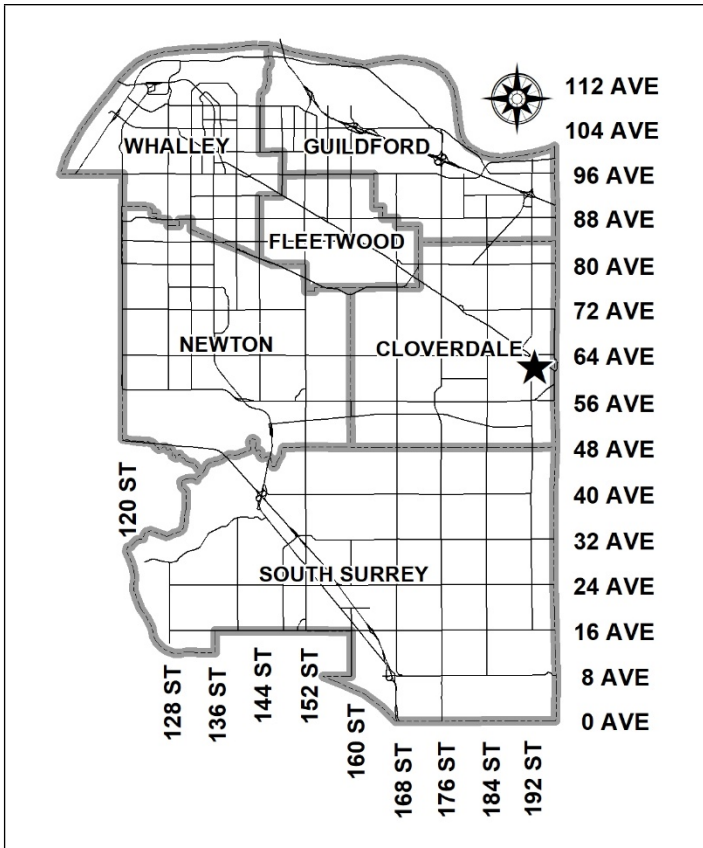


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0006-00

Planning Report Date: February 12, 2024



**PROPOSAL:**

- **Rezoning** from CD (Bylaw No. 20151) to CD to allow for subdivision from one (1) lot into three (3) lots within a previously approved low-rise apartment and ground-oriented townhouse development.

