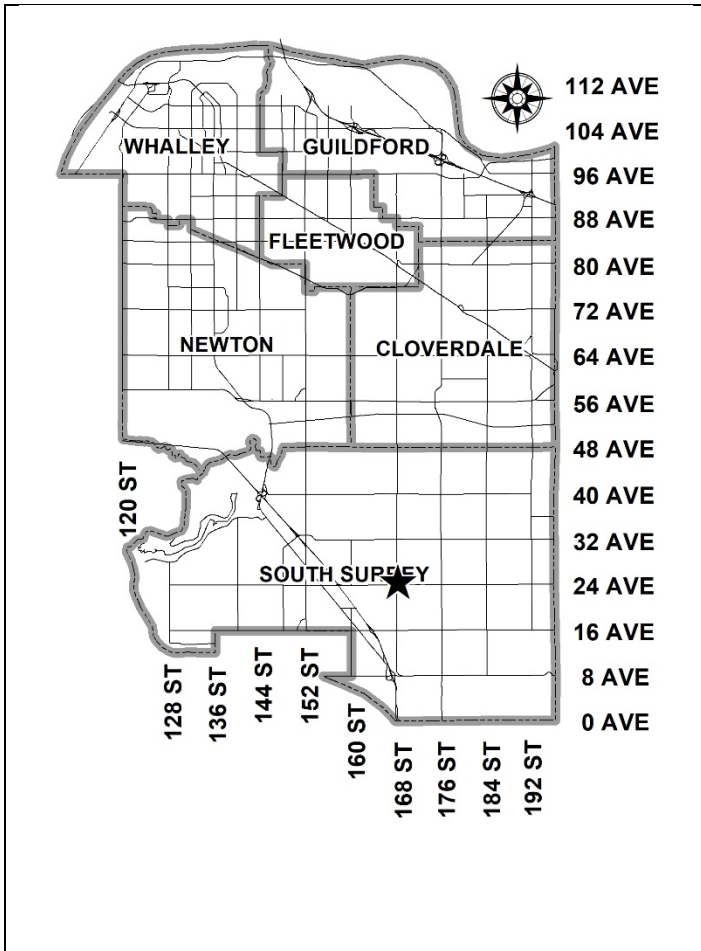


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0206-00

Planning Report Date: November 8, 2021



PROPOSAL:

- **OCP Amendment** to increase the maximum density permitted under the Multiple Residential designation
- **NCP Amendment** to introduce a new land use designation: Mixed-Use Commercial/Residential (104 upa/2.5 FAR)
- **NCP Amendment** from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (104 upa/2.5 FAR)
- **Rezoning** from RA to CD

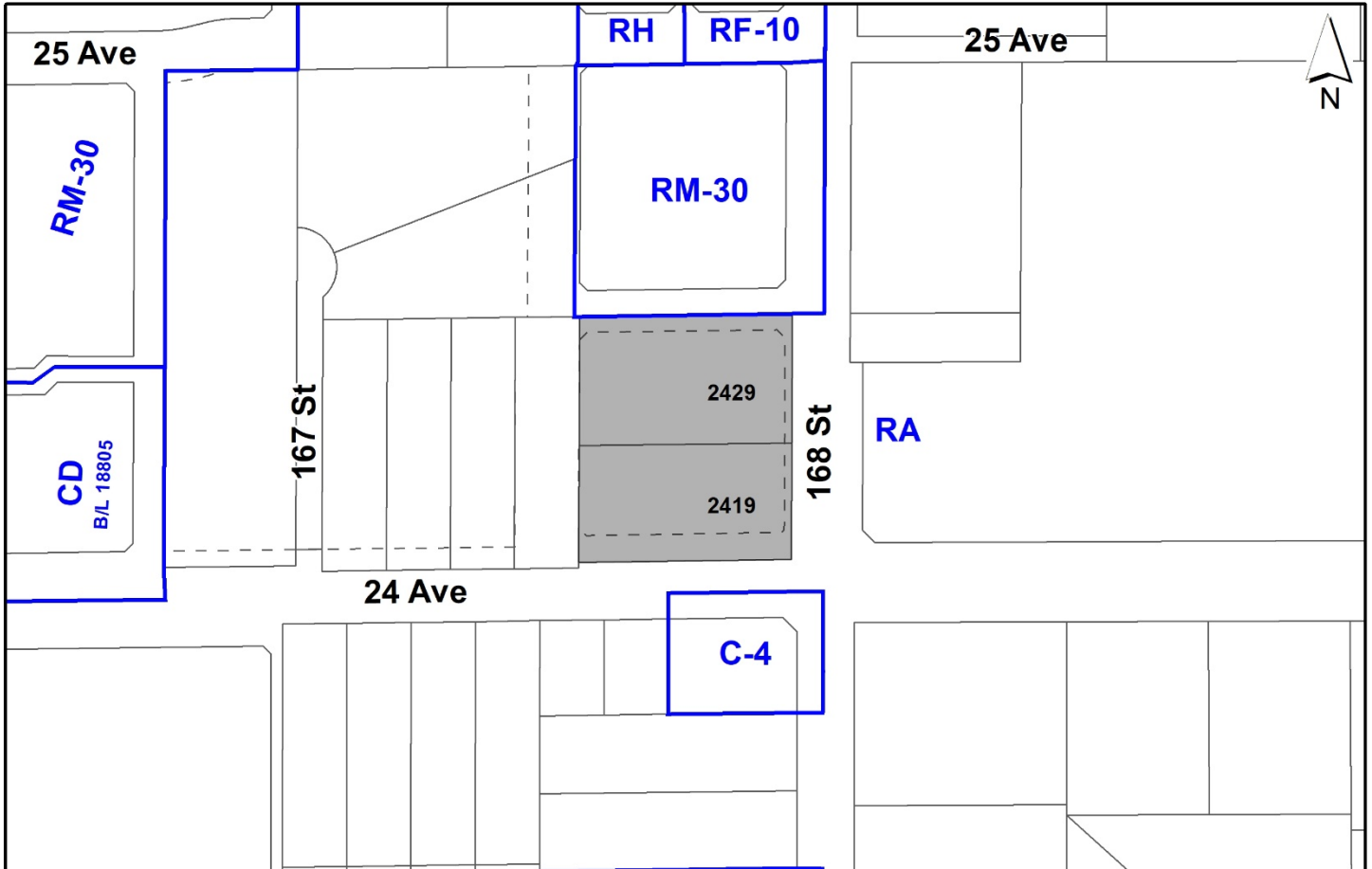
to permit the development of one 6-storey building containing 15 commercial units, 13 offices and 159 apartment units, with a total 2.5 FAR.

LOCATION: 2419 -168 Street
 2429- 168 Street

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Mixed-Use Commercial/Residential (30-45 upa) and Multi-use Pathway (8 m)



RECOMMENDATION SUMMARY

The Planning & Development Department recommends that the application be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with policies identified in the City of Surrey Official Community Plan (OCP) and the Orchard Grove Neighbourhood Concept Plan (NCP).
- Proposing an amendment to the Official Community Plan (OCP) to increase the maximum permitted density in the Multiple Residential designation from 1.5 Floor Area Ratio (FAR) to 2.5 FAR.
- Proposing an amendment to the Orchard Grove Neighbourhood Concept Plan (NCP) for the following:
 - introduction of a new land use designation: Mixed-Use Commercial/Residential (104 upa/2.5 FAR); and
 - amendment to redesignate the site from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (104 upa/2.5 FAR).

