

Future School Site

The School District has a purchase deal in place with the ownership group for the privately held portion of the future school site at 9307 to 9375 – 176 Street (Highway 15). Subjects are expected to be removed shortly.

Parks and Open Space

Staff have eliminated the small 0.7-acre park at the corner of 173 Street and Anniedale Road. This park was determined to be redundant given the plan also includes a large 19.6-acre park one block away.

Distribution of Density

Staff have made refinements to the proposed Land Use Concept, including the replacement of the ‘Townhouse’ designation with ‘Low Rise’ designations, adjustments to areas for mixed-uses and considerations for the protection of identified Green Infrastructure Network (“GIN”) corridors. Proposed land use designations and applicable details are summarized in Appendix “IV”.

Next Steps

Subject to Council endorsement of the recommendations of this report, staff will undertake two separate and concurrent land use planning processes. The first process will complete the existing NCP amendment process (Stage 2), currently underway for the portion of the NCP illustrated in Appendix “I”. The second process will initiate a review of the remaining NCP areas, illustrated in Appendix “II”. Staff plan to have both processes before Council for consideration in 2024. A detailed summary and additional discussion of these processes is outlined in Appendix “IV”.

CONCLUSION

The Anniedale-Tynehead NCP is a significant new development area in North Surrey, with the capacity to accommodate significant new homes and jobs. Facilitating a speedy resolution of the NCP update will catalyse development while ensuring the plan addresses the City’s long-term servicing and community amenity needs, including adequate and well-located school sites.

Original signed by
Don Luymes
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Original signed by
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Appendix “I” Stage 1 Land Use Concept – West Amendment Area

Appendix “II” Full NCP Area, less the West Amendment Area

Appendix “III” Corporate Report No. R124; 2023

Appendix “IV” Description of Stage 1 Land Use Concept Changes & Stage 2 NCP Process Outline

RO/ss

Stage 1 Land Use Concept - West Amendment Area



LEGEND

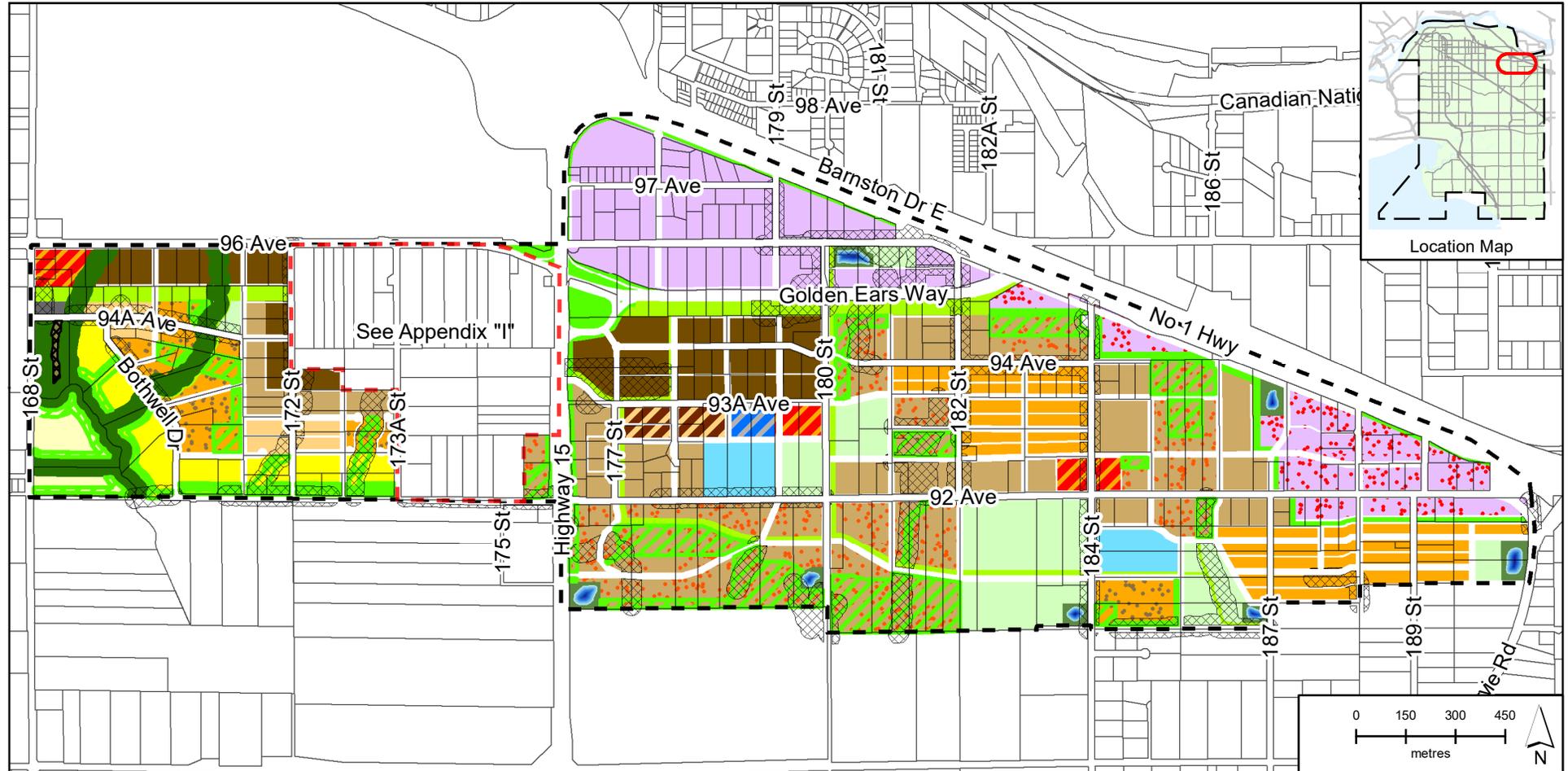
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|--------------------------------|------------------|---|-----------------------|
| Low Rise Residential - Type I | Park | Biodiversity Development Consideration Area | Lots |
| Low Rise Residential - Type II | Multi Use Trails | Green Density Transfer | Overpass |
| High-Density Cluster | Landscape Buffer | Flex Alignment Road | Major Transit Network |
| Low Rise Employment | Utility Buffer | Amendment Boundary | Roundabouts |
| Low Rise Mixed-Use | GIN Corridors | Sensitive Stream | |
| School | Riparian Buffer | | |