**LOCATION:**

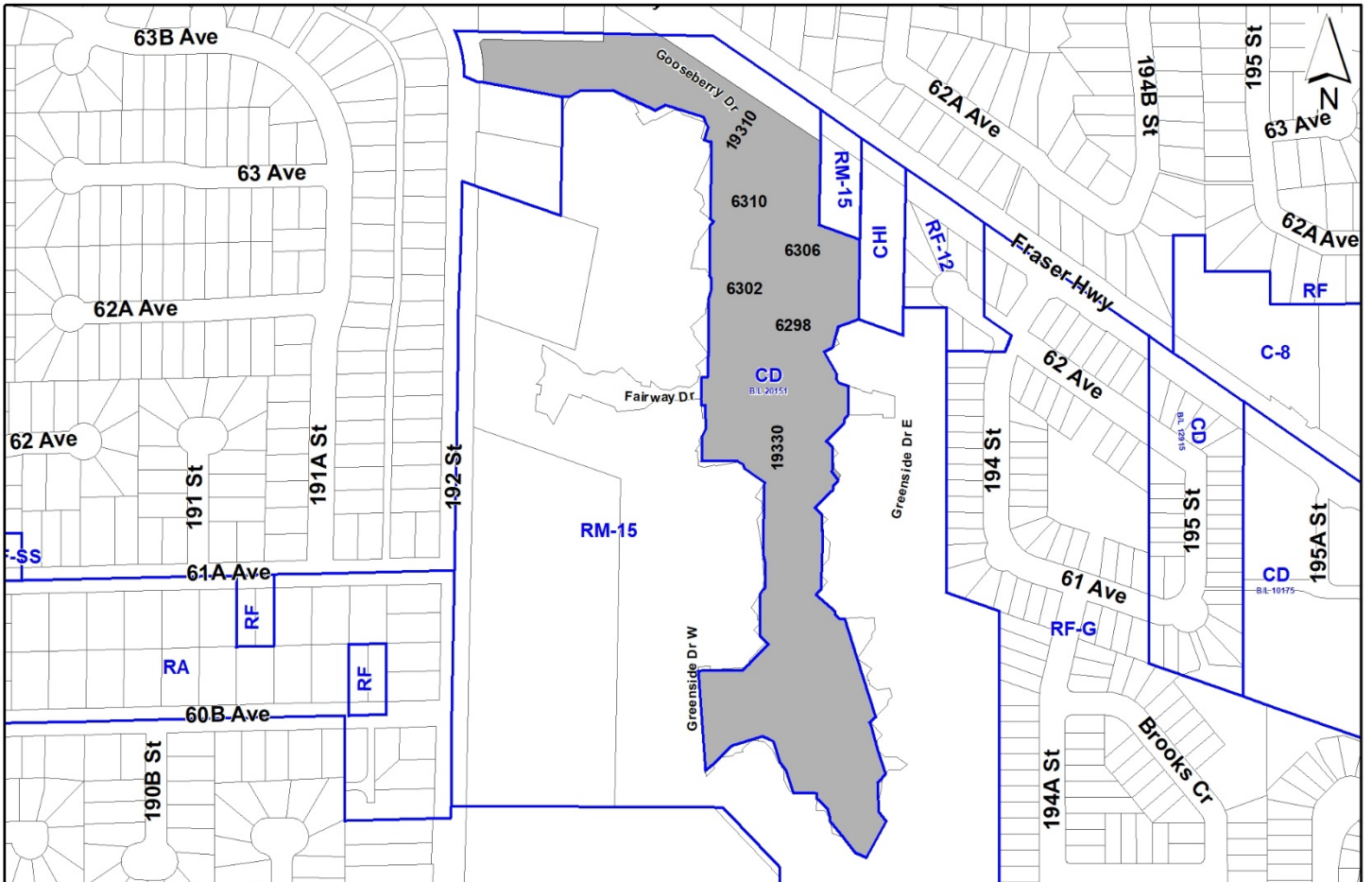
19330 Fairway Drive  
 (6298, 6302, 6306 and 6310 – 192 Street and 19310 Fraser Highway)

**ZONING:**

CD (By-law No. 20151)

**OCP DESIGNATION:**

Multiple Residential



**RECOMMENDATION SUMMARY**

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposed rezoning is required in order to facilitate subdivision of the parent parcel into three smaller lots (Block A, B and C) for the purpose of securing financing. The previously approved and under construction apartment and townhouse development on the site is substantially the same as previous approvals, with the exception of the requested subdivision.
- The three proposed lots, when combined together, will have the same overall density, lot coverage, setbacks and building height as currently permitted under CD By-law No. 20151.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 20151) to "Comprehensive Development Zone (CD)".
2. 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; and
  - (d) registration of access easements to ensure access to the internal drive aisle(s), parking and shared indoor amenity space, per the original development proposal approved by Council under General Development Permit No. 7915-0393-00.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Multi-phase multiple residential development	Multiple Residential	CD (By-law No. 20151)
North:	Single family residential and vacant City-owned parcels	Urban	RF
East:	Existing ground-oriented townhouse developments, including Greenside Estates, and automotive dealership	Urban	RM-15 and CHI
South and West (across 192 Street):	Existing ground-oriented townhouse development (Greenside Estates) and single family residential lots (under Development Application No. 7923-0012-00 for a 6-storey apartment building and currently pre-Council).	Urban	RM-15 and RF

### Context & Background

- The subject property is designated "Multiple Residential" in the Official Community Plan (OCP) and currently zoned "Comprehensive Development Zone (CD)" (By-law No. 20151).

