
TO: **Mayor & Council**

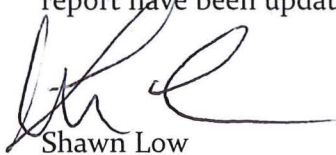
FROM: **Director, Planning & Development**

DATE: **September 23, 2024**

FILE: **7922-0231-02**

RE: **Agenda Item B.7 – September 23, 2024, Regular Council – Land Use
Development Application No. 7922-0231-02
Update to Development Application No. from 7922-0231-00 to 7922-0231-02**

A Planning Report for Development Application No. 7922-0231-00 is to be considered under Agenda Item B.7. The intent of this memo is to inform the Mayor and Council that the report should be considered under Development Application No. 7922-0231-02 to reflect that a second Development Variance Permit is being considered as part of this report, and the relevant file numbers within the report have been updated accordingly.



Shawn Low
Director of Development Planning

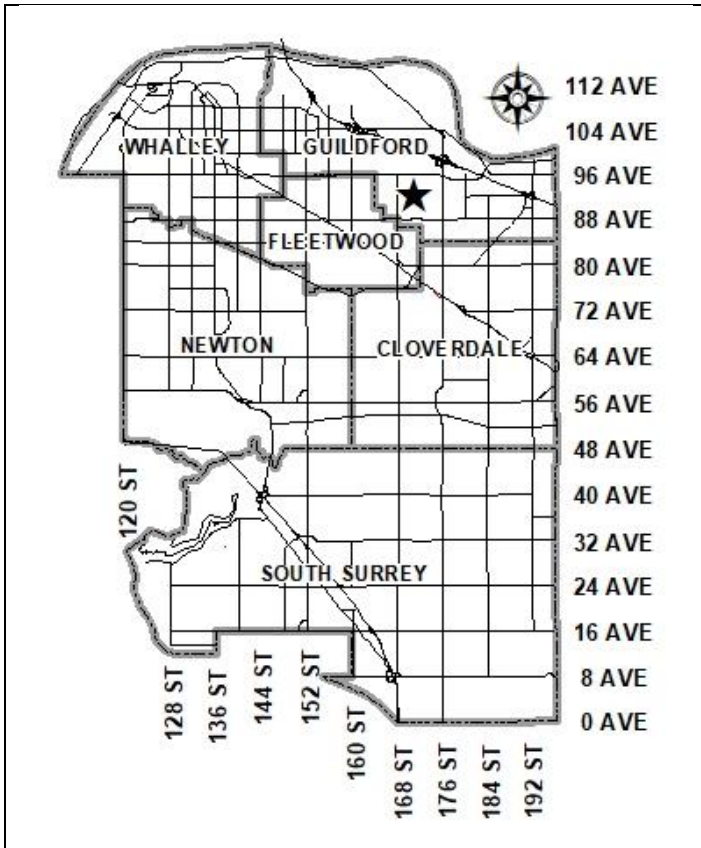
RO

c.c. City Manager
Acting General Manager, Planning & Development
City Clerk

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0231-02

Planning Report Date: September 23, 2024



PROPOSAL:

- Amended Development Permit
- Revised Development Variance Permit

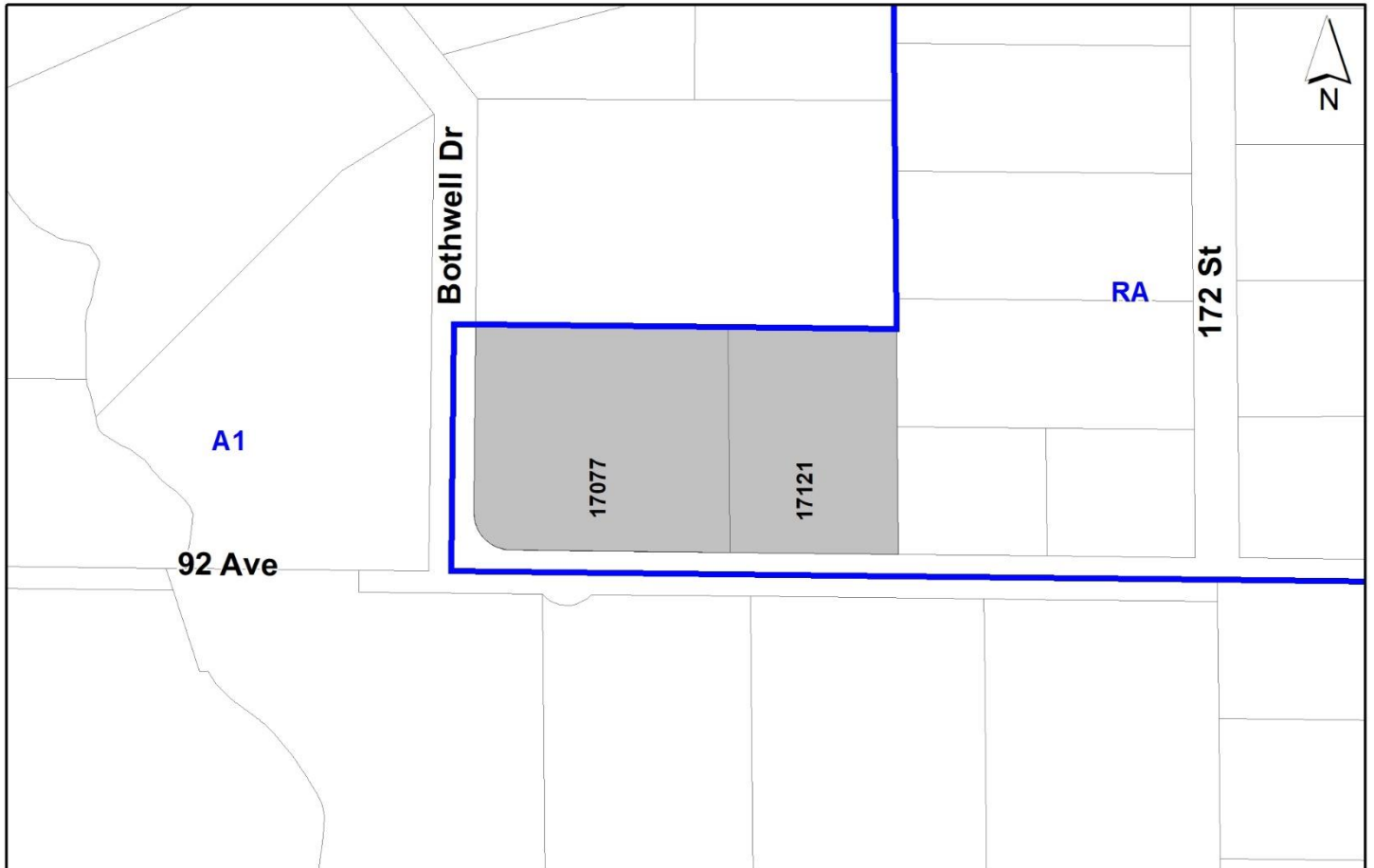
to allow subdivision into twenty-nine (29) R4 residential lots and one (1) lot for park and riparian protection purposes.

LOCATION: 17077 - 92 Avenue
17121 - 92 Avenue

ZONING: RA

OCP DESIGNATION: Urban

STAGE 1 NCP DESIGNATION: Urban Residential Cluster



RECOMMENDATION SUMMARY

- Approval to draft an amended Development Permit for Sensitive Ecosystems, Hazard Lands, and Farm Protection.
- Approval for a revised Development Variance Permit to proceed to Public Notification.

RATIONALE OF RECOMMENDATION

- At the Regular Council - Land Use Meeting on July 24, 2023, Council considered a Planning & Development Report that included a Rezoning By-law (By-law No. 21013), to rezone the subject site from RA to RF-13, a Development Permit for Hazard Lands (Flood Prone & Steep Slopes), Sensitive Ecosystems (Streamside & Green Infrastructure Areas), and Farm Protection, and a Development Variance Permit to vary lot widths.
- At the time, the applicant proposed to subdivide the two parent parcels into twenty-eight (28) RF-13 lots, and one (1) lot for park and riparian protection purposes (Appendix V). The proposal generally conformed with the “Low Density Cluster” designation in the 2012 Anniedale-Tynehead NCP.
- The proposed development included development works and services which necessitated the infilling (with compensation) of roadside ditches, and a portion of an on-site swale in the southwest corner of the site to allow for the widening of 92 Avenue. To compensate for the infilling of these riparian features, the environmental compensation concept proposed an enhanced, seasonal watercourse and an autumnal pool which meandered within a portion of the future park lot (previously Lot 29 – now Lot 30).
- Council granted Rezoning By-law No. 21013 Third Reading at the September 11, 2023, Regular Council - Public Hearing Meeting and authorized staff to draft the Development Permit.
- The subject site was affected by the “Small-Scale Multi-Unit Housing” (SSMUH) Zoning By-law changes adopted through Corporate Report No. R109, 2024. On July 22, 2024, Council endorsed Corporate Report No. R147 which aligned the proposal with the new SSMUH zones as follows:
 - The in-stream Rezoning By-law No. 21013 was filed and replaced with By-law No. 21335 rezoning the site from “Acreage Residential Zone (RA)” to “Small Lot Residential Zone (R4)”; and
 - The previous Development Variance Permit 7922-0231-00 was filed and replaced with Development Variance Permit 7922-0231-01.
- At the Regular Council - Public Hearing Meeting on September 9, 2024, Council endorsed the Stage 1 Anniedale-Tyenhead NCP under Corporate Report R167; 2024. The subject site’s land use designation in the Stage 1 Plan was amended from “Low Density Cluster” to “Urban Residential Cluster” which provides for a base density of approximately 22 units per gross hectare (UPGH) (8.9 UPGA) on the basis that 30% of the gross site area is conveyed as green space for the purposes of park.