Land Use Concept

Planning & Development Department

Existing Anniedale-Tynehead NCP



LEGEND

Low Density Urban	Medium Density Cluster	Industrial Business Park	Landscape Buffer	West Amendment Area
Medium Density	High Density Cluster	Public Assembly	Riparian Area	Plan Boundary
Medium High Density	Special Residential	Community Centre	Pond	Lots
High Density Residential	Commercial	School	Pond Buffer	
Suburban Cluster	Neighbourhood Commercial	Park	Fish Class Buffer Class B	
Low Density Cluster	Light Industrial	Trail	Green Space Transfer	



Anniedale-Tynehead NCP

Planning & Development
Department

NO: *R124*

COUNCIL DATE: *July 24, 2023*

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 20, 2023**
FROM: **General Manager, Planning & Development** FILE: **6520-20**
General Manager, Engineering (Anniedale-Tynehead)
General Manager, Parks, Recreation & Culture
SUBJECT: **Anniedale-Tynehead Neighbourhood Concept Plan – Planning Update**

RECOMMENDATION

The Planning & Development Department, Engineering Department, and Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information;
2. Endorse the updated Stage 1 Land Use Concept for a portion of the Anniedale-Tynehead Neighbourhood Concept Plan, attached as Appendix "I", and authorize staff to lead the completion of the associated Stage 2 planning component, including the resolution of outstanding items identified in this report; and
3. Authorize staff to initiate a plan update, including land use, road network, servicing, amenity, and financial implications, for the remainder of the Anniedale-Tynehead Neighbourhood Concept Plan, attached as Appendix "II".

INTENT

The intent of this report is to seek endorsement of an updated proposed Stage 1 component of a portion of the Anniedale-Tynehead Neighbourhood Concept Plan ("NCP"), and authorization to lead the completion of planning work to update the Anniedale-Tynehead NCP.

BACKGROUND

At the April 3, 2023 Regular Council – Public Hearing meeting, Council considered Corporate Report No. R036; 2023 (attached as Appendix "III"), which proposed an updated Stage 1 Land Use Concept for a portion of the Anniedale-Tynehead NCP, as well as direction to concurrently review the remainder of the NCP. At this meeting, Council referred the Land Use Concept back to staff to review issues relating to the proposed school site, parks and open space, and the distribution of density.