RATIONALE OF RECOMMENDATION

- The current proposal does not comply with the Multiple Residential designation in the Official Community Plan (OCP).
- The Multiple Residential OCP designation typically allows for a maximum density of 1.5 FAR however additional density up to 2.0 FAR is permitted in Urban Centres, Frequent Transit Development Areas (FTDA) and for sites abutting a Frequent Transit Network. The subject site proposes increased density at 2.5 FAR but is not located in an Urban Centre, an FTDA, or abutting a Frequent Transit Network. Such density is typically found in and would be more appropriate in select Town Centres, such as Semiahmoo Town Centre or City Centre.
- Development Application No. 7917-0465-00 was granted Third Reading by Council at the Regular Council – Public Hearing Meeting on October 21, 2019. This application allowed for increased density up to 2.0 FAR on the site, which was supported through the provision of an appropriate community benefit.
- The proposal does not comply with the Mixed-Use Commercial/Residential (30-45 upa) designation in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The existing NCP designation is intended to provide some commercial units at this corner location, across the street from the Grandview Heights Aquatic Centre, with low density residential, in the form of apartments or townhouses, at a maximum unit density of 45 units per acre, and a maximum FAR of 1.3. The area is not intended to have increased densities at the level that is proposed, as this is outside of a Town Centre, and not well served by transit.

-
- The applicant is proposing a unit density of 104 units per acre, and an FAR of 2.5. The proposed FAR is 66% larger than the maximum permitted in the OCP (maximum 1.5 FAR), and the unit density is approximately 2.3 times larger than the maximum permitted in the Orchard Grove NCP.
 - The proposed development, if approved, could set a precedent, and put pressure for higher densities in areas away from the Semiahmoo Town Centre (where amenities are available), and that lack existing or planned frequent transit that could support this scale of development.
 - Staff have concerns with the proposed interface with adjacent uses resulting from the scale of development that is proposed, including for the adjacent townhouses to the north, the lands to the south across 24th Avenue, which are designated Commercial Residential 25-45 upa in the Sunnyside Heights NCP. The lands on the southeast corner of 24 Avenue and 168 Street are Suburban lands, currently zoned RA, and not within a Secondary Land Use Plan.
 - The proposed density would result in a building massing that would be quite different from the existing neighbourhood and would not be contextual to its surroundings or the existing neighbourhood context. This can be seen in the side-by-side comparisons between Development Application No. 7917-0465-00 and the current application No. 7921-0206-00, on Appendix I.
 - Staff also note that the applicant could choose to proceed with the completion of Development Application No. 7917-0465-00, which has received Third Reading of the associated Official Community Plan Amendment and Rezoning By-laws in 2019, to allow for increased density and which would be complimentary to the surrounding uses, in a more appropriate scale.

RECOMMENDATION

The Planning & Development Department recommends that the application be denied.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject site:	Vacant (two single family dwellings demolished)	Mixed-Use Commercial/Residential (30-45 upa)	RA
East (Across 168 Street):	Grandview Heights Aquatic Centre.	Suburban Single Family Residential and School/Park	RA
South (Across 24 Avenue):	Convenience store, and single family residential.	Commercial Residential 25-45 upa	C-4 and RA
West:	Single family residential.	Road and Park	RA
North (Across 24A Avenue):	3-storey Townhouse complex.	Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)	RM-30

Context & Background

- The subject 7,740 square metre (1.91 acres) site consists of 2 properties located at 2419 and 2429 – 168 Street in the Orchard Grove Neighbourhood Concept Plan (NCP) area. The site is zoned "One-Acre Residential Zone" (RA) and is designated Multiple Residential in the Official Community Plan (OCP) and Mixed-Use Commercial/Residential (30-45 upa) and Multi-use Pathway (8 m) in the Orchard Grove NCP.
- The site is bordered on the three other sides by roads: 24A Avenue to the north, 168 Street to the east and 24 Avenue to the south. Across 24A Avenue is a recently completed 3-storey townhouse complex (RM-30), across 168 Street is the Grandview Heights Aquatic Centre and to the south across 24 Avenue is a small convenience store and suburban single family residential (RA), which are designated for mixed-use development (Commercial Residential 25-45 upa) in the Sunnyside Heights NCP.
- The site is bordered to the west by a single family residence at 16747 – 24 Avenue that is designated for Road (167A Street) and Park in the Orchard Grove NCP. This property and the subject site are within a land assembly area identified within the NCP. As the 3 properties are not currently able to be assembled, the applicant will be required to provide a cash contribution to cover half of the land cost and half of the construction cost to ensure the implementation of the proposed road. This contribution is to be secured as part of the Servicing Agreement associated with Development Application No. 7917-0465-00 and prior to Final Adoption of the associated By-laws for this application, and if the applicant were to proceed with the subject application No. 7921-0206-00 instead, the same requirement would apply.

Development Application No. 7917-0465-00

- The applicant previously submitted a separate Development Application No. 7917-0465-00, which proposed the following:
 - To introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP) and to redesignate the subject site from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa);
 - to rezone the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) (based on "Multiple Residential 70 Zone" (RM-70) and the "Neighbourhood Commercial Zone" (C-5)); and
 - a Development Permit to allow for a mixed-use development consisting of approximately 2,024 square metres (21,800 sq.ft.) of ground floor commercial and 133 apartment units.

Development Application No. 17-0465-00 was considered by Council at the Regular Council - Land Use Meeting on October 07, 2019 and subsequently received Third Reading of the associated By-laws at the Regular Council – Public Hearing Meeting on October 21, 2019. This application also proposed an increase in density from 1.5 FAR in the OCP and 1.3 FAR in the NCP to 2.0 FAR (33% increase) and increase in number of units from 45 units per acre to 90 units per acre.

Development Application No. 7917-0465-00 was reviewed by ADP and proposed a contribution of \$750,000 as an amenity contribution in support of the proposal. The application would also be subject to regular NCP and CAC Tier 1 fees payable at Building Permit application.

The applicant is proposing to utilize a provision in the OCP that allows for additional bonus densities in select areas in exchange for the provision of sufficient community amenities.

DEVELOPMENT PROPOSAL

Context

- The subject 7,740 square metre (1.91 acres) site consists of 2 properties located at 2419 and 2429 – 168 Street in the Orchard Grove Neighbourhood Concept Plan (NCP) area. The site is zoned "One-Acre Residential Zone" (RA) and is designated Multiple Residential in the Official Community Plan (OCP) and Mixed-Use Commercial/Residential (30-45 upa) and Multi-use Pathway (8 m) in the Orchard Grove NCP.
- The site is bordered on the three other sides by roads: 24A Avenue to the north, 168 Street to the east and 24 Avenue to the south. Across 24A Avenue is a recently completed 3-storey townhouse complex (RM-30), across 168 Street is the Grandview Heights Aquatic Centre and to the south across 24 Avenue is a small convenience store and suburban single family residential (RA), which are designated for mixed-use development (Commercial Residential 25-45 upa) in the Sunnyside Heights NCP.

- The site is bordered to the west by a single family residence at 16747 – 24 Avenue that is designated for Road (167A Street) and Park in the Orchard Grove NCP. The property at 16747 – 24 Avenue and the subject site are within a land assembly area identified within the NCP. As the 3 properties are not currently able to be assembled, the applicant will be required to provide a cash contribution to cover half of the land cost and half of the construction cost to ensure the implementation of the proposed road. his contribution is to be secured under the Servicing Agreement process prior to Final Adoption. This contribution is to be secured as part of the Servicing Agreement associated with Development Application No. 7917-0465-00 and prior to Final Adoption of the associated By-laws for this application, and if the applicant were to proceed with the subject application No. 7921-0206-00 instead, the same requirement would apply.