- The applicant has elected to revise the development proposal to include an additional residential lot to the proposed subdivision for a total of twenty-nine (29) R₄ residential lots, and one (1) lot for park and riparian protection purposes - proposed Lot 30 (Appendix I). The proposal remains in general conformity with the Stage 1 NCP.
- While the proposed unit density slightly exceeds the maximum unit density of the NCP (23 UPGH vs 22 UPGH) and achieves a reduced open space conveyance of 21.1% (vs. 30%), the proposal still meets the intent of the NCP considering the significant open space dedication being conveyed to the City without compensation and associated habitat area enhancements that will be completed within the conveyed open space (Lot 30).
- To proceed with the revised subdivision proposal, Council is requested to consider:
 - Authorizing staff to draft a revised Development Permit for Hazard Lands, Sensitive Ecosystems, and Farm Protection taking into consideration the inclusion of an additional residential lot (Lot 29); and
 - Approve a revised Development Variance Permit with an updated Schedule "A" which reflects the new subdivision layout to proceed to public notification.

This will facilitate an updated subdivision layout that will subdivide the two parent parcels into twenty-nine (29) residential lots, and one (1) lot for park and riparian protection purposes. No changes to the rezoning by-law currently at Third Reading (By-law No. 21335) are necessary.

- All other aspects of the original development proposal, as presented to Council at the Regular Council - Land Use Meeting on July 24, 2023, remain unchanged.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Variance Permit No. 7922-0231-01.
2. Council authorize staff to draft an amended Development Permit No. 7922-0231-00 for Hazard Lands (Steep Slopes and Flood Prone), Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), and Farm Protection generally in accordance with the attached revised drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council approve Development Variance Permit No. 7922-0231-02 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the R4 (Type II Interior Lot) Zone from 13.4 metres to 13.1 metres for proposed Lots 1, 13, and 16;
 - (b) to reduce the minimum lot width of the R4 (Type II Corner Lot) Zone from 15.4 metres to 15.2 metres for proposed Lots 2, 14, and 15; and
 - (c) to permit a front access, side-by-side double garage on a lot less than 13.4 metres wide for proposed Lots 1, 3-13, and 16-27
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of Rezoning Final Adoption as outlined in the original Planning & Development Report, dated July 24, 2023;
 - (b) conveyance of riparian areas and Biodiversity Conservation Strategy areas (Lot 30) to the City; and
 - (c) 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.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following amendments to the previous proposal considered by Council in July 2023:
 - **Development Permit** (revised) for Hazard Lands (Steep Slopes and Flood Prone), Sensitive Ecosystems (Streamside and Green Infrastructure Areas), and Farm Protection;
 - **Development Variance Permit** to vary lot widths and to permit a front access, side-by-side double garage on a lot less than 13.4-metres wide; and
 - **Subdivision** of the two parent parcels into twenty-nine (29) R4 lots, and one (1) lot for park and riparian protection purposes.

	Proposed
Lot Area	
Gross Site Area:	20,275 sq. m.
Road Dedication:	5,155 sq. m.
Undevelopable Area:	2,623 sq. m.
Net Site Area:	12,497 sq. m.
Number of Lots:	29 x R4 Lots 1 x Park/Riparian Protection Lot
Unit Density:	23.2 UPH / 9.4 UPA (gross)**
Range of Lot Sizes	336 - 409 sq. m.
Range of Lot Widths	13.1 - 15.3 m.
Range of Lot Depths	24.8 - 28.5 m.

