

### City of Surrey ADDITIONAL PLANNING COMMENTS Application No.: 7922-0050-01

Planning Report Date: May 1, 2023

#### **PROPOSAL:**

#### • Development Variance Permit

to permit the development of a 43-unit townhouse development.

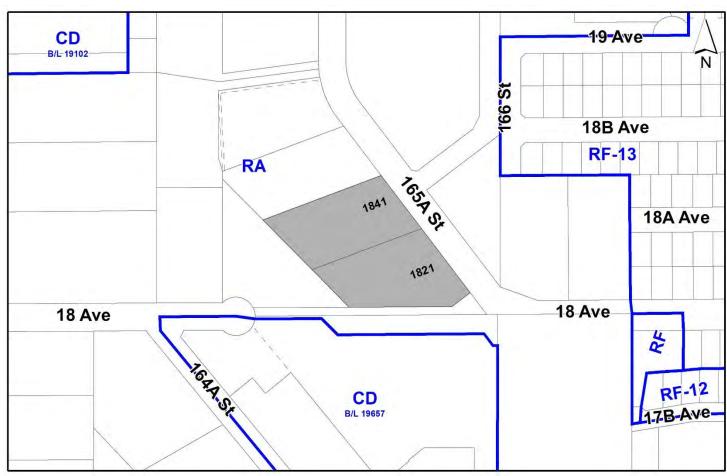
LOCATION: 1821 - 165A Street

1841 - 165A Street

ZONING: RA

**OCP DESIGNATION:** Urban

NCP DESIGNATION: Multiple Residential 10-15 upa



#### RECOMMENDATION SUMMARY

• Approval for Development Variance Permit to proceed to Public Notification.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• Proposing to reduce the north side yard setback requirement of Building 7 from 6.0 metres to 2.0 metres for proposed Building 1.

#### RATIONALE OF RECOMMENDATION

- This project was presented to Council, and received First and Second Readings, at the November 28, 2022 Regular Council Land Use meeting. The Public Hearing was held, and Third Reading granted, on January 16, 2023. Development Variance Permit No. 7922-0050-00 was also supported by Council at the January 16, 2023 meeting.
- Development Variance Permit No. 7922-0050-00 included a variance to the side (north) yard setback for proposed Building 7, but inadvertently missed the variance for proposed Building 1. Development Variance Permit No. 7922-0050-01 addresses the required side (north) yard setback variance for proposed Building 1, from 6.0 metres to 2.0 metres.
- The proposed variance to allow a 2.0 metre setback to side of unit for Building 1 is supportable given that this setback is to the side of unit and adjacent to the applicant's townhouse project to the north. The applicant proposes that these two developments function as one townhouse site, with shared amenity spaces being proposed between the sites.

#### RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Council approve Development Variance Permit No. 7922-0050-01 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 2.0 metres to the principal building face for Building 1.

#### **SITE CONTEXT & BACKGROUND**

| Direction                  | Existing Use   | NCP Designation  | <b>Existing Zone</b>     |
|----------------------------|--|--|--------------------------|
| Subject Site               | Acreage single family residential  | Multiple<br>Residential 10-15<br>upa                                     | RA                       |
| North:                     | Townhouse complex under construction, approved under Development Application No. 7919-0116-00. | Multiple<br>Residential 15-25<br>upa                                     | RM-30                    |
| East (Across 165A Street): | Parkland and future elementary school  | School and<br>Drainage Corridor,<br>Multiple<br>Residential 10-15<br>upa | RA                       |
| South:                     | Parkland –<br>Grandview Ridge<br>Trail; townhomes.   | Grandview Ridge<br>Trail and Cluster<br>Residential 15-20<br>upa         | RA and CD<br>Bylaw 19657 |
| West:                      | Acreage single family residential  | Grandview Ridge<br>Trail and Multiple<br>Residential 30-45<br>upa        | RA                       |

#### **Context & Background**

- This project was presented to Council, and received First and Second Readings, at the November 28, 2022 Regular Council Land Use meeting. The Public Hearing was held, and Third Reading granted, on January 16, 2023. Development Variance Permit No. 7922-0050-00 was also supported by Council at the January 16, 2023 meeting.
- 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 One Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30), and a Development Permit for Sensitive Ecosystems (GIN Corridor) and Form and Character

to facilitate the development of a 43-unit townhouse complex. The original Planning & Development Permit is attached as Appendix II.

• Development Variance Permit No. 7922-0050-00 included a variance to the side (north) yard setback for proposed Building 7, but inadvertently missed the variance for proposed Building 1. Development Variance Permit No. 7922-0050-01 addresses the required side (north) yard setback variance for proposed Building 1, from 6.0 metres to 2.0 metres.

#### **Proposed Variance**

- The applicant is requesting the following additional variance:
  - o to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 2.0 metres to the principal building face for Building 1.
- The proposed variance to allow a 2.0 metre setback to side of unit for Building 1 is supportable given that this setback is to the side of unit and adjacent to the applicant's townhouse project to the north. The reduced setback is located away from the rear yard of the closest townhouse unit on the adjacent property (Application No. 7919-0116-00) and thus should have minimal impact.
- The applicant is proposing that these two developments function as one townhouse site, with shared amenity spaces being proposed between the sites.
- Staff support the requested variance to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0050-01
Appendix II. Initial Planning Report No. 7922-0050-00, dated November 28, 2022