Planning Considerations

- The applicant is proposing a mixed-use development with 159 apartment units and 15 retail units at grade and 13 office units, with a gross floor area of 15,421 square metres.
- The applicant is proposing to utilize a provision in the OCP that allows for additional bonus densities in select areas in exchange for the provision of sufficient community amenities. The applicant is proposing a development with a maximum floor area ratio (FAR) of 2.5, whereas typically under the "Multiple Residential" designation a maximum FAR of 1.5 is permitted.
- Further discussion with staff would be required for some design aspects, including building heights and to determine what an appropriate Type 2 Community Amenity Contribution may be, should the applicant's proposal be supported. The fixed amount associated with the previous application was specific to that application and thus additional discussion would be required.
- The application proposes the following:
 - An Official Community Plan (OCP) amendment to allow for an increase in density from 1.5 FAR to 2.5 FAR;
 - Orchard Grove Neighbourhood Plan (NCP) amendment from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (104 upa/2.5 FAR)
 - Rezoning: from "One-Acre Residential (RA)" to "Comprehensive Development (CD)";
 - Development Permits for Form & Character; and
 - Consolidation (subdivision) of two properties with road and multi-use pathway dedications.

	Proposed
Lot Area	
Gross Site Area:	7,738 square metres
Road Dedication:	1,567 square metres
Undevelopable Area:	n/a
Net Site Area:	6,171 square metres
Number of Lots:	1
Building Height:	6 storeys (19.8 metres)
Unit Density:	104 units per acre / 261 units per hectare
Floor Area Ratio (FAR):	2.5 FAR
Floor Area	

	Proposed
Residential:	11,810.3 square metres
Commercial:	3,611.4 square metres
Total:	15,421.7 square metres
Residential Units:	
Studio:	n/a
1-Bedroom:	133
2-Bedroom:	26
Total:	159

- The existing NCP designation is intended to provide some commercial units at this corner location, across the street from the Grandview Heights Aquatic Centre, with low density residential, in the form of apartments or townhouses, at a maximum unit density of 45 units per acre, and a maximum FAR of 1.3. The area is not intended to have increased densities at the level that is proposed, as this is outside of a Town Centre, and not well served by transit.
- The applicant is proposing a unit density of 104 units per acre, and an FAR of 2.5. The proposed FAR is 66% larger than the maximum permitted in the OCP (maximum 1.5 FAR), and the unit density is approximately 2.3 times larger than the maximum permitted in the Orchard Grove NCP.
- Staff have concerns with the proposed interface with adjacent uses resulting from the scale of development that is proposed, including for the adjacent townhouses to the north, the lands to the south across 24 Avenue, which are designated Commercial Residential 25-45 upa in the Sunnyside Heights NCP. The lands on the southeast corner of 24 Avenue and 168 Street are Suburban lands, currently zoned RA, and not within a Secondary Land Use Plan.
- The proposed density would result in a building massing that would be quite different from the existing neighbourhood and would not be contextual to its surroundings or the existing neighbourhood context. This can be seen in the side-by-side comparisons between Development Application No. 7917-0465-00 and the current application No. 7921-0206-00, on Appendix I.
- The drawings provided on Appendix I are conceptual only, for illustrative purposes, and do not provide an accurate picture of the proposal. There has been no detailing or urban design review provided, and the drawings are for basic comparison between previous and current proposals, and for visualization of the massing.

Referrals

School District:

The School District has advised that there will be approximately 25 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

8 Elementary students at Pacific Heights Elementary School
10 Secondary students at Earl Marriott Secondary School

(Appendix II)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

With the exception of the School District, formal referrals have not been completed for the subject proposal given the departure from existing City policies and practices. The current discussion is on the appropriateness of the land use that is proposed.

Should the proposal ultimately be supported and proceed to the detailed planning stage, referrals will be made to the following groups for comment. Any requirements would be incorporated into the detailed design for the proposal, including for:

- Engineering;
- Parks, Recreation & Culture;
- Surrey Fire Department; and
- Advisory Design Panel.

Transportation Considerations

- One access is proposed to the development on 24A Avenue, and the same road dedications as Development Application No. 7917-0465-00 would apply, with dedications on 24 Avenue, 24A Avenue, and 168 Street, as well as corner cuts for 167 Street.
- At grade parking is proposed for 46 commercial stalls, with the remaining 307 parking stalls proposed as underground parking.
- There is one bus route on 24 Avenue, fronting the site, and a greenway and bike route, also on 24 Avenue.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site complies with the General Urban RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated Multiple Residential in the OCP. This designation allows for a maximum 1.5 FAR. The applicant is proposing 2.5 FAR, which is a significant increase. Typically, an increase to 2.0 FAR is permitted in proximity to a Frequent Transit Network (FTN) or for development that are located in Urban Centres or Frequent Transit Development Areas (FTDA), which is not the case for this proposal.
- An increase to 2.5 FAR is typically only supported in City Centre and some Town Centres.
- The applicant has another proposal on the same site, for a development at 2.0 FAR and 90 units per acre, that has received Conditional Approval from Council in 2019. Further increasing the permitted density is not appropriate at this location.

Amendment Rationale

- The applicant proposes to amend the site's OCP designation from Mixed Employment to Multiple Residential. Given the deviation from the typical requirements under the OCP, staff have concerns with the significant increase in FAR proposed.
- The proposed development, if supported by Council, would be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant would be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution would be payable at the rate applicable at the time of Rezoning Final Adoption.

Themes/Policies

The proposed development is not supported by the following policies in the Official Community Plan:

- A1.5a Support Frequent Transit Corridors, Frequent Transit Development Areas (FTDA) and Skytrain Corridor Planning Areas (Figure 22) as priority development areas for Surrey to accommodate an increased proportion of density and growth.
- A2.1 Direct residential and mixed-use development into Surrey's City Centre, Town Centres, Urban Centres, Skytrain Corridor Planning Areas along Frequent Transit Corridors (see Figure 18) and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.

- B1.3 Concentrate the highest density of residential and mixed-use development within Surrey's City Centre in areas near existing and planned rapid transit stations.

(The higher density development that is proposed is better suited to be located in the City Centre or a Town Centre.)

- B2.10 Ensure that land uses and densities of emerging nodes including Grandview Heights, Clayton and South Port Kells evolve in a complementary manner to Surrey's existing Town Centres.

(The proposed density and scale of development would be more appropriately located and could compete with development in Semiahmoo Town Centre. Similarly, should the proposal be supported this could set a precedent and lead to additional applications that propose similar uses and densities in the Grandview area which could hamper efforts to intensify and develop Semiahmoo Town Centre.)

- B3.1 Support higher-density residential, commercial, and mixed-use development in appropriate locations along existing and planned Frequent Transit Corridors and Skytrain Corridor Planning Areas outside of Surrey's Town Centres.
- B3.2 Encourage mixed-use development within Commercial and Multiple Residential land use designations along Frequent Transit Corridors (see Figure 22), particularly within 400 metres of existing or planned Rapid Transit stops and within Skytrain Corridor Planning Areas.
- B 4.17 Plan neighbourhoods in consultation with School District No. 36 to ensure that urban development and population growth is considered in planning of new, appropriately-sized and well-located public schools.

(A referral to the School District has been made, which resulted in a forecast of 18 students to the area. Both the elementary and secondary schools in the area are over capacity.)

- B6.4 Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

(The higher density development that is proposed is not in keeping with the existing scale of development or which is planned in the neighborhood, much of which is townhouse or single family in nature.)