**Calculated as per the Green Space Transfer Guidelines in the Stage 1, Anniedale-Tynehead NCP in Corporate Report R167; 2024. Road dedication and 'undevelopable area' as defined in Surrey Zoning By-law, 1993, No. 12000 have been subtracted from Gross Site Area.

Referrals

Engineering: The Engineering Department has no objection to the revised lot layout subject to the completion of the original Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 29 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

14 students at Serpentine Heights Elementary School
10 students at North Surrey 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 autumn of 2025.

Parks, Recreation & Culture:

The project provides for 21.1% of the gross site area as open space conveyed to the City for parkland purposes. The “Low Density Cluster” designation in the 2012 NCP required a minimum of 30% and this requirement remains the same under the “Urban Residential Cluster” designation in the Stage 1 Anniedale-Tynehead NCP approved in Corporate Report No. R167; 2024. Parks, Recreation & Culture Staff (“Parks”) accepts the reduced open space to facilitate a functional layout, and on the basis that the balance of the open space will be taken as cash-in-lieu of the park land pursuant to Section 510 of the Local Government Act that equals 5% of the market value of the land. The land valuation is to be based on the most recent PLA or PLA extension date.

Parks accepts the voluntary conveyance of Lot 30, without compensation, representing the Green Space Transfer area for the cluster designation on this development site and for the purposes of streamside setback and GIN protection, and providing aquatic compensation as required under the WSA. The area must be conveyed as a lot on the subdivision plan.

All other Parks requirements are as per the Planning & Development report dated July 24, 2023.

Secondary Plans

Land Use Designation

- At the Regular Council - Public Hearing Meeting on September 9, 2024, Council endorsed the Stage 1 Anniedale-Tynehead NCP in Corporate Report R167; 2024. The subject site’s land use designation in the Stage 1 Plan was amended from “Low Density Cluster” to “Urban Residential Cluster” which provides for a base density of 22 units per gross hectare (UPGH) (8.9 UPGA) on the basis that 30% of the gross site area is conveyed as green space for the purposes of park. For clarity, gross site area excludes road dedication and ‘undevelopable areas’ as defined by the Zoning By-law.
- The applicant is proposing an additional residential lot (Lot 29) to their proposal and the proposal remains in general conformity with the Stage 1 NCP achieving a reduced open space conveyance of 21.1% and a density of 23.2 UPGH (9.4 UPGA). The applicant is now proposing enhanced riparian area enhancements and landscaping for the entirety of the future park (open space) lot (Lot 30).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Stage 1 Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Development Variance Permit

- The Planning & Development Report dated July 24, 2023, discussed the Development Variance Permit 7922-0231-00 requested by the applicant and the rationale in support of these variances.

- The subject site was affected by the “Small-Scale Multi-Unit Housing” (SSMUH) Zoning By-law changes adopted through Corporate Report No. R109, 2024. On July 22, 2024, Council endorsed Corporate Report No. R147 which aligned the proposal with the new SSMUH zones as follows:
 - The in-stream Rezoning By-law No. 21013 was filed and replaced with By-law No. 21335 rezoning the site from “Acreage Residential Zone (RA)” to “Small Lot Residential Zone (R4)”; and
 - The previous Development Variance Permit 7922-0231-00 was filed and replaced with Development Variance Permit 7922-0231-01.
- The applicant has now elected to add an additional development lot to their proposal (Lot 29) which has rendered Schedule “A” in Development Variance Permit 7922-0231-01 obsolete.
- The applicant is proposing to replace Development Variance Permit 7922-0231-01 with a new Development Variance Permit 7922-0231-02 that includes an updated Schedule “A” to reflect the new subdivision layout.
- The variances requested and rationale in support of these variances remain as per the Planning & Development Report dated July 24, 2023. The new proposed Lot 29 complies with the provisions of the new “Small Lot Residential Zone (R4)” and no additional variances are requested considering this amendment to the development proposal.

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. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new lot.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Stage 1 Anniedale-Tynehead NCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, and the current contribution for the Guildford Community Area is \$16,708.86 per residential lot.

- In the Stage 1 Anniedale-Tynehead NCP Corporate Report R167; 2024, a By-law revising Schedule G of the *Surrey Zoning By-law, 1993, No. 12000, as amended*, introduces a new Port Kells Community Area for the purposes of Tier 2 Capital Plan Project CACs and is expected to obtain Final Adoption at the end of October. The new contribution amount for the new Port Kells Community Area is \$22,278.48 per residential lot.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 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 contribute \$1,068 per new lot to support the development of new affordable housing.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- All Sensitive Ecosystems (Streamside Areas) Development Permit Requirements are as per the Planning & Development Report dated July 24, 2023.