- The subject site is approximately 5.49 hectares in total area. The northwesterly portion of the site is presently vacant while the central and southerly portion of the site are currently under construction for low-rise apartment buildings and ground-oriented townhouses approved by Council under Development Application Nos. 7921-0005-00 and 7915-0393-00.
- In November 2015 the applicant submitted Development Application No. 7915-0393-00 which included the following:
  - Official Community Plan (OCP) Amendment from "Urban" to "Multiple Residential";
  - Rezoning of the majority of the subject site from "Golf Course Zone (CPG)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 45 Zone [RM-45]"), with portions rezoned to "Multiple Residential 15 Zone (RM-15)".
  - General Development Permit (DP) for Form and Character for the entire site, Hazard Lands (Steep Slopes) as well as Sensitive Ecosystems (Streamside Areas);
  - Detailed Development Permit for Form and Character to allow for the construction of 55 ground-oriented townhouse units in Phase 1;
  - Development Variance Permit (DVP) to reduce the minimum setback requirement, under Part 7A of the Zoning Bylaw, for a Class B (yellow-coded) watercourse; and
  - Subdivision from two lots into two lots which included consolidating the RM-15 portion of the original subject site with the adjacent townhouse development (Greenside Estates).
- The Rezoning By-law (By-law No. 20151) and the General Development Permit (DP) establish the parameters for form and character when reviewing DP applications, as part of the future phases of development, and were granted final approval by Council on July 29, 2021.
- On March 28, 2022, Council issued a Detailed DP for Phase 2 of the original development under Development Application No. 7921-0005-00. For this phase, the applicant received approval to construct four apartment buildings (two 4-storey and two 5-storey) consisting of approximately 390 dwelling units with underground parking on the central portion of the subject site.
- The final phase of the original development (Phase 3) is being processed under Development Application No. 7922-0047-00 which is currently pre-Council. In this phase, the applicant is proposing three 5-storey apartment buildings consisting of approximately 204 dwelling units with underground parking.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In response to interest rate increases that have taken place since March, 2022, the applicant was compelled to investigate alternate financing options for the project.



- In order to satisfy lending conditions, the applicant proposes to rezone the subject site from “Comprehensive Development Zone (CD)” (Bylaw No. 20151) to a new “Comprehensive Development Zone (CD)” and subdivide the parent parcel into three smaller lots.

	Proposed
<b>Lot Area</b>	
Net Site Area:	5.485 hectares
<b>Number of Lots:</b>	1 (existing) 3 (proposed)
<b>Building Height:</b>	Townhouse (12 metres) Apartment (19 metres)
<b>Unit Density:</b>	Block A: 76.3 upha (townhouse portion)
<b>Floor Area Ratio (FAR):</b>	Block A: 0.88 Block B: 1.26 Block C: 1.8

### Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Ministry of Transportation & Infrastructure (MOTI):	No concerns. The proposal is substantially the same as previous approvals, with the exception of the subdivision.
Surrey Fire Department:	No concerns. The proposal is substantially the same as previous approvals, with the exception of the subdivision.

### Transportation Considerations

- The subject site is accessed from Fraser Highway, 192 Street and an internal east-west road (Fairway Drive).
- The applicant will register a reciprocal access easement between Blocks A, B and C to secure shared vehicle access to the fronting roads, underground parkades, and surface parking for visitors and the child care facility.
- A reciprocal access easement with the residents of Greenside Estates for vehicular access to Fairway Drive was previously registered under the original development application (No. 7915-0393-00).

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject property is designated "General Urban" in the Regional Growth Strategy (RGS).

- The proposed development complies with the General Urban RGS designation.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP).
- The proposed development complies with the Multiple Residential OCP designation, on a gross site basis, based on the previously approved Bylaw.