approved by Shawn Low

Don Luymes General Manager Planning and Development

HK/ar

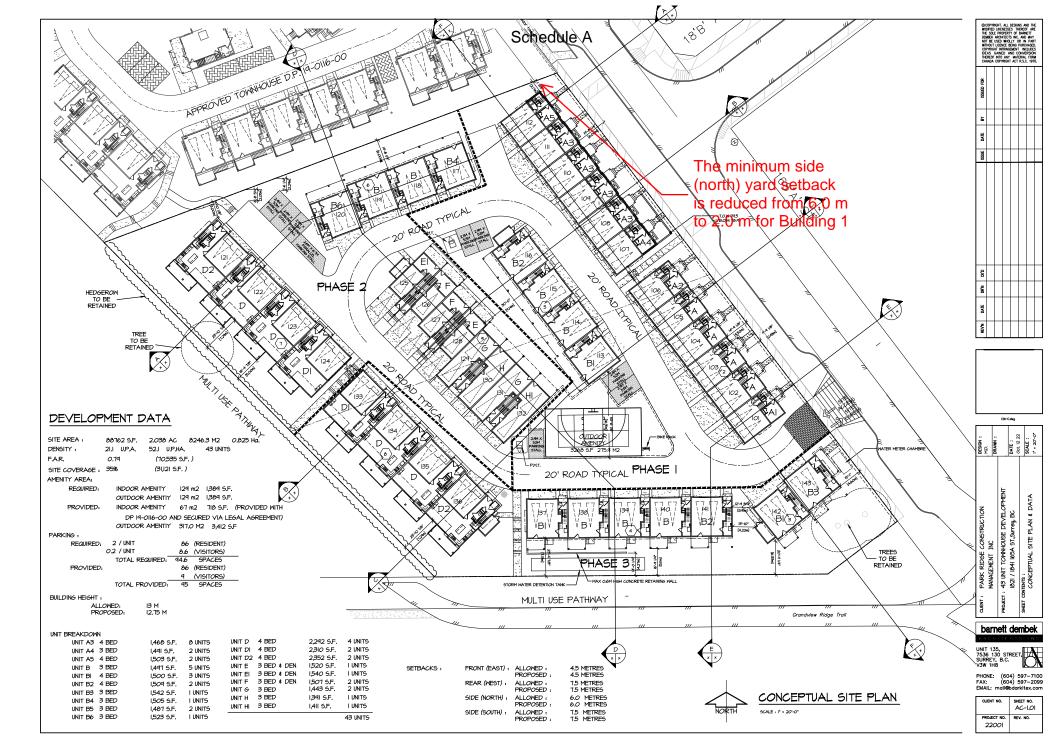
#### **CITY OF SURREY**

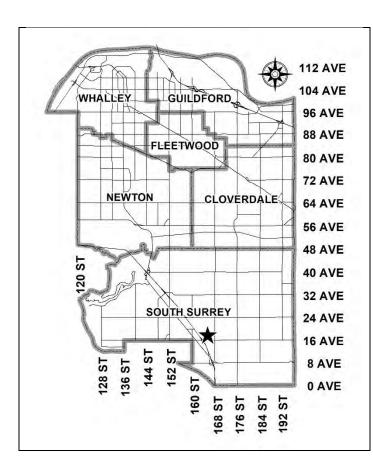
(the "City")

#### **DEVELOPMENT VARIANCE PERMIT**

NO.: 7922-0050-01 Issued To: ({the Owner{) Address of Owner: This development variance permit is issued subject to compliance by the Owner with all 1. statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit. This development variance permit applies to that real property including land with or 2. without improvements located within the City of Surrey, with the legal description and civic address as follows: Parcel Identifier: 002-814-129 Lot 3 Section 13 Township 1 New Westminster District Plan 61541 1821 - 165A Street Parcel Identifier: 002-814-137 Lot 4 Section 13 Township 1 New Westminster District Plan 61541 1841 - 165A Street (the "Land") As the legal description of the Land is to change, the City Clerk is directed to insert 3. (a) the new legal description for the Land once titles have been issued, as follows: Parcel Identifier: (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

| 4. | Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:   |     |
|----|---|-----|
|    | In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minim side (north) yard setback is reduced from 6.0 metres to 2.0 metres for Building 1.   | um  |
| 5. | This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.  | f   |
| 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 a construction with respect to which this development variance permit is issued, within t (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 persons who acquire an interest in the Land.   | all |
| 9. | This development variance permit is not a building permit.  |     |
|    | HORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 . ED THIS DAY OF , 20 .  |     |
|    | Mayor – Brenda Locke  |     |
|    | City Clerk – Jennifer Ficocelli   |     |
|    |   |     |





# City of Surrey PLANNING & DEVELOPMENT REPORT Application No.: 7922-0050-00

Planning Report Date: November 28, 2022

#### 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 43-unit townhouse development.

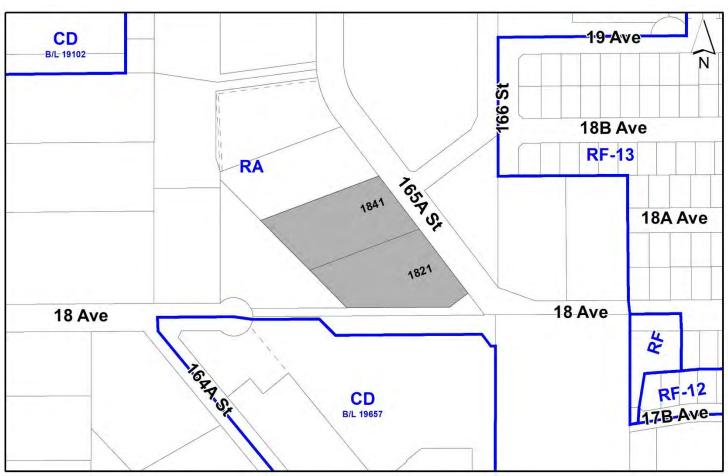
LOCATION: 1821 - 165A Street

1841 - 165A Street

**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 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 (NCP) to redesignate the site 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 vary Part 4 General Provisions of the Zoning Bylaw to eliminate the indoor amenity space requirement.
- Proposing to vary the parking requirements of the RM-30 Zone to allow two (2) visitor parking spaces within the north yard setback.
- Proposing to reduce the north side yard setback requirement of Building 7 from 6.0 metres to 3.0 metres.

#### 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) and Form and Character.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested NCP amendment for 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 proposal is consistent with adjacent Development Application Nos. 7919-016-00 and 7919-0057-00 to the north, which are both approved, and included the same amendments to

the NCP, including to allow higher density townhouses and to remove the land consolidation requirement.

- 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 / large townhouse product. The proposed NCP amendment will allow for the creation of smaller, more affordable townhouse units, located across the street from the future elementary school (Ta'talu Elementary).
- The proposed variance to eliminate the indoor amenity space requirement is supportable
  because the applicant is proposing a reciprocal easement with the townhouse project to the
  north. The indoor and outdoor amenity spaces between both projects will be shared. In
  addition, the applicant for the subject site will be required to pay cash-in-lieu of indoor
  amenity space.
- The proposed variance to allow a 3.0 metre setback to side of unit for Building 7 is supportable given that this setback is to the side of unit and adjacent to the applicant's adjacent townhouse project to the north. The visitor parking within the north setback can also be supported given the interface context.