DISCUSSION

Staff provide the following comments and updates regarding the Stage 1 Land Use Concept for the western portion of the Anniedale-Tynehead NCP (Appendix "I").

Future School Site

In evaluating appropriate school sites for the proposed Land Use Concept, staff considered the School District's site evaluation criteria. Based on site analysis, City and School District staff concluded that the school site previously endorsed under Corporate Report No. R0156; 2022 best meets the evaluation criteria. Details of the evaluation are provided in Appendix "IV".

Parks and Open Space

Staff have refined the location and configuration of a proposed neighbourhood park. Associated Stage 2 planning work will further address the need for additional open space within the higher density areas of the Land Use Concept by designating new public plaza locations to be achieved through development.

Distribution of Density

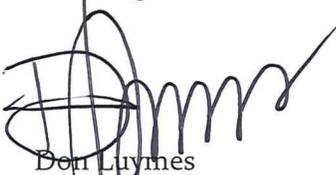
Staff have made refinements to the proposed Land Use Concept, including the replacement of the 'Townhouse' designation with 'Low Rise' designations, adjustments to areas for mixed-uses and considerations for the protection of identified Green Infrastructure Network ("GIN") corridors. Proposed land use designations and applicable details are summarized in page 2 of Appendix "I".

Next Steps

Subject to Council endorsement of the recommendations of this report, staff will undertake two separate and concurrent land use planning processes. The first process will complete the existing NCP amendment process (Stage 2), currently underway for the portion of the NCP illustrated in Appendix "I". The second process will initiate a review of the remaining NCP areas, illustrated in Appendix "II". Staff plan to have both processes before Council for consideration in late 2023. A detailed summary and additional discussion of these processes is outlined within the previously considered Corporate Report No. R036; 2023, attached as Appendix "III".

CONCLUSION

The Anniedale-Tynehead NCP is a significant new development area in North Surrey, with the capacity to accommodate significant new homes and jobs. Facilitating a speedy resolution of the NCP update will catalyse development while ensuring the plan addresses the City's long-term servicing and community amenity needs, including adequate and well-located school sites.



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Appendix "I" Stage 1 Land Use Concept – West Amendment Area

Appendix "II" Full NCP Area, less the West Amendment Area

Appendix "III" Corporate Report No. R036; 2023

Appendix "IV" School Site Assessment Summary

Appendices Available Upon Request

Stage 2 NCP Process Associated with Development Application No. 7920-0002-00

Staff will immediately prioritize the completion of the Stage 2 component of work associated with the proposed updated Stage 1 Land Use Concept attached as Appendix “I”. Through this process, staff will continue to involve the Proponent and consulting team associated with Development Application No. 7920-0002-00.

Updated Stage 1 Land Use Concept

Since July 25, 2022, staff have made refinements to the proposed Stage 1 Land Use Concept to address comments and considerations of staff, align the proposed concept with existing City policies, and ensure development equitability between properties (Appendix “I”). These refinements have been detailed below.

Road Network Changes

Change	Rationale
173 Street (north of Anniedale Road)	<ul style="list-style-type: none"> Local road designated as “flex alignment” to enable variation of alignment, depending on lot consolidation patterns and more detailed site planning, contingent on intent of the road connection remaining.
175 Street (north of 92 Avenue)	<ul style="list-style-type: none"> Local road re-alignment, in keeping with City best-practices, to allow for more equitable distribution of dedication requirements. This proposed alignment continues to ensure that the resulting site area meets future school site needs.
Anniedale Road (94A Avenue, east of 173A Street)	<ul style="list-style-type: none"> Road re-alignment to allow for more equitable distribution of dedication requirements as part of development and more efficient adjacent development parcels. Collector road function maintained via the introduction of roundabouts at 175 Street intersections.
95 Avenue (east of 173A Street)	<ul style="list-style-type: none"> Local road will follow the alignment of the SRW and will terminate at the 175 Street intersection. This revision allows for better east-west connectivity and activation of the future GIN 121 corridor.
95A Avenue (east of 172 Street)	<ul style="list-style-type: none"> Proposed “flex alignment” road extended to provide adequate access and circulation to support the proposed commercial/mixed-used designated sites, as well as to meet emergency services requirements for future building configurations. Variation of alignment permitted depending on lot consolidation patterns and more detailed site planning, contingent on intent of the road connection remaining.
94A Avenue (east of 175 Street)	<ul style="list-style-type: none"> Proposed local road extending from 175 Street east along the north property line of 9419–176 Street. This road will provide the necessary access and addressing for the “Low Rise Residential – Type II” block east of 175 Street, as well as necessary fire access.