Secondary Plans

Land Use Designation

- The site is designated Mixed-Use Commercial/Residential (30-45 upa), with a maximum of 1.5 FAR in the Orchard Grove NCP.
- The applicant is proposing the introduction of a new land use designation of Mixed-Use Commercial/Residential (104 upa/2.5 FAR), to redesignate the site from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (104 upa/2.5 FAR), and to increase the maximum FAR that is permitted in the NCP from 1.5 of 2.5

Amendment Rationale

- The proposed amendment is not in keeping with the existing or planned neighbourhood or with the existing context and proposes a density which is considerably higher than is contemplated in the Orchard Grove NCP.
- The applicant has an existing application on the site, which received Conditional Approval in 2019. Development Application No.7917-0465-00 proposed a redesignation to Mixed-Use Commercial/Residential (90 upa), and a increase in maximum FAR from 1.5 to 2.0. The density that is approved as part of that application is already a significant increase from what is planned in the local area and is reflective of the site's location adjacent the Grandview Heights Aquatic Centre.
- The proposed development, if supported by Council, would be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed density and building heights are not in keeping with the Orchard Grove NCP and does not follow the guidelines for this site. There are also concerns with the interface to adjacent townhouses to the north, as well as the lands to the south, which are designated for much lower density forms of development: Commercial Residential 25-45 upa in the Sunnyside Heights NCP. The lands on the southeast corner of 24 Avenue and 168 Street are Suburban lands, currently zoned RA, and not within a Secondary Land Use Plan.

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
- A CD By-law will be required to accommodate all of the proposed uses and densities. This will be further discussed and brought forward for Council's consideration, should the application be supported to proceed to the detailed planning stage.
- The applicant is proposing the following as part of their proposal :
 - Unit density at a maximum of 210 units per hectare and a net Floor Area Ratio (FAR) of 2.5;
 - Building heights: 6 storeys (19.8 metres);
 - Setbacks: 6.0 metres (west), 4.5 metres (north, south and east) – these setbacks are not endorsed by staff and will be reviewed further, should this application proceed to the detailed planning stage;
 - Indoor and outdoor amenity spaces have not yet been reviewed. The applicant's proposal complies with the minimum requirements in accordance with the Zoning By-law. A portion of the indoor amenity space is being proposed as a daycare, as per provisions in most multiple residential zones; and

- The applicant is proposing that the ground floor would be comprised of retail uses and a daycare, with second floor office space and residential apartment units. The upper floors (floors 3 to 6) would be provided as apartment units.

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 Application (\$2,000).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and Secondary Plan designation.
- Identification of an appropriate Tier 2 Capital Plan Project CAC would be required to be considered should the proposal be supported to proceed to the detailed planning stage, in accordance with the policy and practises that are in place at that time.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- 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 have not been sent, or a Development Proposal Sign installed. Should Council generally support the proposal and it proceeds to the detailed planning stage, pre-notification letters will be sent, Development Proposal Signs will be installed, and a Public Information Meeting will be required before this application is brought forward for Council's consideration to determine the level of neighbourhood support or concerns.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The proposed development will be required to comply with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Orchard Grove Neighbourhood Concept Plan (NCP).
- Given the deviation from City's plans and policies, staff has not reviewed the form and character of the proposal and the application is being brought for consideration of the proposed land use only.
- Should Council determine that the subject proposal has merit then this proposal will be reviewed in detail. This would include, amongst other issues, review and comment on setbacks, interface and massing and materials. This proposal would also be subject to review by the Advisory Design Panel.
- If the application proceeds to the detailed planning stage, staff will work with the applicant to refine the site design, elevations, and landscape plans.

TREES

- The applicant has not provided an updated arborist report. Based on the previous application on the site, Development Application No. 7917-0465-00, and a report presented by Mike Fadum and Associated Ltd, there are 27 protected trees on the site, with an additional 9 Alder/Cottonwood trees. The applicant proposed to remove most trees, with only 3 being retained. This would require 57 replacement trees on the site. Should this application proceed to detailed design, the applicant will be asked to provide an updated arborist report, and a landscape plan, showing the replacement trees.

Conclusion

The subject proposal deviates from existing City Policies and Practices as highlighted in this report.

The proposal does not comply with the form of development that is permitted in the Multiple Residential designation in the Official Community Plan (OCP), or with OCP policies that identify areas where increased density would be appropriate given the site is not located in an Urban Centre, a Frequent Transit Development Area, or abutting a Frequent Transit Network.

Similarly, the proposal does not comply with the site's land use designation in the Orchard Grove Neighbourhood Concept Plan (NCP), nor is it sensitive to the context and planned density on adjacent sites or the local neighbourhood. For example, there is an existing townhouse development to the north, the lands to the south are designated Commercial Residential 25-45 upa in the Sunnyside Heights NCP, and the lands on the southeast corner of 24 Avenue and 168 Street are Suburban lands, currently zoned RA, and not within a Secondary Land Use Plan.

Staff also note the proposal could set a precedent for increased density and this form of development in Grandview which could hinder efforts to develop Semiahmoo Town Centre where such uses and densities would be more appropriately located.

Given the issues noted in this report staff recommend that the subject application be denied.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, and Site Plan
Appendix II.	School District Comments
Appendix III.	NCP Plan

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

LFM/cm

DEVELOPMENT PERMIT APPLICATION

MIXED USE DEVELOPMENT

2419,2429 168th STREET,
SURREY, BC



DRAWING LIST

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2
BASE PLAN	A-0.3
CONTEXT PLAN	A-0.4
STREETSCAPES	A-0.5 & A-0.6
SITE PLAN	A-1.0
SECOND FLOOR LVL	A-1.1
THIRD-FIFTH FLOOR LVL	A-1.2
SIXTH FLOOR LVL	A-1.3
ROOF TOP PLAN	A-1.4
SITE SECTION	A-2.0
SITE MASSING	A-3.0

PROGRAM SUMMARY

PROJECT SUMMARY				
ADDRESS	2419,2429 168th Street , Surrey			
LEGAL DESCRIPTION	LOT 42 SECTION 24 TOWNSHIP 1 PLAN NWP65318 NWD PART SE 1/4.			
	LOT 43 SECTION 24 TOWNSHIP 1 PLAN NWP65318 NWD PART SE 1/4.			
SITE AREA	(SF)	(SM)	(ACRE)	ha
GROSS AREA	83,292	7,738	1.912	0.77
DEDICATION	16,868	1,567	0.387	0.15
NET (AFTER DEDICATION)	66,424	6,171	1.525	0.61
FAR	PERMITTED	PROPOSED	REMARKS	
TOTAL FAR		2.5		
ZONING	CURRENT	PROPOSED	REMARKS	
	RA	CD	BASED ON RM-70	
SETBACKS	PROPOSED			
NORTH (ALONG 24A AVENUE)	4.5m			
SOUTH (ALONG 24 AVENUE)	4.5m			
EAST (ALONG 168 STREET)	4.5m			
WEST (ALONG NEIGHBOURING LOT)	6.0m			
BLDG HEIGHT	PERMITTED	PROPOSED	REMARKS	
		6 STOREY		
SITE COVERAGE (NET)	PERMITTED	PROPOSED	REMARKS	
		49.00%		

FAR CALCULATION		
GROSS (EXCLUDING PARKING & AMENITY)	AREA	NO. OF UNITS
LEVEL		
MAIN FLOOR LEVEL		
COMMERCIAL RETAIL UNITS	1767.10 sqm	15
DAY CARE	318.50 sqm(238.5 sqm Under Indoor Amenity)	
CIRCULATION	232.30 sqm	
TOTAL MAIN FLOOR LEVEL	2,079.40sqm	
SECOND FLOOR LEVEL		
OFFICES + CIRCULATION	1,072.75 sqm	13
RESIDENTIAL	1,707.61sqm	14
TOTAL SECOND FLOOR LEVEL	2,780.35 sqm	
THIRD FLOOR LEVEL	2,655.50 sqm	37
FOURTH FLOOR LEVEL	2,655.50 sqm	37
FIFTH FLOOR LEVEL	2,655.50 sqm	37
SIXTH FLOOR LEVEL	2449.20 sqm	
ROOF LEVEL	139.30 sqm	
TOTAL FAR (NET)	2.5	159 Dwelling Units, 15 CRU & 13 Offices

