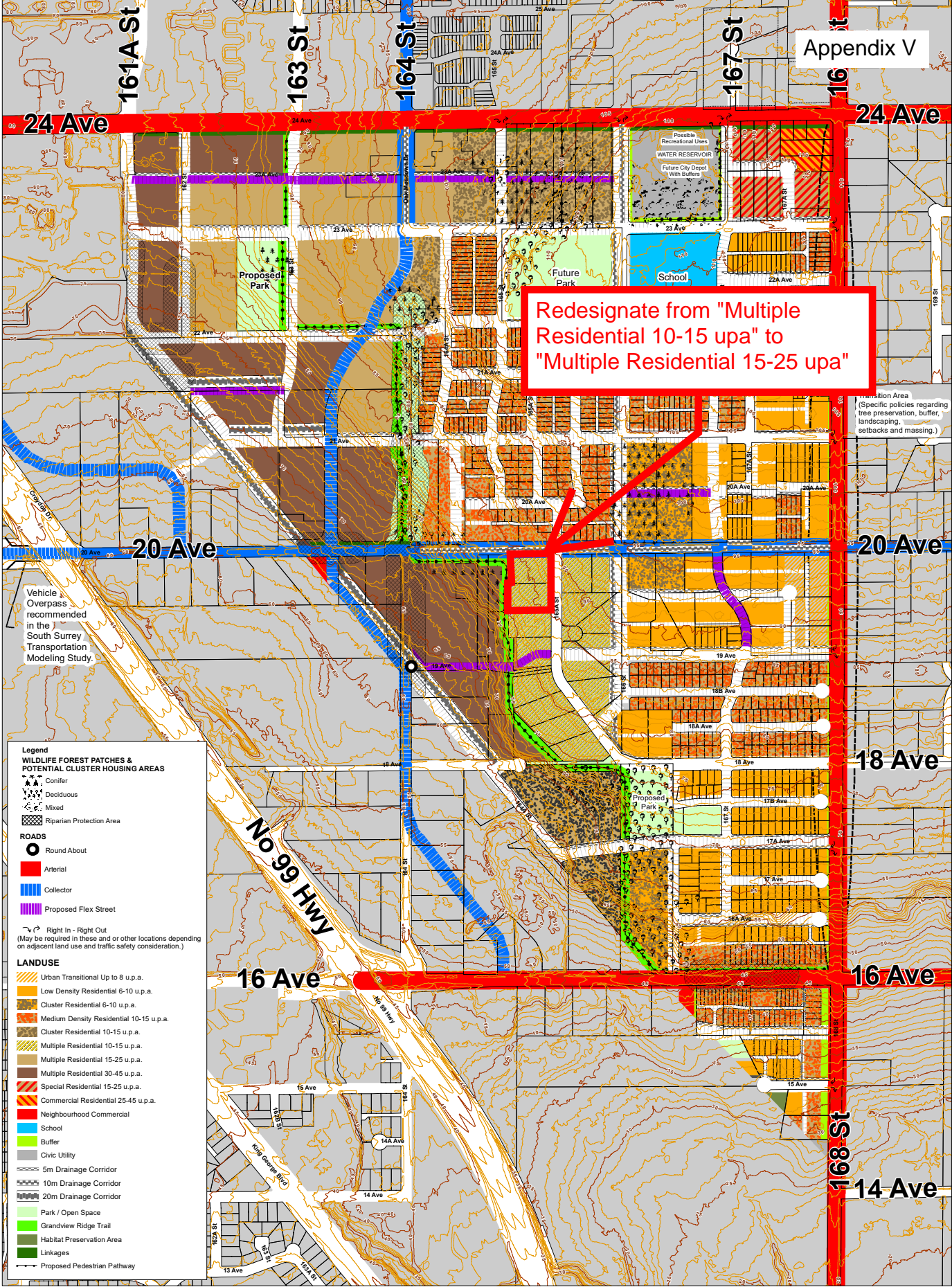


3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan  
Project address: 16508 20th Avenue and 1955 165A Street, Surrey  
Client: Victor Aujla

Drawing No: 001  
Date: 2018/07/12  
Drawn by: IM  
Page Size: TABLOID 11"x17"