#### **RECOMMENDATION**

The Planning & Development Department recommends that:

- 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. 7922-0050-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
- 3. Council approve Development Variance Permit No. 7922-0050-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum indoor amenity space required for a 43-unit townhouse development from 74 square metres to o square metres;
  - (b) to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 7; and
  - (c) to vary Section H.4(a) of the RM-30 Zone to allow two (2) visitor parking spaces within the side (north) yard setback.
- 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (m) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
- (n) Registration of a reciprocal and shared access agreement on both the property to the north at 1871 165A Street, abutting to the north of the subject site, and on the subject site, to allow for the shared use and maintenance of the indoor and outdoor amenity spaces.
- 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 residential  | Multiple<br>Residential 10-15<br>upa | RA            |
| North:       | Townhouse complex under construction, approved under Development Application No. 7919-0116-00. | Multiple<br>Residential 15-25<br>upa | RM-30         |

| Direction                  | Existing Use                           | NCP Designation  | <b>Existing Zone</b>     |
|----------------------------|--|--|--------------------------|
| East (Across 165A Street): | Parkland and future elementary school  | School and<br>Drainage Corridor,<br>Multiple<br>Residential 10-15<br>upa | RA                       |
| South:                     | Parkland –<br>Grandview Ridge<br>Trail | Grandview Ridge<br>Trail and Cluster<br>Residential 15-20<br>upa         | RA and CD<br>Bylaw 19657 |
| West:                      | Acreage single family residential      | Grandview Ridge<br>Trail and Multiple<br>Residential 30-45<br>upa        | RA                       |

#### **Context & Background**

- The o.83-hectare subject site is located at 165A Street in Sunnyside Heights, south of the future 19 Avenue. 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 a 2.42 ha site across the street from the subject site, for a new elementary school (Ta'talu Elementary). This school is targeted to open in Fall 2024.
- The eight (8) properties on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) are within a land consolidation area in the NCP. This requirement has already been eliminated for two other sites within the consolidation area, which were approved by Council under Development Application Nos. 7919-0016-00 and 7919-0057-00. The consolidation area requirement is no longer relevant and can therefore be eliminated on the subject site.
- The property directly north of the subject site, approved under Development Application No. 7919-00116-00, is being developed by the same applicant. The two sites will have the same character and very similar architectural design and character, and in some ways will function together as the applicant is proposing that they share indoor and outdoor amenity spaces. Each development will have its own strata.

#### **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 One Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30), and a Development Permit for Sensitive Ecosystems (GIN Corridor) and Form and Character to facilitate the development of a 43-unit townhouse complex.

|                         | Proposed             |
|-------------------------|----------------------|
| Lot Area                |                      |
| Gross Site Area:        | o.825 ha             |
| Net Site Area:          | o.825 ha             |
| Number of Lots:         | 1                    |
| Building Height:        | 12.75 m              |
| Unit Density:           | 21.1 upa             |
| Floor Area Ratio (FAR): | 0.79                 |
| Floor Area              |                      |
| Residential:            | 6,553 m <sup>2</sup> |
| Residential Units:      |                      |
| 3-Bedroom:              | 20                   |
| 4-Bedroom:              | 23                   |
| Total:                  | 43                   |

#### **Referrals**

Engineering: The Engineering Department has no objection to the project

subject to the completion of Engineering servicing requirements as

outlined in Appendix II.

School District: The School District has advised that there will be

approximately 18 school-age children generated by this development, of which the School District has provided the

following expected student enrollment.

11 Elementary students at Edgewood Elementary School

5 Secondary students at Grandview Heights Secondary School

(Appendix III)

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

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

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Parks, Recreation & Culture:

Should unforeseen soil conditions or any other conditions arise, no additional impact or allowance for works on future parkland will be supported. If boulevard/park trees shown to be retained in the arborist report are removed or damaged during construction, the full appraised value of the trees will be required as compensation. Drainage is not to be directed towards parkland. CPTED design principles are recommended for units facing the Grandview Ridge Trail.

125G Neighbourhood Park is the closest active park which contains temporary amenities (play structures and paths) and is 350 metres walking distance from the development. This park will be expanded with additional land acquisition to fully realize the proposed "Park C" in the Sunnyside Heights NCP. Future amenities in the park will be planned and selected through consultation with the community.

Darts Hill Garden Park is the closest park with natural area and is 1.2 kilometre walking distance from the development.

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.

#### **Transportation Considerations**

- One vehicular access is proposed from 165A Street on the east side of the property.
- There are no road dedication requirements.
- The nearest transit route (No. 531) is on 24 Avenue, with the closest bus stop approximately 1.5 kilometers walking distance from the subject site.

#### 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.

#### **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 is planning to build a new elementary school, Ta'talu Elementary, located across the street from the subject site on the east side of 165A Street, south of 20 Avenue. This new school is targeted to open in Fall 2024. As of September 2022, Edgewood Elementary School has 7 portables. Edgewood Elementary is over capacity but pressure will be relieved on this school once Ta'talu Elementary opens in Fall 2024. Until then, the School District will rely on portables and possible boundary changes to make up for the seat shortfall.
- The applicant has indicated that the proposed townhouse units are projected to be completed and ready for occupancy in the Fall of 2025. Therefore, unit completion and occupancy is projected to be after the new school opens in Fall 2024.
- 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), 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 off-site 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. This is consistent with the approach on adjacent applications (Nos. 7919-0116-00 and 7919-0057-00), which have already been approved.

#### **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 / large 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. The land consolidation is no longer relevant as the adjacent applications within the consolidation area have already been approved without consolidation.
- 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 to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.
- Two applications within the land consolidation area, Nos. 7919-016-00 and 7919-0057-00, have already been approved. These applications involved the same NCP amendment to increase the permitted density on the site from 10-15 upa to 15-25 upa. The precedent has therefore already been set to allow increased density within this block of 165A Street.