Land Use Changes

<p><i>Parcel Adjustments</i></p>	<ul style="list-style-type: none"> • Replaces “Townhouse” designation in favour of “Low Rise Residential – Type I” (applicable to 9385 – 173A Street, and part of 9420 – 173A Street). • Addition of “Low Rise Mixed-Use” to aid in boosting the number of employment opportunities provided within this portion of the NCP (applicable to 17304 & 17328 – 96 Avenue, part of 17288 – 96 Avenue, 9419 – 173A Street, and part of 9420 – 173A Street). • Additional “Low Rise Employment” in the northeast corner of the plan, which will aid in boosting the number of employment opportunities provided within this portion of the NCP. • Elimination of the neighbourhood park on 173 Street. • Various parcel boundary adjustments to avoid split use designated sites and to correspond with road network adjustments. <p>A correction to the endorsed Stage 1 Land Use Concept: densities for all non-cluster designations expressed as FAR or Units Per Hectare (Units Per Acre) are calculated on a net site basis and exclude undevelopable areas in accordance with the guidelines in Official Community Plan.</p>
<p><i>Green Infrastructure Network Corridor 120</i></p>	<ul style="list-style-type: none"> • Green Infrastructure Network (“GIN”) Corridor 120 re-aligned to the east side of 175 Street, north of Anniedale Road. GIN corridor realignments at intersection of GIN 120 and GIN 121 to maximize environmental considerations while minimizing impacts on development areas. • Re-aligned configuration will allow for the preservation of a portion of a stand of mature coniferous forest identified as a conservation priority by the NCP and allow for wildlife connectivity between the ALR and Tynehead Park. A multi-use pathway network will follow this new alignment.
<p><i>Introduction of Biodiversity Development Consideration Area</i></p>	<ul style="list-style-type: none"> • The Biodiversity Development Consideration Area (“BDCA”) identifies where Green Infrastructure Network (“GIN”) Corridor #120 lands are intended for protection through the development process. The mechanism for acquiring the GIN Corridor through development will be determined through the Stage 2 planning process and may include a development levy on lands within the Stage 1 Land Use Concept Amendment Boundary, a density transfer mechanism, or a combination of these approaches.

The updated Stage 1 Land Use Concept will support efficient and equitable development and facilitate an expedited Stage 2 planning process.

Stage 2 Planning Process

The associated Stage 2 work will include:

- Additional engagement with key stakeholders and landowners associated with the NCP amendment area, focusing on the Stage 2 scope of work outlined below.
- Finalizing the Land Use Concept and associated policy as needed based upon the concurrent Stage 2 work, including potential refinements to:
 - Ensure adequate area is designated for mixed-use and/or commercial purposes to support a sufficient resident to job ratio, and future opportunities for specific commercial needs including grocery, pharmacy, and local servicing office;
 - Refine the parks and trail network as needed;
 - Further consideration of the interface between the “Green Transfer” designation and the non-cluster residential designations to ensure the proposed GIN addresses the intent and objectives of the BCS;
 - Review the open space requirements of the Cluster designations and the density calculation in the Green Space Transfer provision for Cluster developments; and
 - Update population, unit, and employment growth projections associated with the proposed Land Use Concept.
- Finalize the Transportation Concept, including:
 - Preparation of a Traffic Impact Assessment (“TIA”) in partnership with the Ministry of Transportation and Infrastructure (“MOTI”) and TransLink (“TL”);
 - Confirmation of the revised road network pattern to ensure adequate fire, service access, equitable distribution of roads, and movement for all modes;
 - Revised conceptual design and cost estimate with MOTI for the planned interchange at the intersection of 176 Street (Highway 15) and 96 Avenue, including the potential alternative concept involving Highway 15 connectivity involving 95 Avenue;
 - Refine the land use concept to include pedestrian walkway locations through larger development blocks to provide for a finer-grained pedestrian connectivity, particularly in locations leading to future transit services, parks and schools;
 - Updates to road dedication requirements, where applicable; and
 - Formalized street hierarchy and concept, including the support for the commercial main street and village centre concept envisioned within the Stage 1 Land Use Concept.
- Update the community amenities strategy to support and address the impacts of growth, including updates to existing Secondary Plan Community Amenity Contributions (“CACs”) and applicable Tier 2 Capital Projects Community Amenity Contributions (“CPCACs”), based on the proposed increase in residential density associated with the amendment to the NCP;
 - This may include the registration of a corresponding restrictive covenant on the title of the affected properties to require payment of the applicable Tier 2 CPCACs at the time of rezoning.