AMENITY PROGRAM		
INDOOR AMENITY		
Required	3 sqm/ unit	477 sqm
Provided		
Main Floor lvl (Day Care)		238.50 sqm
Sixth Floor		238.50 sqm
Total		477 sqm
OUTDOOR AMENITY		
Required	3 sqm/ unit	477 sqm
Provided		477 sqm
Roof Lvl		477 sqm

PROJECT TEAM

ARCHITECT- DAVID EATON ARCHITECT INC.
 1690 West 2nd Avenue
 Vancouver, BC V6J 1H4
 (604) 608-0161
 david@eatonarchitect.ca

LANDSCAPE-

CIVIL -

SURVEYOR -

OFF STREET PARKING REQUIREMENTS			
REQUIRED	AREA	SPACE/SQM	NO. OF CAR SPACES
Commercial Component	1542.60 sqm	3 Spcaes/ 100 sqm	46.2 SAY 46
Offices	1644.5 sqm	2.5 Spcaes/ 100 sqm	41.1 say 41
Day Care (Apprx.)			22
Residential			
1 Bed Room	132 DU	132 x 1.3	171.6 say 172
2 Bedroom	27 DU	27x 1.5	40.5 say 41
Visitor's	0.2	159 x 0.2	31.8 say 32
TOTAL			354
PROVIDED			
SURFACE LVL, PARKADE Lvl-1&2			354
Bicycle parking			
Required		1.2 x 159	191



Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	DP Application
2021-05-11	
Date	Description

Issues / Revisions

Seal

Project Title
MIXED USE DEVELOPMENT

Project Address
2419 & 2429 - 168 STREET SURREY, BRITISH COLUMBIA

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title
PROJECT SUMMARY

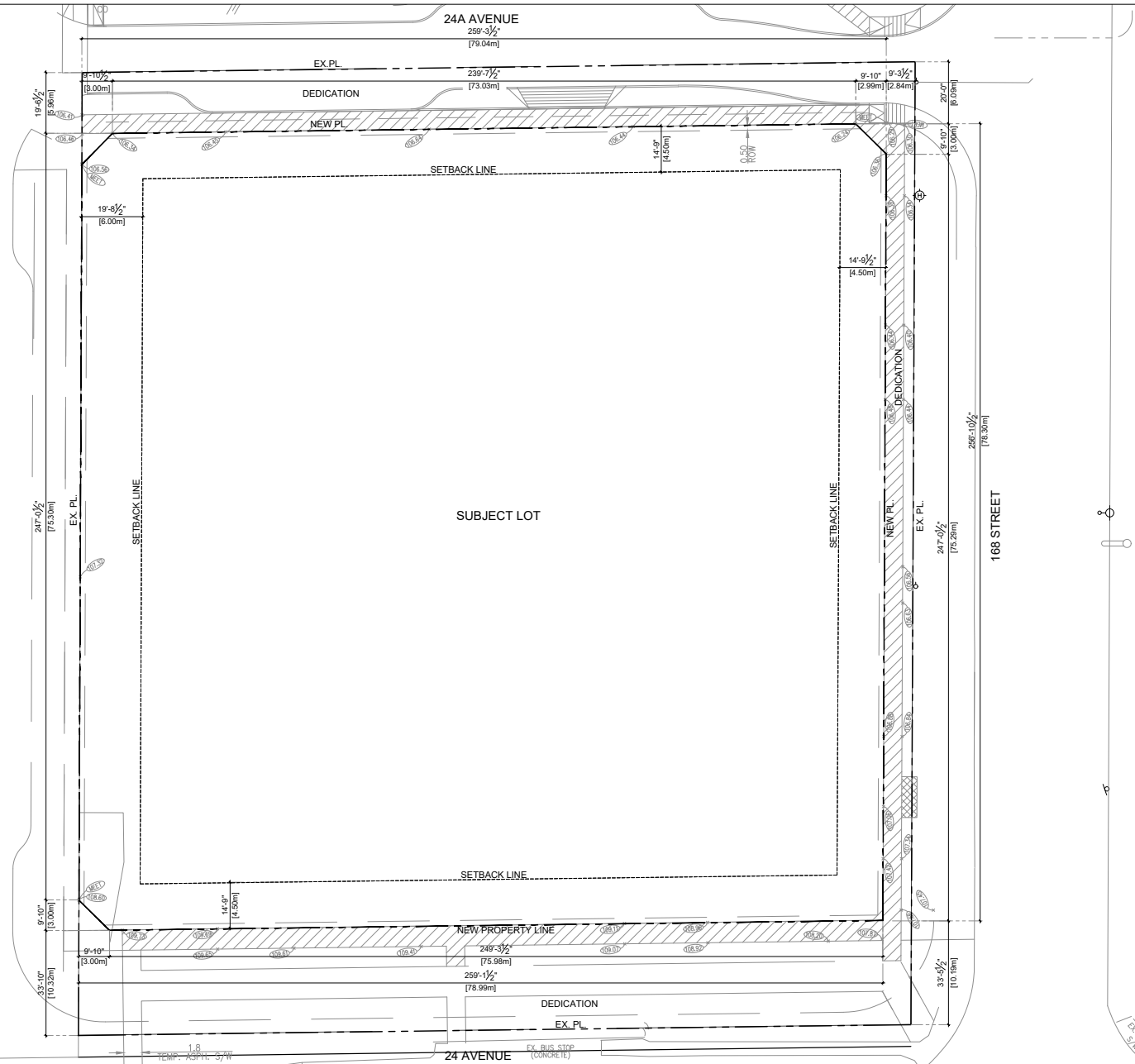
Scale
 As Noted

Sheet No.

A-0.2

N 62' OF 6
PLAN 14320
2446 - 168 STREET

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Within dimension shall have precedence over scaled dimensions.



Date	Description
2021-05-11	DP Application

Issues / Revisions

Seal

Project Title
MIXED USE DEVELOPMENT

Project Address
**2419 & 2429 - 168 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title