#### 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<br>Required | Proposed              |
|-----------------------------|------------------------------|-----------------------|
| Unit Density:               | 30 upa                       | 21.1 upa              |
| Floor Area Ratio:           | 1.0                          | 0.79                  |
| Lot Coverage:               | 45%                          | 35%                   |
| Yards and Setbacks          |                              |                       |
| North:                      | 6.0 m                        | 3.0 m (DVP) and 6.0 m |
| East:                       | 4.5 m                        | 4.5 m                 |
| South:                      | 6.0 m                        | 6.o m                 |
| West:                       | 6.0 m                        | 7.2 m                 |
| Height of Buildings         |                              |                       |
| Principal buildings:        | 13 m                         | 12.75 m               |
| Amenity Space               |                              |                       |
| Indoor Amenity:             | 129 m²                       | o m² (DVP)            |
| Outdoor Amenity:            | 129 m²                       | 129 m²                |
| Parking (Part 5)            | Required                     | Proposed              |
| Number of Stalls            |                              |                       |
| Residential:                | 86                           | 86                    |
| Residential Visitor:        | 9                            | 9                     |
| Total:                      | 95                           | 95                    |
| Tandem (%):                 | Maximum 50%                  | 19%                   |
| Bicycle Spaces              |                              |                       |
| Residential Secure Parking: | Within Units                 | Within Units          |
| Residential Visitor:        | Within Units                 | Within Units          |

#### **Proposed Variances**

- The applicant is requesting the following variances:
  - o to reduce the minimum indoor amenity space required for a 43-unit townhouse development from 74 square metres to o square metres;
  - o to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 7; and
  - o to vary Section H.4(a) of the RM-30 Zone to allow two (2) visitor parking spaces within the side (north) yard setback.
- The proposed variance to eliminate the indoor amenity space requirement is supportable because the applicant is proposing a reciprocal easement with the townhouse project to the north, so that the indoor and outdoor amenity spaces between both projects will be shared. If the project were combined into one (1) 85-unit townhouse development, the 126 square metre indoor amenity space provided would exceed the minimum required 74 square metres. In addition, the applicant will be required to pay cash-in-lieu of indoor amenity space.
- The proposed variance to allow a 3.0 metre setback to side of unit for Building 7 is supportable given that this setback is to the side of unit and to the applicant's adjacent townhouse project

to the north. The visitor parking within the north setback can also be supported given the interface context.

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 for the allowable units within the current plan designation of Multiple Residential 10-15 upa. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for \$20,000 per unit.

#### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

#### **Public Art Policy**

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

#### **PUBLIC ENGAGEMENT**

• Pre-notification postcards were sent on October 14, 2022, and the Development Proposal Signs were installed on November 14, 2022. Staff received one (1) email / letter in response from the Little Campbell Watershed Society (LCWS).

• The LCWS expressed general 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 also expressed concern regarding the removal of mature trees, and requested that adequate tree replacement be provided.

(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 38% lot coverage. On-site mitigation requirements as per the Sunnyside Heights NCP are required to be followed.

The applicant is meeting the requirement for replacement trees; 35 replacement trees are required and proposed on the site).

#### **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 serves as the Grandview Ridge Trail.
- An Ecosystem Development Plan, prepared by Libor Michalak, R.P. Bio., of Keystone
   Environmental and dated October 2022 was peer reviewed by Arinze Uche of Pinchin Ltd. and
   found to be generally acceptable. The finalized report and recommendations will be
   incorporated into the Development Permit.

#### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the 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 applicant has worked with staff to strengthen the street and trail interfaces.
- The proposed 43-unit townhouse project consists of nine (9), three-storey buildings with garages accessed internally at grade.
- The townhouse units' range in size from 129 square metres to 219 square metres, and are comprised of a mix of 3- and 4-bedroom units.

- The units have been oriented to interface appropriately with the future Grandview Ridge Trail to the west and south, as well as to 165A Street.
- The proposed buildings will include high-quality materials including fibre cement siding, powder coated aluminum railing and high-profile asphalt shingle roofing.

#### **Landscaping**

- The landscaping plan shows a total of 45 trees to be planted throughout the site including coniferous and deciduous trees. Note that this number is higher than the number noted for replacement trees (35), because some of the proposed trees are not counted as replacement trees due to their size.
- A significant number of shrubs and ground cover species are proposed throughout the site.

#### **Indoor Amenity**

- The proposed development does not have its own indoor amenity space. The applicant proposes to have the strata for this development and for the abutting one to the north (which is being developed by the same applicant) share one indoor amenity building, which will be located on the site to the north. This 2-level indoor amenity building is 126 square metres in size and includes a kitchen and lounge space which can be programmed in a variety of ways to meet the needs of residents.
- A reciprocal easement is required to allow each strata use of the others' outdoor amenity space, and to allow the shared use of the indoor amenity building.

#### **Outdoor Amenity**

- The 129 square metre outdoor amenity space is centrally located. The main feature is a tennis court.
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit of outdoor amenity space, the proposed development requires 129 square metres of outdoor amenity space. The proposed outdoor amenity space meets this requirement.

#### **Outstanding Items**

- There are a limited number of Urban Design items that remain outstanding, and which do not
  affect the overall character or quality of the project. These generally include design
  improvements along the southern Grandview Ridge Trail interface to address CPTED design
  principles.
- The applicant has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

#### **TREES**

 Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture 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:

| Table 1: Summary of Tree Preservati                                 |          |            | _          | ъ.     |  |  |
|---|----------|------------|------------|--------|--|--|
| Tree Species  | Ex       | isting     | Remove     | Retain |  |  |
| Alde  | r and Co | ttonwood T | Trees      |        |  |  |
| Alder   |          | 1          | 1          | 0      |  |  |
| (excluding  |          | ous Trees  | ood Trees) |        |  |  |
| Big Leaf Maple  |          | 1          | 0          | 1      |  |  |
| European Beech  |          | 2          | 2          | 0      |  |  |
| Japanese Cherry   |          | 7          | 2          | 5      |  |  |
| Cherry  |          | 2          | 2          | 0      |  |  |
| Coniferous Trees  |          |            |            |        |  |  |
| Blue Spruce   |          | 4          | 4          | 0      |  |  |
| Incense Cedar   |          | 1          | 1          | 0      |  |  |
| Sierra Redwood  |          | 5 5        |            | 0      |  |  |
| Norway Spruce   |          | 3 3        |            | 0      |  |  |
| Western Hemlock   |          | 2 0        |            | 2      |  |  |
| Western Redcedar  |          | 1          | 0          | 1      |  |  |
| <b>Total</b> (excluding Alder and Cottonwood Trees)                 |          | 28         | 19         | 9      |  |  |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) |          | 35         |            |        |  |  |
| Total Retained and Replacement Trees                                |          | 44         |            |        |  |  |
| Contribution to the Green City Pro                                  | gram     | \$2,200    |            |        |  |  |

- The Arborist Assessment states that there are a total of 28 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree is an Alder tree. It was determined that 9 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, and proposed grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 39 replacement trees on the site. Since only 35 replacement trees can be accommodated on the site, the deficit of 4 replacement trees will require a cashin-lieu payment of \$2,200, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- New trees on the site will consist of a variety of trees including Japanese Maple, Eastern Redbud, Jubilee Alaskan Cedar, Chinese Dogwood, Carolina Silverbell, Royal Star Magnolia, and Shore Pine.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a contribution of \$2,200 to the City Green Program