### **Proposed CD Bylaw**

- The applicant is proposing to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 20151) to a new "Comprehensive Development Zone (CD)" in order to subdivide the subject site from one (1) lot into three (3) lots and apply the provisions that previously were based on a gross site basis to the individual lots.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the proposed CD By-law is illustrated in the following table:

Zoning	CD Bylaw No. 20151		Proposed CD Zone		
<b>Unit Density</b>	135 dwelling units per hectare		<u>Block A</u> : 77 dwelling units per hectare		
<b>Floor Area Ratio</b>	1.03		<u>Block A</u> : 0.9 <u>Block B</u> : 1.3 <u>Block C</u> : 1.8		
<b>Lot Coverage</b>	35%		<u>Block A</u> : 30% <u>Block B</u> : 33% <u>Block C</u> : 34%		
<b>Yards and Setbacks</b>	<u>Block A</u>	<u>Block B</u>	<u>Block A</u>	<u>Block B</u>	<u>Block C</u>
North:	4.4 m.	5.0 m.	11.0 m.	11.0 m.	5.4 m.
East:	7.5 m.	5.0 m.	7.5 m.	11.0 m.	3.4 m.
South:	4.5 m.	5.0 m.	5.0 m.	13.0 m.	4.9 m.
West:	2.7 m.	5.0 m.	10.5 m.	2.8 m.	5.1 m.
<b>Principal Building Height</b>	<u>Block A</u>	<u>Block B</u>	<u>Block A</u>	<u>Block B</u>	<u>Block C</u>
Principal Building:					
Townhouse:	N/A	12 m.	12 m.	N/A	N/A
Apartments:	21 m.	N/A	19 m.	19 m.	19 m.
Indoor Amenity Building:	12 m.	12 m.	12 m.	N/A	N/A
Accessory Building:	4.5 m.	4.5 m.	4.5 m.	4.5 m.	4.5 m.
<b>Permitted Uses</b>	<u>Block A</u> : Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings  <u>Block B</u> : Ground-oriented multiple unit residential buildings and child care centres		<u>Block A</u> : Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres  <u>Blocks B and C</u> : Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings		
<b>Amenity Space</b>					
Indoor Amenity:	<u>Block A</u> : 864 sq. m <u>Block B</u> : 471 sq. m <u>Block C</u> : value to be confirmed through in-stream Development Application No. 7922-0047-00 Total: 1,335 sq. m		The proposed 1,436.3 sq. m indoor amenity space provided as part of Development Application No. 7915-0393-01 and 7921-0005-00 meets the Zoning Bylaw requirement. If a shortfall of indoor amenity space is identified for the final phase of the original redevelopment (Development Application No. 7922-0047-00), the applicant will be required to address the shortfall by providing additional indoor amenity space or cash-in-lieu.		
Outdoor Amenity:	<u>Block A</u> : 864 sq. m <u>Block B</u> : 471 sq. m <u>Block C</u> : value to be confirmed through in-stream Development Application No. 7922-0047-00 Total: 1,335 sq. m		The proposed 2,827.26 sq. m outdoor amenity space provided as part of Development Application No. 7915-0393-01 and 7921-0005-00 meets the Zoning Bylaw requirement. If a shortfall of outdoor amenity space is identified for the final phase of the original redevelopment (Development		

	Application No. 7922-0047-00), the applicant will be required to address the shortfall by providing additional outdoor amenity space or cash-in-lieu.					
<b>Parking (Part 5)</b>	<b>Required</b>			<b>Proposed</b>		
<b>Number of Stalls</b>						
	<u>Block A</u>	<u>Block B</u>	<u>Block C</u>	<u>Block A</u>	<u>Block B</u>	<u>Block C</u>
Commercial:	15	N/A	N/A	15	N/A	N/A
Residential:	496	249	314	502	252	320
Total:	511	249	314	517	252	320
<b>Bicycle Spaces</b>						
	<u>Block A</u>	<u>Block B</u>	<u>Block C</u>	<u>Block A</u>	<u>Block B</u>	<u>Block C</u>
Residential Secure Parking:	280	188	245	280	190	299
Residential Visitor:	12	12	18	12	12	18