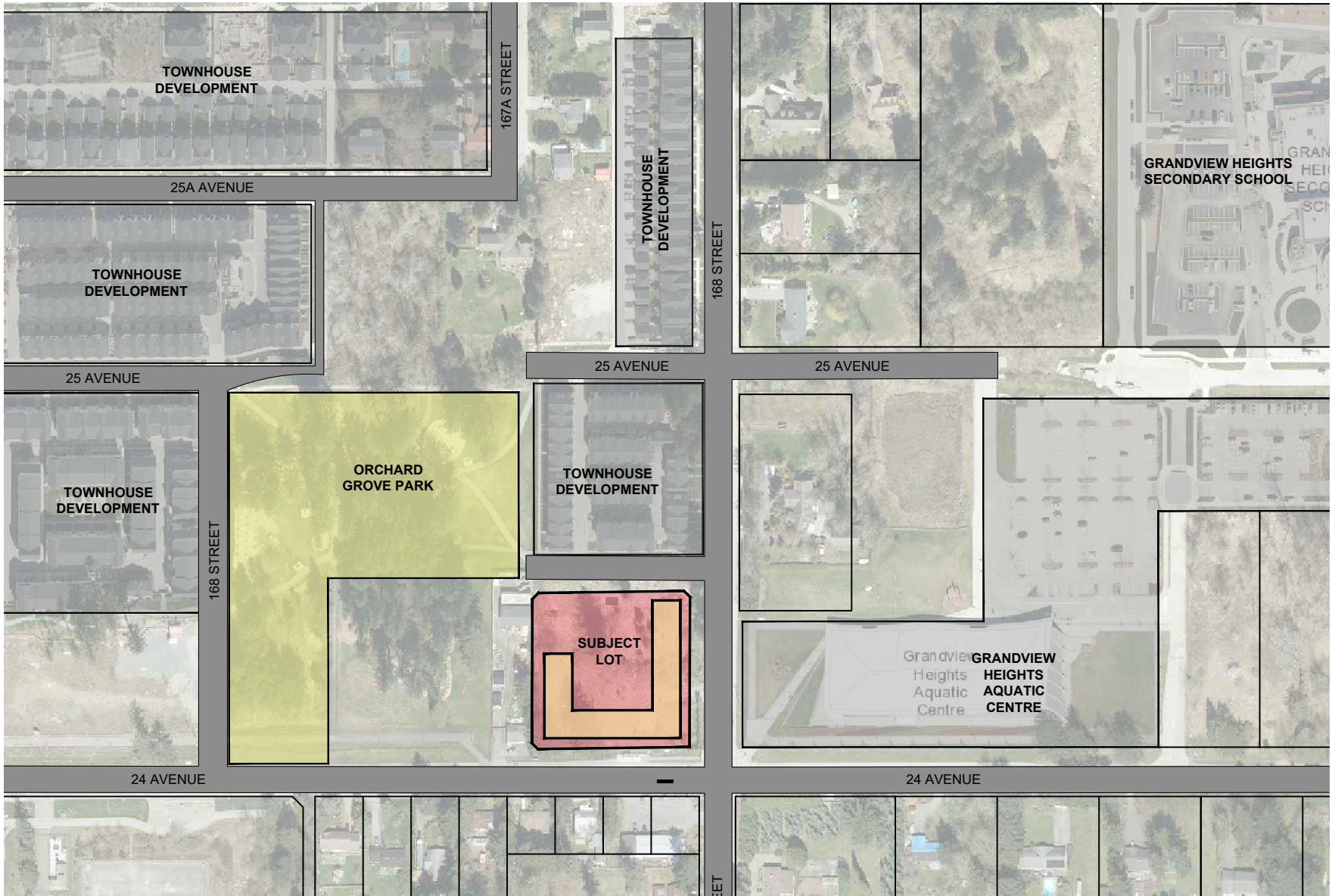
BASE PLAN

Scale
As Noted

Sheet No.

A-0.3

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2021-05-11	DP Application
Date	Description

Issues / Revisions	
Seal	

Project Title	MIXED USE DEVELOPMENT
---------------	------------------------------

Project Address	2419 & 2429 - 168 STREET SURREY, BRITISH COLUMBIA
-----------------	--

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title	CONTEXT PLAN
-------------	---------------------

Scale	As Noted
-------	----------

Sheet No.	A-0.4
-----------	--------------

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



PREVIOUS APPLICATION 17-0465

① STREET ELEVATION @ 24TH AVENUE
PREVIOUSLY APPROVED BUILDING



CURRENT APPLICATION 21-0206

② STREET ELEVATION @ 24TH AVENUE
NEW BUILDING PROPOSAL

Date	Description
2021-05-11	DP Application
Issues / Revisions	
Seal	
Project Title	
MIXED USE DEVELOPMENT	
Project Address	
2419 & 2429 - 168 STREET SURREY, BRITISH COLUMBIA	
Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012
Sheet Title	
STREETSCAPES	
Scale As Noted	
Sheet No.	
A-0.5	

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



PREVIOUS APPLICATION 17-0465

① STREET ELEVATION @ 168 STREET
PREVIOUSLY APPROVED BUILDING



CURRENT APPLICATION 21-0206

② STREET ELEVATION @ 168 STREET
NEW BUILDING PROPOSAL

Date	Description
2021-05-11	DP Application

Issues / Revisions

Seal

Project Title

MIXED USE DEVELOPMENT

Project Address

**2419 & 2429 - 168 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title

STREETSCAPES

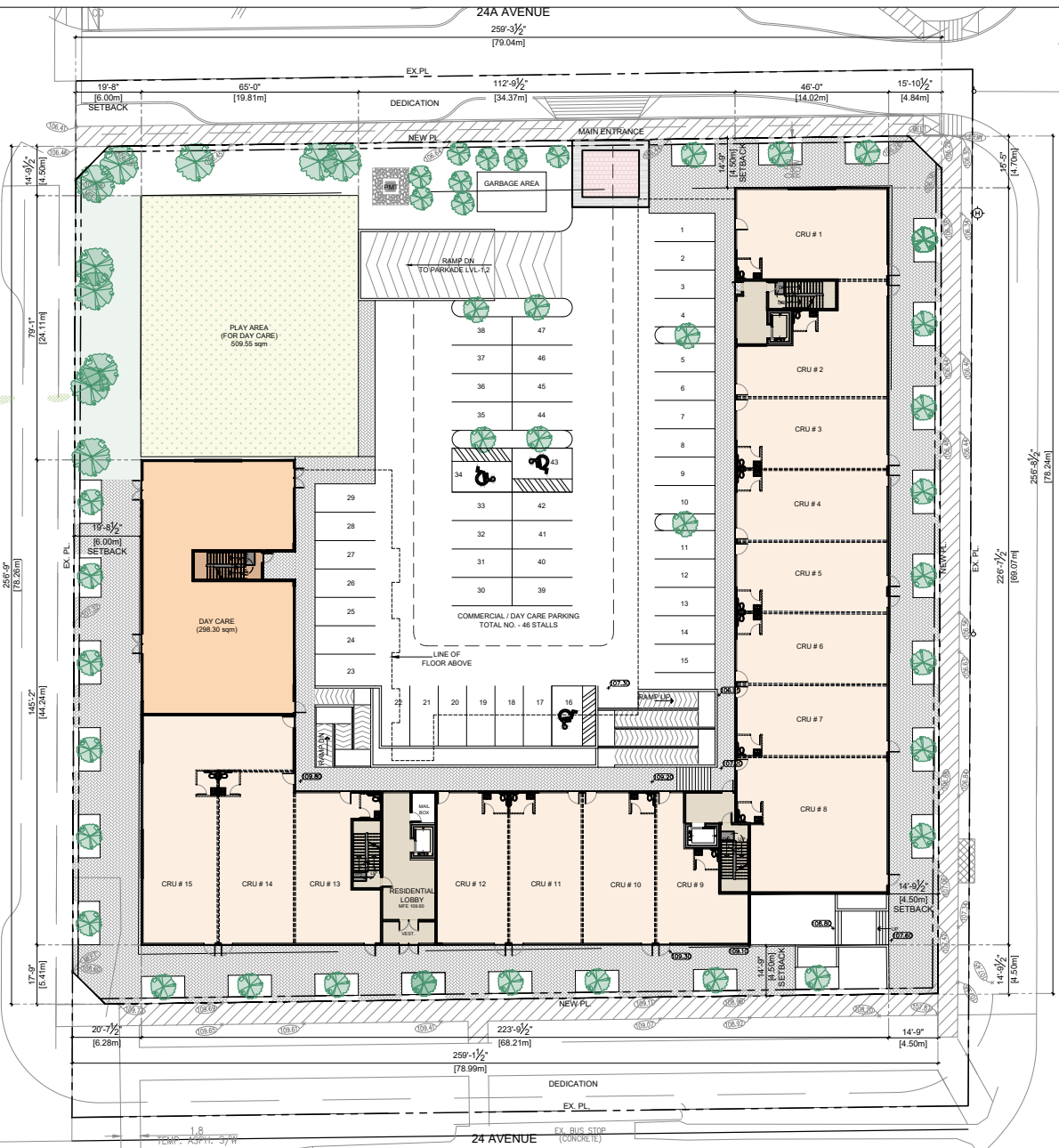
Scale
As Noted

Sheet No.