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective

Appendix II. Engineering Summary
Appendix III. School District Comments

Appendix IV. Summary of Tree Survey and Tree Preservation Plan

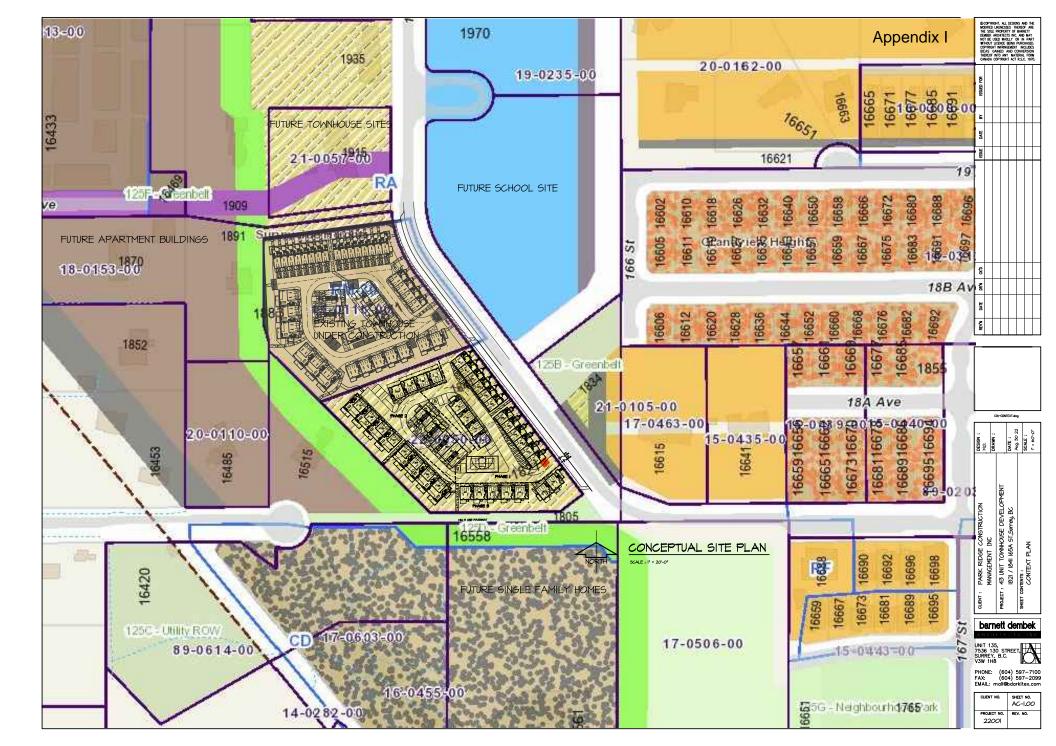
Appendix V. NCP Plan

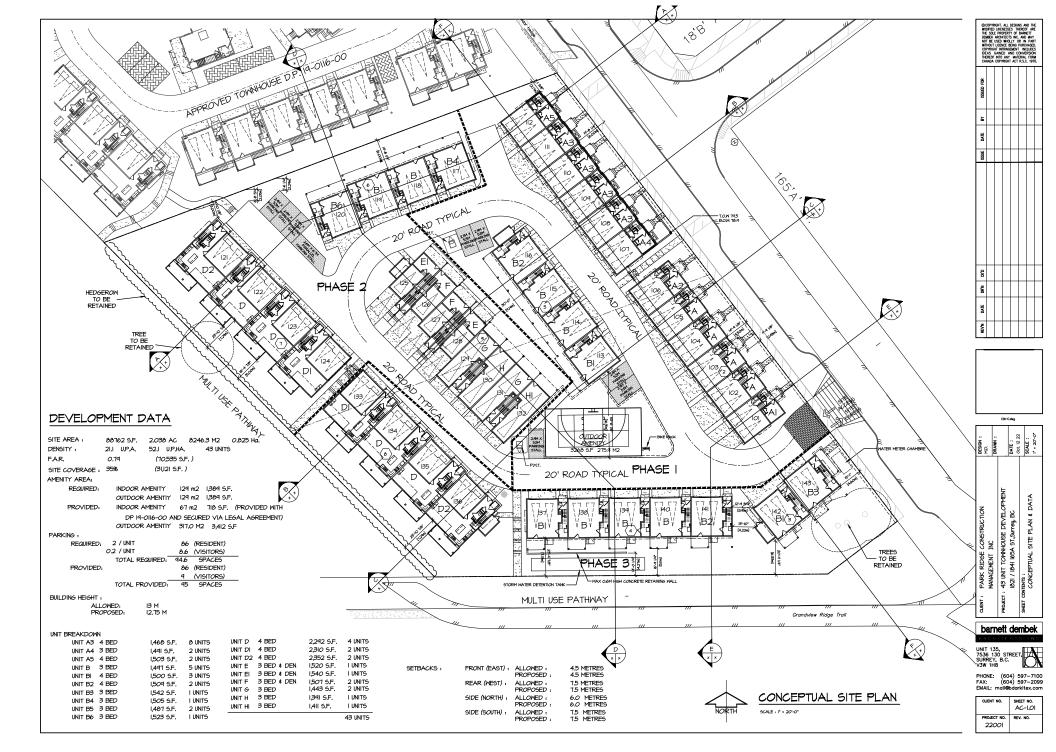
Appendix VI. Development Variance Permit No. 7922-0050-00