- The proposed CD Bylaw is intended to reflect the revisions to the proposed development’s internal boundaries, while the overall form is consistent with that previously approved by Council as part of the General Development Permit (No. 7915-0393-00). This includes the 55 ground-oriented townhouses approved under Development Application No. 7915-0393-00, the four low-rise apartment buildings approved under Development Application No. 7921-0005-00 as well as the three 5-storey apartment buildings proposed as part of the in-stream application (No. 7922-0047-00).
- Any changes proposed in terms of density, lot coverage, minimum building setbacks and/or building height is intended to accommodate the introduction of new lot lines and creation of three (3) smaller parcels. No additional density and/or redevelopment is proposed on-site, as part of the subject application (No. 7924-0006-00).

**PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on January 12, 2024, and the Development Proposal Signs were installed on January 15, 2024. To date, staff have received five (5) responses from adjacent property owners:
  - All five (5) property owners asked high-level questions about the proposed rezoning. No concerns were expressed to City staff given the development application is strictly to facilitate subdivision and does not involve any additional density or further redevelopment of the subject site.

**CONCLUSION**

- Given that the proposed rezoning is intended to accommodate subdivision of the parent parcel into three smaller lots in order to secure financing, staff support the proposed rezoning.

#### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Survey Plan and Site Plan  
Appendix II.       Engineering Summary

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MJ/ar

**Agenda Item No.**  
**Application No. 7924-0006-00**

**CONFIDENTIAL**  
**OWNER/AGENT/PROPERTY INFORMATION**  
**ACTION FOR CLERKS**

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Properties involved in the Application

- (a) Civic Address: 19330 Fairway Drive  
(6298, 6302, 6306 and 6310 – 192 Street and 19310 Fraser Highway)
  
- (b) Civic Address: 19330 Fairway Drive  
(6298, 6302, 6306 and 6310 – 192 Street and 19310 Fraser Highway)  
Owner: 192nd Street Development Ltd.  
Director Information:  
Sukhminder S. Rai

No Officer Information Filed as at April 21, 2023

PID: 031-689-868  
Lot 1 Section 10 Township 8 New Westminster District Plan EPP107358

- 2. (a) Agent: Name: Trevor Massey  
RBI Group of Companies  
Address: 15055 – 54A Avenue, Unit 200  
Surrey, BC V3S 5X7

3. Summary of Actions for City Clerk's Office

- (a) Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
  
- (b) Application is under the jurisdiction of MOTI.  
  
MOTI File No. 2024-00388.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OF LOT 1 SEC 10  
TP 8 NWD PLAN EPP107358**

SHEET 1 OF 2 SHEETS

Schedule A

SCALE 1 : 3000



The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:3000.