- Prepare plan implementation and development policies, including:
 - Lot consolidation area requirements to ensure equitable development, facilitate the implementation of cluster designations, and minimize the need for future plan amendments; and
 - Housing policies, including requirements for family supportive units (two- and three-bedrooms within mixed-use and apartment buildings).

- Prepare Urban Design Guidelines for the plan area including:
 - Building height and massing guidelines;
 - Commercial use considerations relating to loading, access, refuse, parking, etc.;
 - Building setback and street interface guidelines;
 - Public realm, plaza, and streetscape guidelines; and
 - Street cross-section and urban interface design concepts.

- Prepare and finalize the Biodiversity Development Consideration Area (“BDCA”) mechanism for acquiring lands encumbered by GIN 120.

- Prepare final financial strategy considerations for the ultimate servicing of the NCP amendment area, including potential updates to DCCs, acquisition of property for parkland and/or environmental purposes, and the provision of amenities to address the impacts of growth.

- Prepare final implementation strategies and policy considerations for achieving the plan, including any consequential amendments to the OCP, *Surrey Zoning By-law, 1993, No. 12000* (“the Zoning By-law”), Fees Bylaw, Regional Context Statement, and other City bylaws and policy.

- Prepare and publish an interim (final) Stage 2 plan document associated with the amendment area, that presents the final land use strategy with all corresponding strategies, policies, and guidelines. This document will then be amalgamated with the separate and concurrent scope of NCP work outlined in the latter portion of this report.

The Stage 2 planning work noted above could result in further refinements to the Land Use Concept. Any further changes will be reflected in the final Stage 2 component of the NCP review that will be presented to Council.

A key consideration in the recommendation for staff coordination of the Stage 2 component of work will be the expected timelines associated with final approvals. Emphasis will be made to ensure current in-stream applications can continue progressing towards completion concurrent with Stage 2 work. Staff are targeting Stage 2 completion of Development Application No. 7920-0002-00 in 2024.

Update to the Remainder of the NCP

The Anniedale-Tynehead NCP was adopted over a decade ago and market conditions have changed, resulting in proposed major amendments to the NCP under Development Application Nos. 7918-0305-00 and 7920-0002-00, including related servicing and community infrastructure

implications; therefore, it is recommended that Council also direct staff to conduct a comprehensive review of the remainder of the NCP. The intent of this process will be to bring the NCP in-line with current market conditions, updated federal and provincial environmental regulations, and updated City policies and strategies, including the consideration to the major amendments noted above.

This broader NCP review will address the following.

Land Use Review

A review of the land use plan will ensure appropriate and market-responsive land uses and densities to create an attractive and sustainable community, including consideration of transit supportive densities and appropriate employment opportunities. Staff will examine the existing commercial, industrial, and residential designations and propose updates for consideration.

Parks and Community Amenity Review

A review of the parks and open space network will be completed in conjunction with the land use review; changes to land use have potential to increase and/or redistribute the plan area population which will impact parks, recreation, and school needs. This review will ensure that parkland is provided appropriately throughout the NCP and that all future residents are within walking distance of a park. In addition, a review will examine the location and size of the existing planned community centre and ensure adequate funding strategies to deliver planned parks and community infrastructure and amenities. School site planning and provisions will also be reviewed in collaboration with the Surrey School District, as detailed later in this appendix.

Additional School Site Planning

The broader Anniedale-Tynehead NCP currently falls within the existing catchments of two elementary schools and two secondary schools. In September 2022, there was sufficient capacity at both elementary school and at Coast Salish Secondary; however, North Surrey Secondary was at 126% capacity.

Based on the extent of planned development within the NCP area, three new elementary schools are planned, with consideration for expansion to existing schools. Two of these new elementary sites are already owned by the Surrey School District and one additional site requires acquisition.

The additional required elementary school site is within the plan amendment area associated with Development Application No. 7920-0002-00 (see Appendix "I"), as discussed within this appendix.

Staff will continue to coordinate with the School District through the proposed plan review process to identify potential changes necessary to ensure appropriate long range school capacity and school site planning within the area.

Infrastructure Servicing Review

The existing engineering servicing strategy was developed based on the projected populations of the existing NCP. Changes to land uses and population projections will change servicing

requirements, including financing assumptions. A coordinated utility servicing strategy (sanitary, water, drainage) is required to ensure efficient and equitable delivery of infrastructure. Through Development Application No. 7818-0122-00 (Phase 1), which is currently under construction, projected populations were established to inform the infrastructure designs, and were based on current design criteria along with proposed land use assumptions established through Development Application No. 7920-0002-00. These population projections have set the upper population limit to be used for the updated NCP, and a comprehensive NCP servicing review will ensure that the additional projected population is spread equitably through the plan area. It will also allow for more recent environmental reports and information to be incorporated within the overall NCP servicing strategy.

Transportation Review

Changes to land uses requires a concurrent review of the transportation network to ensure appropriate road and active transportation networks and corresponding considerations. The review of the transportation strategy also requires coordination and referral to the MOTI, for Highway 15 and Highway 1, and TransLink, for 96 Avenue and Golden Ears Way. These important regional roads are impacted by the growth in the NCP area, and some of these referrals have already commenced as part of the Stage 2 refinements for Development Application No. 7920-0002-00. Through their support, this review process allows an opportunity to enable a streamlined approval process that is consistent with the amendment plan land uses.

The previous transportation study that supported the NCP servicing strategy was a complex transportation modelling assignment that reviewed and assessed traffic patterns and volumes to support the growth in the NCP and minimize impact on the regional road network. A review to support the additional population from an NCP amendment would result in a similar level of transportation analysis.

As part of Stage 2, staff will work with MOTI to advance more conceptual/functional design of the Highway connections to inform final Stage 2 plans.

Environmental Review

The City's BCS recognizes Surrey's biodiversity as a key foundation of a healthy, livable, and sustainable City. The BCS identifies a GIN, composed of hubs, sites, and corridors that delineate the minimum core areas for conservation, protection, and enhancement of ecological values over time.

The BCS was approved by Council in 2014, after the adoption of the original Anniedale-Tynehead NCP. A review of the NCP will ensure appropriate management approaches for the GIN are considered and consistent with the objective of the BCS. This will include a review of the existing GIN conservation mechanisms within the NCP. The NCP update will seek to protect and conserve the GIN while integrating other recommendations from the BCS throughout.

Since the NCP was originally approved, there have also been significant changes to provincial and federal regulations in relation to fisheries watercourses and wetlands. In addition to BCS considerations, a review of the NCP will include an updated assessment of wetlands, watercourses, and associated riparian areas. An independent watercourse assessment and

wetlands inventory has been initiated, with a final report anticipated for completion later this year. These assessments and review process will provide context for the NCP review within the framework of current provincial and federal environmental regulations.

Processing of Development Applications in the Plan Area

During the plan update process, it is recommended that staff proceed with processing development applications in the amendment area based on conformity with the proposed Stage 1 Land Use concept (Appendix "I"), and that the final approval of such applications be held, pending completion of the Stage 2 component of the NCP review.

Further to the above, it is also recommended that staff hold new development applications within the remainder of the plan area (Appendix "II"), pending completion of the broader NCP review as detailed in this report, unless they are fully consistent with the outcomes anticipated in the currently operative Anniedale-Tynehead NCP.

Schedule and Expected Timelines

Staff will prioritize the completion of the Stage 2 planning component associated with the Stage 1 amendment area outlined within this report (Appendix "I"). An associated Stage 2 report for this amendment area is expected to be brought forward for Council consideration at the end of the second quarter 2024.

The broader plan update process for the remainder of the Anniedale-Tynehead NCP will be initiated later this year upon substantial completion of the above noted Stage 2 process. The broader plan review will be a separate planning process that is expected to continue into 2024.

Summary of Land Use Changes

The following provides a comparison between the sequential Land Use Concept within the area associated with Development Application No. 7920-0002-00. It illustrates the original 2012 plan, the Council-endorsed July 2022 update, and the proposed November 2023 update as discussed within this report. The proposed elementary school site remains unchanged from the Council-endorsed 2022 Land Use Concept.

Original – Endorsed by Council in 2012



Update – Endorsed by Council in 2022



Proposed Update – November 2023