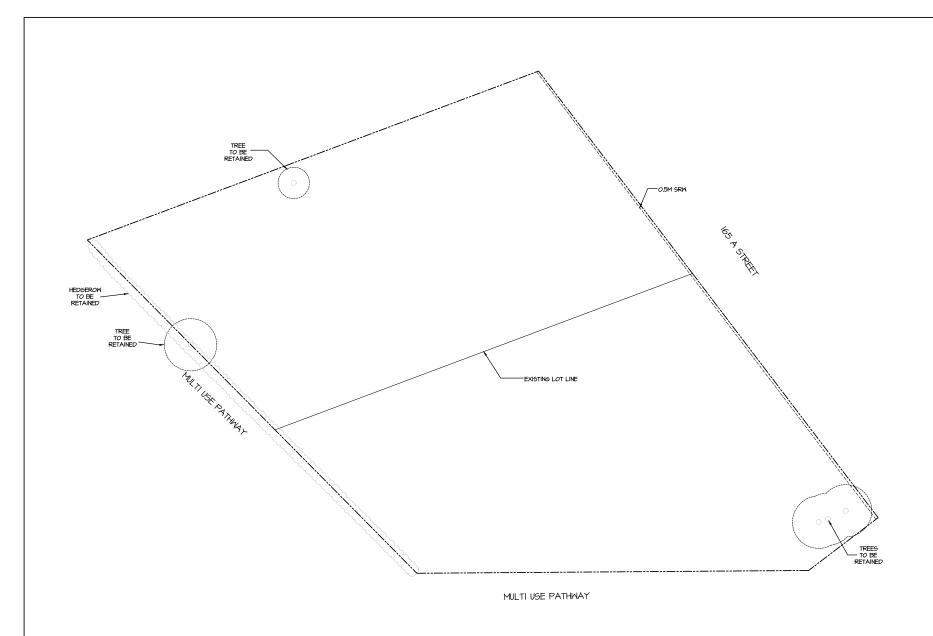
approved by Shawn Low

Jeff Arason Acting General Manager Planning and Development

HK/ar







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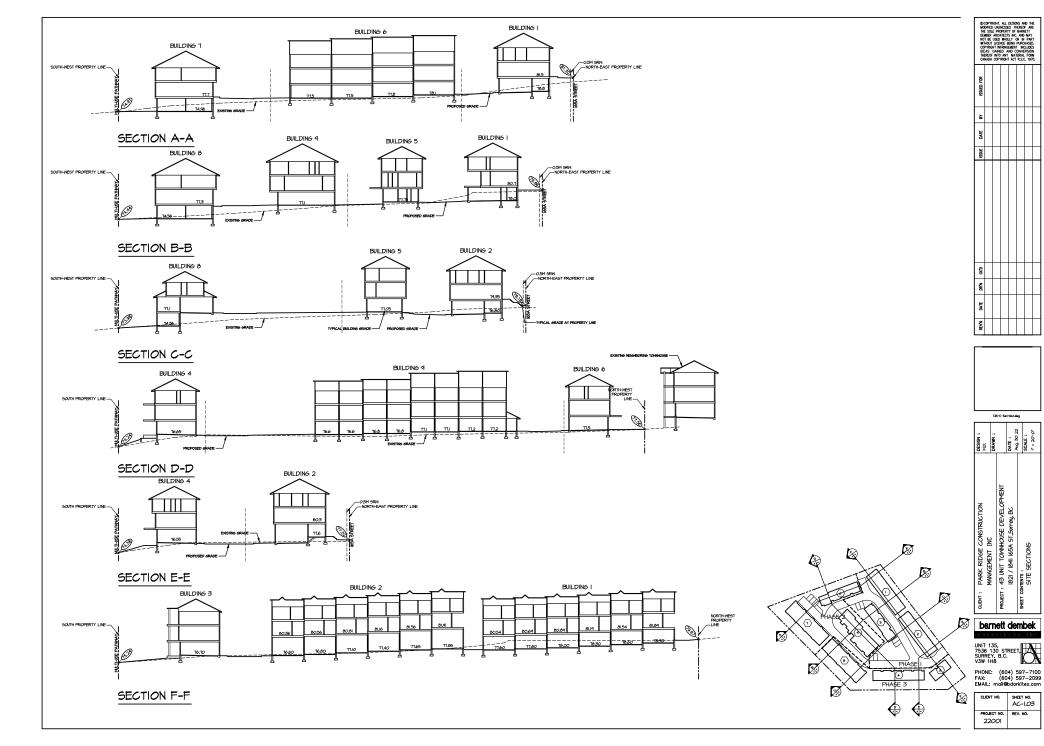
#### barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

| CLIENT NO.  | SHEET NO.<br>AC-1.02 |
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#### SOUTHWEST MULTI-USE PATHWAY



#### SOUTH MULTI-USE PATHWAY



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#### barnett dembek

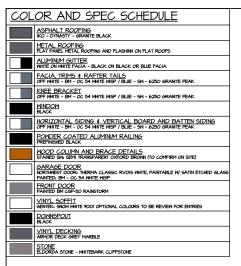
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

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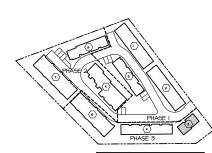


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- (5) VINYL FRAMED WINDOWS C/W 2x4 WOOD TRIM
- 6 2 x 8 WOOD TRIM
- (7) 2 x IO WOOD TRIM
- (8) HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- (9) FIBRE CEMENT BOARD & BATTON SIDING
- (0) POWDER COATED ALUMINUM RAILING
- RAFTER TAILS







BUILDING #3

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AC-4.03 PROJECT NO 22001







43 UNIT TOMNHOUSE DEVELOI 1821 / 1841 165A ST,Sumey, BC

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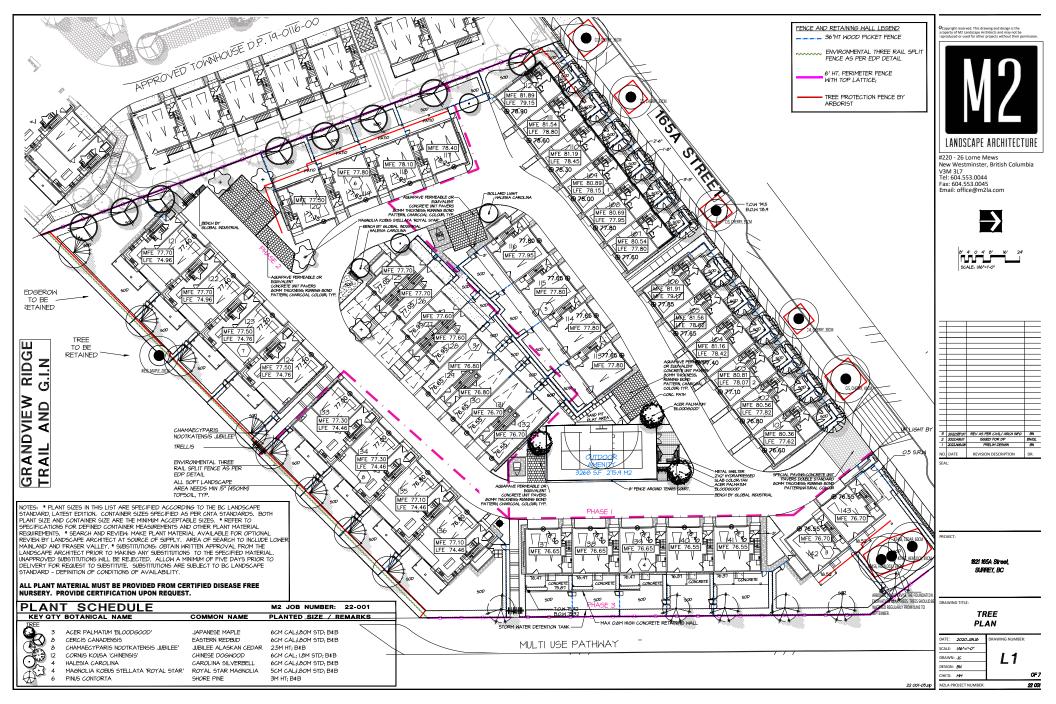
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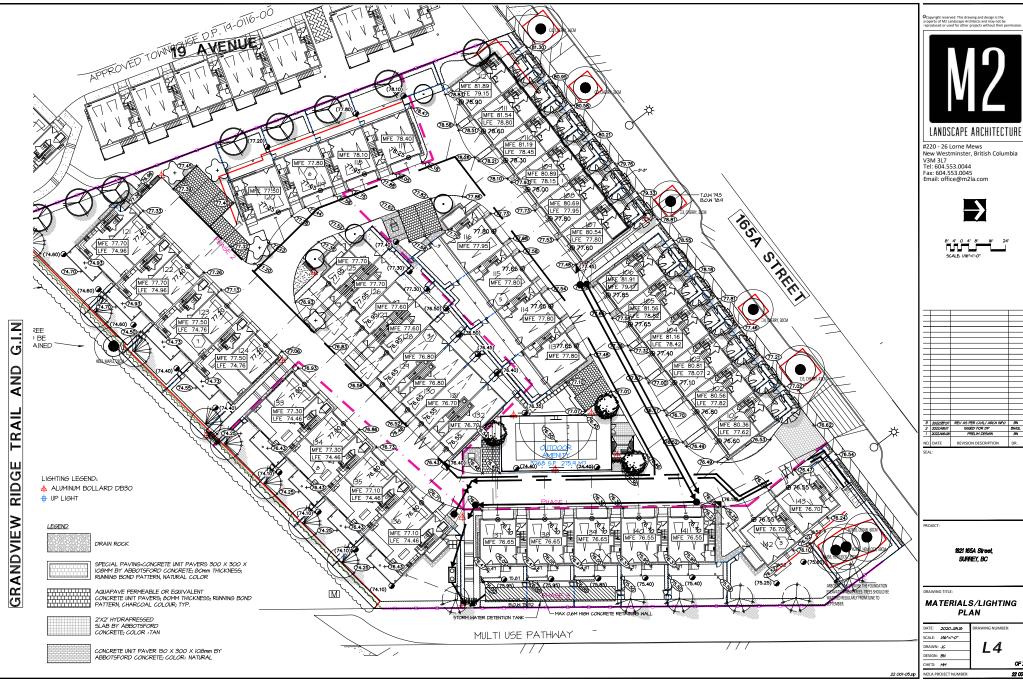








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**TO:** Manager, Area Planning & Development

- South Surrey Division

**Planning and Development Department** 

FROM: Development Services Manager, Engineering Department

DATE: November 21, 2022 PROJECT FILE: 7822-0050-00

**Engineering Requirements** 

Location: 1821 165A St

#### **NCP AMENDMENT**

The following issues are to be addressed as a condition of the OCP Amendment/NCP Amendment:

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

#### **REZONE/SUBDIVISION**

#### Property and Right-of-Way Requirements

Register 0.5 m statutory right-of-way (SRW) along 165A Street at property line;

#### **Works and Services**

- Construct west side of 165A Street;
- Construct adequately-sized service connections (drainage, water, and sanitary) complete with inspection chambers/water meter, to the lot. Abandonment of surplus connection(s), if any, is also required;
- Construct 300 mm water main on 165A Street along full frontage of the development site;

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.

Jeffy lang

**Development Services Manager** 

M51



October 12, 2022

#### **Planning**

#### **THE IMPACT ON SCHOOLS**

APPLICATION #: 22 0050 00

#### **SUMMARY**

The proposed 43 townhouse units are estimated to have the following impact on the following schools:

#### Projected enrolment at Surrey School District for this development:

| Elementary Students: | 11 |
|----------------------|----|
| Secondary Students:  | 5  |
|                      |    |

September 2022 Enrolment/School Capacity

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

| Projected population of school-age children for this development: | 8. |
|---|----|
|---|----|

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

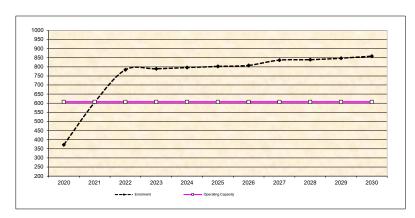
#### School Enrolment Projections and Planning Update:

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

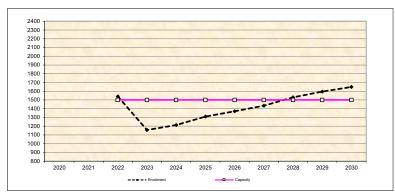
The new Edgewood Elementary opened January 2021. As of September 2022, the school has 7 portables on site. The new Ta'talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