Page #  
1 of 1



# Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

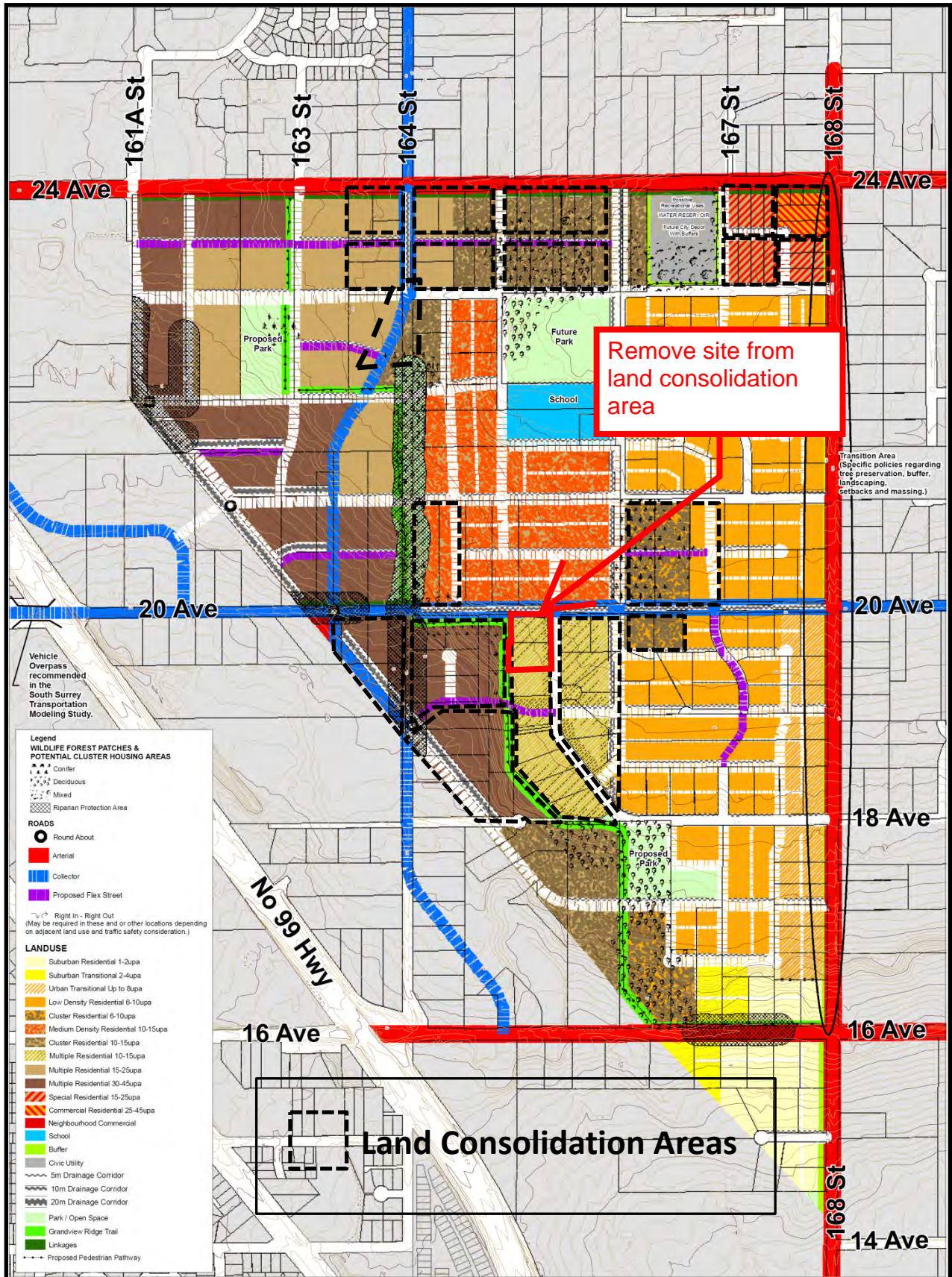
Stage 1 Approved By Council: July 26, 2007  
Stage 2 Approved By Council Nov. 15, 2010  
Last Amended 15 Spt 2020

0 75 150 300 450 600 Meters

V:\Policy\Long Range\GIS\_ANALYSIS\SECONDARY PLANNING\NCP



Figure 2.3 Land Consolidation Areas



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0057-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-814-161  
Lot 9 Section 13 Township 1 New Westminster District Plan 61541

1955 - 165A Street

Parcel Identifier: 002-807-769  
Lot 10 Section 13 Township 1 New Westminster District Plan 61541

16508 - 20 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Buildings 4 and 5, and to 3.0 metres for Building 6 as shown on Schedule A;
  - (b) to reduce the minimum south rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building 1 as shown on Schedule A.
5. This development variance permit applies to only the portion of the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

NO.	REV.	DATE	DESCRIPTION

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To vary the west side yard setback of Building 6 from 6.0 m to 3.0 m

To vary the west side yard setback of Buildings 4 and 5 from 6.0 m to 4.5 m

To vary the south rear yard setback from 6.0 m to 3.0 m for Building 1