A-06

N 62' OF 6
PLAN 14320
2446 - 168 STREET

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



168 STREET

SITE PLAN

2021-05-11	DP Application
Date	Description
Issues / Revisions	
Seal	
Project Title MIXED USE DEVELOPMENT	
Project Address 2419 & 2429 - 168 STREET SURREY, BRITISH COLUMBIA	
Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012
Sheet Title	
SITE PLAN	
Scale As Noted	
Sheet No.	

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2021-05-11	DP Application

Issues / Revisions	

Project Title
MIXED USE DEVELOPMENT

Project Address
**2419 & 2429 - 168 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title
**SECOND FLOOR
PLAN**

Scale
As Noted

Sheet No.

A-1.1



DAVID EATON
ARCHITECT INC.
1800 West 2nd Avenue, Vancouver, BC V6J 1H4
604.686.2161 | info@david-eaton.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



168 STREET

24A AVENUE

24 AVENUE

2021-05-11		DP Application
Date		Description
Issues / Revisions		
Seal		
Project Title		
MIXED USE DEVELOPMENT		
Project Address		
2419 & 2429 - 168 STREET SURREY, BRITISH COLUMBIA		
Drawn By	PV	Date
Checked By	DE	Project ID
Sheet Title		SU04_2012
THIRD-FIFTH FLOOR PLAN		
Scale		
As Noted		
Sheet No.		

A-1.2



DAVID EATON
ARCHITECT INC.
1800 West 2nd Avenue, Vancouver, BC V6J 1H4
604.686.2161 | info@edarchitect.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2021-05-11	DP Application
Date	Description

Issues / Revisions

Seal

Project Title

MIXED USE DEVELOPMENT

Project Address

**2419 & 2429 - 168 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By

PV Date 2021-05-11

Checked By

DE Project ID SU04_2012

Sheet Title

**SIXTH FLOOR
PLAN**

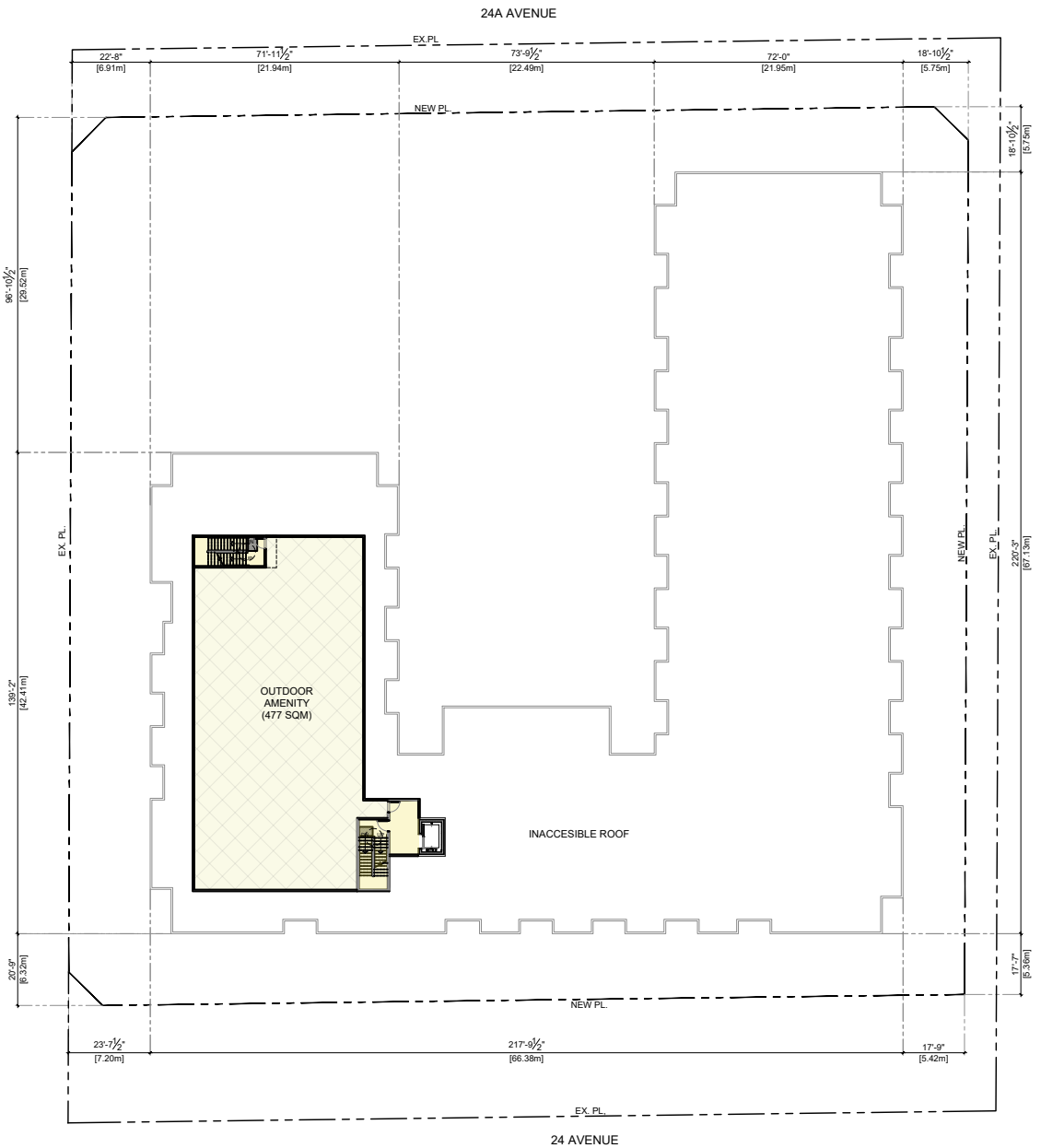
Scale

As Noted

Sheet No.

A-1.3

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2021-05-11	DP Application

Issues / Revisions

Seal

Project Title
MIXED USE DEVELOPMENT

Project Address
**2419 & 2429 - 168 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title
**ROOF TOP
PLAN**

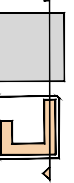
Scale
As Noted

Sheet No.
A-1.4

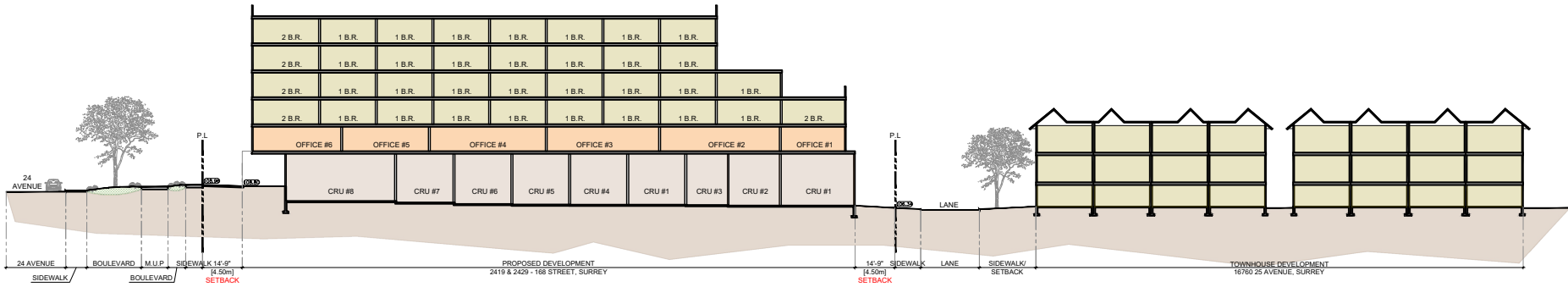


DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6U 1H4
604.686.2161 | info@eatonarchitect.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN



2021-05-11	DP Application
Date	Description

Issues / Revisions

Seal

Project Title
MIXED USE DEVELOPMENT

Project Address
**2419 & 2429 - 168 STREET
SURREY,
BRITISH COLUMBIA**

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title

SITE SECTION

Scale
As Noted

Sheet No.