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

#### **Edgewood Elementary**



#### **Grandview Heights Secondary**



<sup>\*</sup> Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

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

# **Tree Preservation Summary**

**Surrey Project No:** 7922 0050 00

Address: 1821/1841 165A Street, Surrey

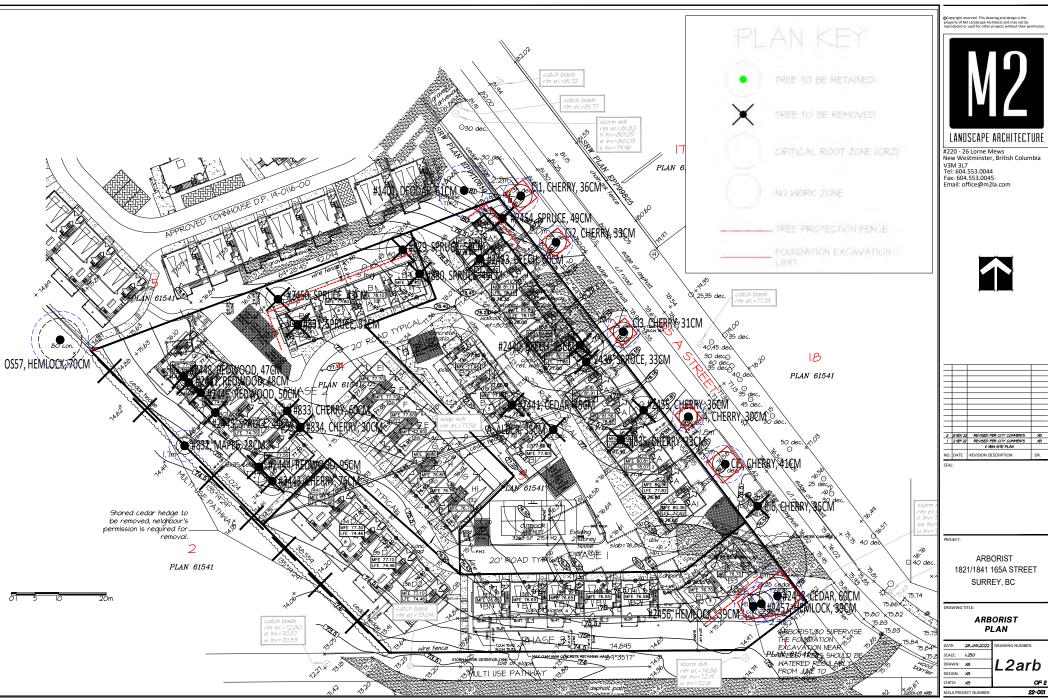
Registered Arborist: Xudong Bao, PN-8671A

| On-Site Trees  | Number of Trees |
|--|-----------------|
| Protected Trees Identified   |                 |
| (on-site and shared trees, including trees within boulevards and proposed streets                | 29              |
| and lanes, but excluding trees in proposed open space or riparian areas)                         |                 |
| Protected Trees to be Removed  | 20              |
| Protected Trees to be Retained   | 9               |
| (excluding trees within proposed open space or riparian areas)                                   | 9               |
| Total Replacement Trees Required:  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio | 39              |
| Replacement Trees Proposed   | 35              |
| Replacement Trees in Deficit   | 4               |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]                         | n/a             |

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

Summary, report and plan prepared and submitted by:

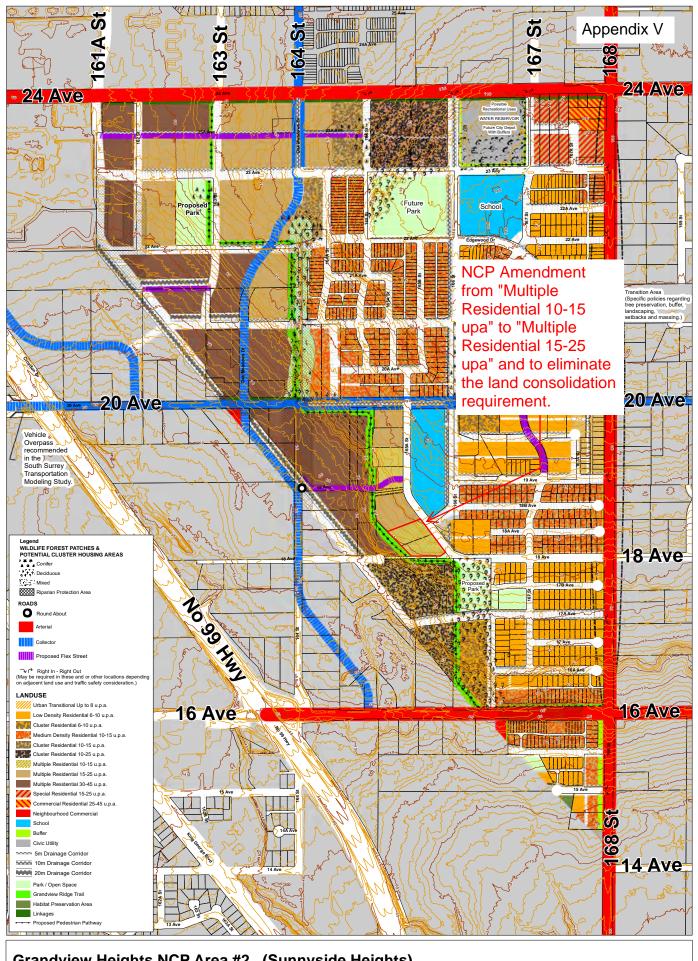
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| (Signature of Arborist) | Date      |  |



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# Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

V:\Policy&Long Range\GIS\_ANALYSIS\SECONDARY PLANS\NCF

### **CITY OF SURREY**

(the "City")

## **DEVELOPMENT VARIANCE PERMIT**

|        |          | NO.: 7922-00   | 50-00 |
|--------|----------|--|-------|
| Issuec | l To:    |  |       |
|        |          | (the "Owner")  |       |
| Addre  | ss of Ow | wner:  |       |
|        |          |  |       |
|        |          |  |       |
| 1.     | statute  | levelopment variance permit is issued subject to compliance by the Owner with es, by-laws, orders, regulations or agreements, except as specifically varied by the opment variance permit.   |       |
| 2.     | withou   | levelopment variance permit applies to that real property including land with or<br>ut improvements located within the City of Surrey, with the legal description ar<br>address as follows:<br>Parcel Identifier: 002-814-129<br>Lot 3 Section 13 Township 1 New Westminster District Plan 61541<br>1821 165A St |       |
|        |          | Parcel Identifier: 002-814-137<br>Lot 4 Section 13 Township 1 New Westminster District Plan 61541<br>1841 165A St  |       |
|        |          | (the "Land")   |       |
| 3.     | (a)      | As the legal description of the Land is to change, the City Clerk is directed to the new legal description for the Land once titles have been issued, as follows   |       |
|        |          | Parcel Identifier:   |       |
|        | (b)      | If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:   |       |
|        |          |  |       |

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows: 4.

- (a) In Section B.1 of Part 4 "General Provisions" the minimum required indoor amenity space is reduced from 74 square metres to o square metres for the townhouse development on the Land;
- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side (north) yard setback is reduced from 6.0 metres to 3.0 metres for Building 7; and
- (c) Subsection H.4(a) of the RM-30 Zone is varied to allow two (2) visitor parking spaces within the side (north) yard setback.
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