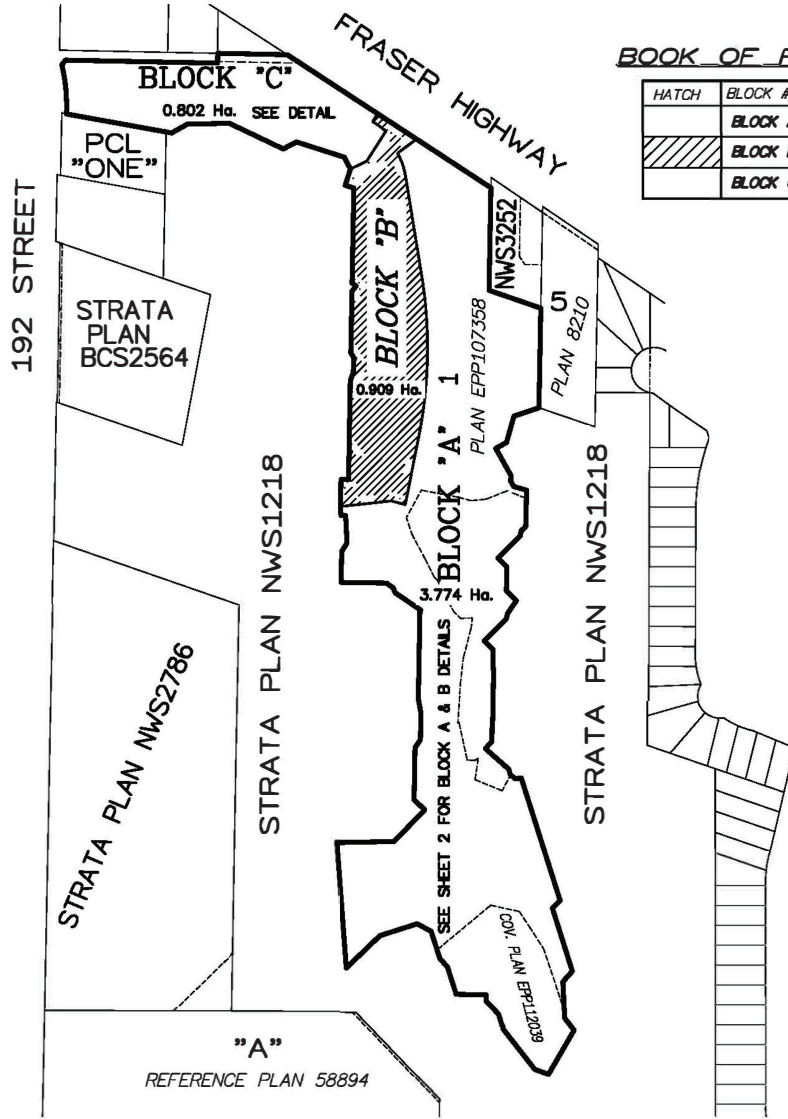
B.C.G.S. 92G.017

LEGEND

Ha. DENOTES HECTARES

BOOK OF REFERENCE

HATCH	BLOCK #	AREA
	BLOCK A	3.774 ha
	BLOCK B	0.909 ha
	BLOCK C	0.802 ha



INTEGRATED SURVEY AREA No. 1, SURREY

NAD 83 (CSRS) 4.0.0.BC.1.MVRD  
Grid bearings are derived from PLAN EPP107358 and are referred to the central meridian of UTM Zone 10 N.

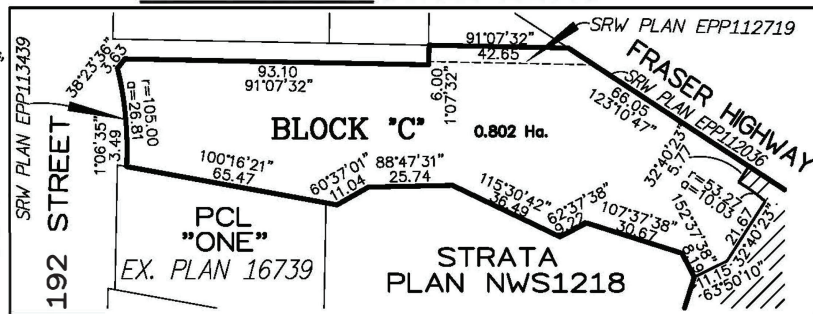
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996006, which has been derived from control monument 5491.

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CERTIFIED CORRECT  
DATED THIS 5TH DAY OF FEBRUARY, 2024

M. Adam Fulkerson B.C.L.S.

LOT C DETAIL: SCALE 1:1500



**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161

DETAIL SHEET OF SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: \_\_\_\_\_  
 OF LOT 1 SEC 10 TP 8 NWD PLAN EPP107358

B.C.G.S. 926.017

LEGEND

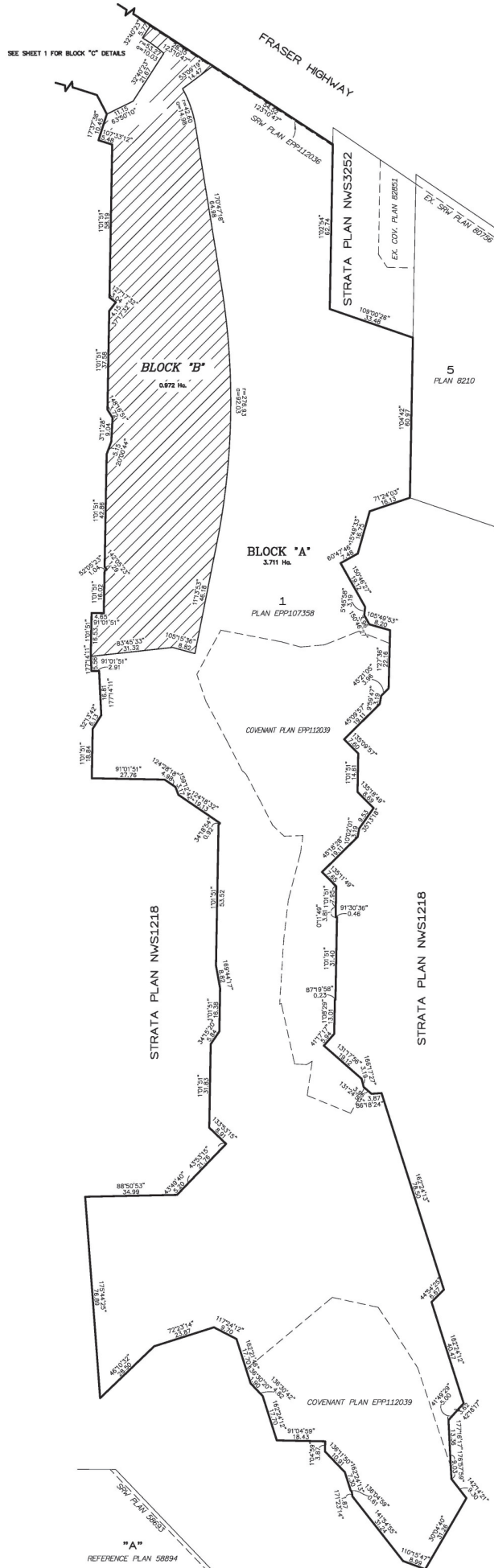
Hs DENOTES HECTARES



SCALE 1 : 750  
 0 10 20 30  
 ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 560mm in width and 864mm in height (D size) when plotted at a scale of 1:750.

SEE SHEET 1 FOR BLOCK "C" DETAILS



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"A"  
 REFERENCE PLAN 58894





**SITE CONTEXT MAP**  
NOT TO SCALE

REV	DATE	DESCRIPTION	BY
4	02-03-20	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	07-12-17	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
2	26-10-14	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
1	33-12-20	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	SM

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**JMArchitecture Inc.**  
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jweston@jma.ca

Architects Seal & Signature  
Project Name  
**GREENSIDE DEVELOPMENT**  
19310 Fraser Hwy & 6312-192 Street,  
Surrey, B.C.  
Mr. Sukhi Bat  
T: 604.228.8627  
E: sukhi@jmggroup.ca

2017-10-02  
START DATE: DEC 2017  
PROJECT No.: 2017-17  
DR. SCALE: SM CAL JMM  
AS SHOWN

**SITE CONTEXT MAP**  
Project No. 4  
2017-17  
A-04

DO NOT SCALE DRAWING

# INTER-OFFICE MEMO

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**TO: Director, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

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

**DATE: February 07, 2024**                      **PROJECT FILE: 7824-0006-00**

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**RE: Engineering Requirements  
Location: 19330 Fairway Dr**

## REZONE/SUBDIVISION

### *Works and Services*

- Construct service connections to each lot.
- Provide on-site storm mitigation and water quality features.
- Register applicable easements and restrictive covenants on title for on-site works.

Works and Services are to be completed under Servicing Agreement 7815-0393-00. An administrative processing fee is required.



Daniel Sohn, P.Eng.  
Development Process Manager