A-2.0



① PREVIOUSLY APPROVED BUILDING
PREVIOUS APPLICATION 17-0465
 (simplified massing)



② NEW PROPOSED BUILDING
CURRENT APPLICATION 21-0206

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2021-05-11	DP Application

Issues / Revisions
Seal

Project Title
MIXED USE DEVELOPMENT

Project Address
**2419 & 2429 - 168 STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By PV	Date 2021-05-11
Checked By DE	Project ID SU04_2012

Sheet Title
SITE MASSING

Scale
 As Noted

Sheet No.
A-3.0



September 2, 2021

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 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 opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. The 10-year projections indicate that the growth trend will continue to be strong.

To relieve the pressure at Earl Marriot, Grandview Heights Secondary, a new 1500 capacity high school, will 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. Pacific Heights will feed the new secondary school.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0206 00

SUMMARY

The proposed 159 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	8
Secondary Students:	10

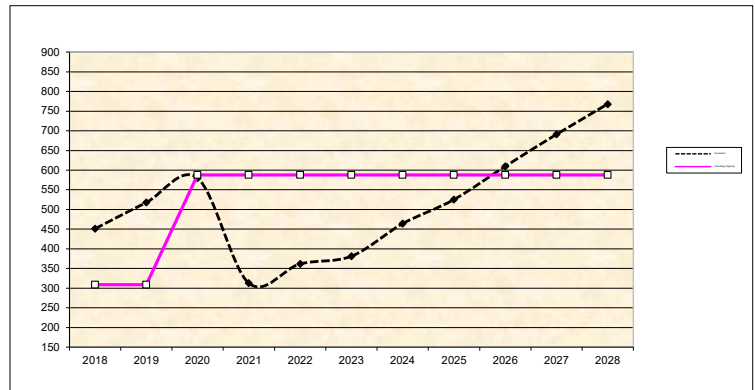
September 2020 Enrolment/School Capacity

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

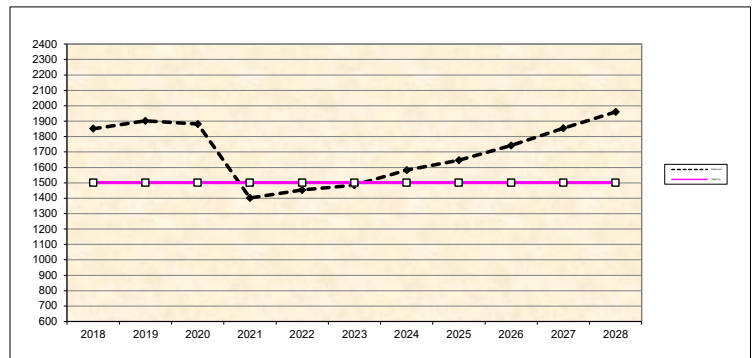
Projected population of school-age children for this development:	25
--	----

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

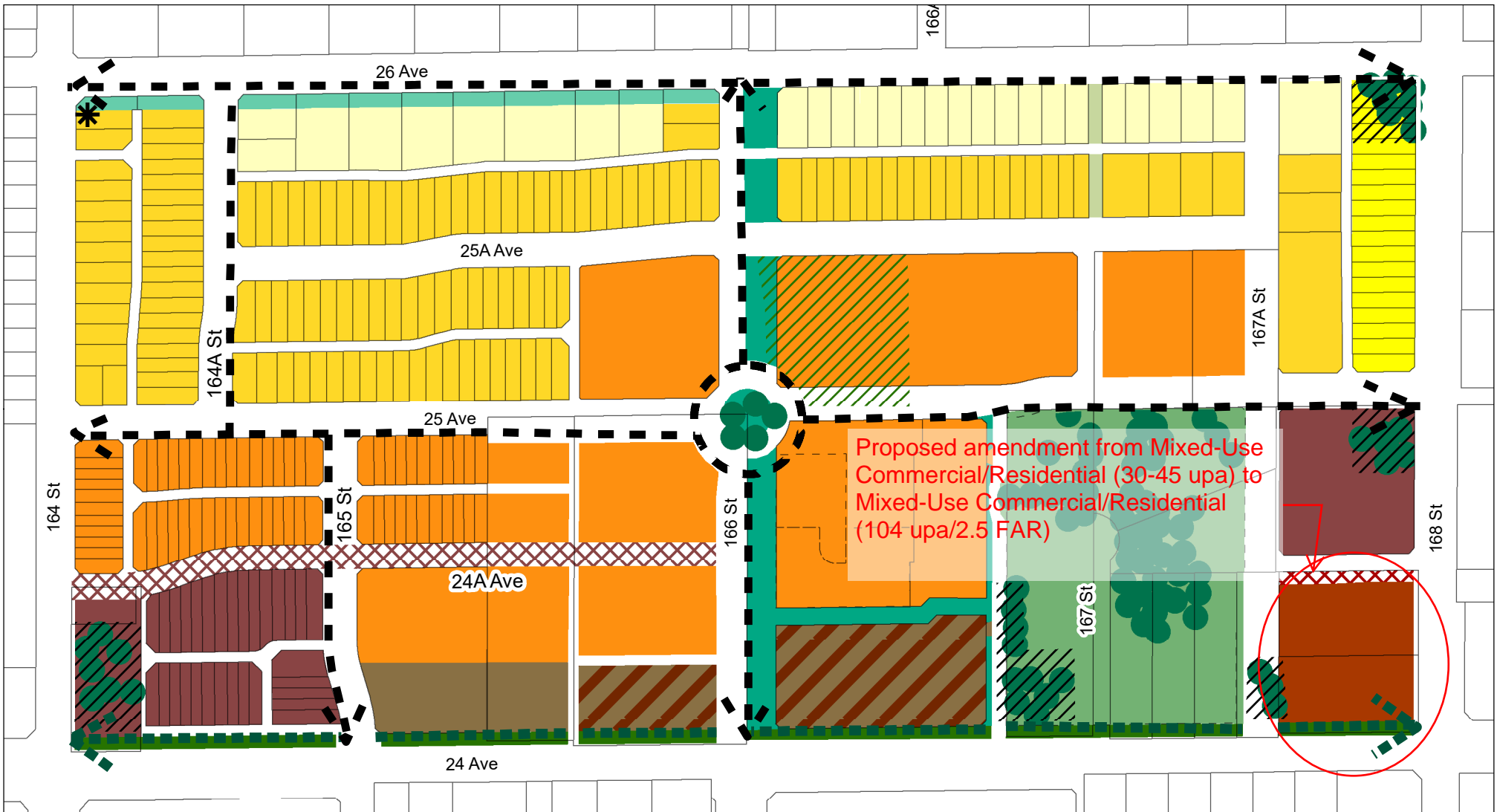
Pacific Heights Elementary



Earl Marriott 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.



Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

City of Surrey Planning & Development Department

Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)

- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature