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 in alignment with 92 Avenue in the southern part 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 Regional BCS corridor within the subject site, in the Tynehead BCS management area, with a moderate ecological value.
- The BCS further identifies the GIN area of the subject site as having a moderate-high and very-high habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50-meters.
- The development proposal conserves and enhances 4,284 square meters of the subject site through Parkland Conveyance with a varying width of 25.0 to 10.5-metres and accounts for 21.1% of the total gross area of the subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

- In order for the proposal to fully comply with the BCS target recommendations, an additional 380 square meters of the GIN area (and a full width of 25.0-metres) would be required on the subject site but has not been provided by the development proposal due to the addition of Lot 29 as a development lot. The applicant is proposing enhanced riparian area planting and landscaping across the entirety of the future park lot as compensation.
- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Inc. and dated September 13, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- All Hazard Lands (Steep Slope) Development Permit Requirements are as per the Planning & Development Report dated July 24, 2023.

Hazard Lands (Flood Prone) Development Permit Requirement

- All Hazard Lands (Flood Prone) Development Permit Requirements are as per the Planning & Development Report dated July 24, 2023.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50-metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):
 - The minimum building setback for the ALR boundary is 37.5 metres if single family use is separated from ALR by a road.

(The ALR building setback for Lots 17-28 will exceed 49-metres from the edge of the ALR and largely overlaps with GIN Corridor No. 119 which follows an east-west alignment along 92 Avenue. The south property line of the now proposed Lot 29 will be set back from the ALR edge by approximately 34.5-metres and will be separated from the ALR by a road and landscaped parkland which is generally in accordance with the requirements of the Development Permit guidelines).

- Provide a minimum of 4.5-metres of rear yard space between the landscaped buffer and the rear face of a single-family dwelling.

(This provision is not applicable).

- The minimum vegetated undulating buffer width from a minimum of 7.5-metres to a maximum of 12.0-metres, with an overall net width of 10.0-metres if single family use is separated from ALR by a road.

(The overall vegetated buffer width varies in width from 25.0 to 10.5-metres and meets this requirement).

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2.0-metres to 4.0-metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

(The proposed landscaped buffer meets the Farm Protection DPs planting guidelines).

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

(The registration of a Section 219 Restrictive Covenant to notify of farm practices in the area will be a condition of Final Adoption).

TREES

- The proposed tree removal and replacement are as per the Planning & Development Report dated July 24, 2023.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Development Variance Permit No. 7922-0231-02
Appendix V.	Initial Planning Report No. 7922-0231-00, dated July 24, 2023

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

RO/cm

BOTHWELL DR



2
PLAN 7548

45
PLAN 60053

SRW PLAN EPP 10054

92 AVE

8
PLAN 35785

**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

G:\Projects\22037.dwg [Sep 5, 2024, 11:50AM] G:\Projects\22037.dwg [Lot Layout - 11x17]

CLIENT:		PROJECT: 17077 & 17121 92 AVE & 9265 BOTHWELL DR			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 22037	DATE: SEP 2024	LEGAL:	SCALE: 1:750	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2W6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

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

DATE: **July 18, 2023** PROJECT FILE: **7822-0231-00**

RE: **Engineering Requirements
Location: 17077 92 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 4.0 m along 92 Avenue.
- Dedicate 3.0 x 3.0 m corner cut at the intersection of 92 Avenue and Bothwell Drive.
- Dedicate 3.0 x 3.0 m corner cut at the intersection of 92 Avenue and 171 Street.
- Dedicate varying widths along 171 Street.
- Dedicate 18.0 m along 92A Avenue.
- Dedicate 3.0 x 3.0 m corner cuts at the intersection of 92A Avenue and Bothwell Drive.
- Dedicate 3.0 x 3.0 m corner cuts at the intersection of 92A Avenue and 171 Street.
- Register 0.50 m SRW along all road frontages.
- Register RC for the on-site storm water mitigation features as required.
- Secure off-site SRWs as required to service the site.

Works and Services

- Construct north side of 92 Avenue.
- Construct east side of Bothwell Drive.
- Construct 92A Avenue.
- Construct water and sanitary mains required to service the site.
- Provide on-lot stormwater mitigation.
- Provide storm, sanitary, and water services.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

SY

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **September 18, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22-0231**

The proposed development of **29** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	29
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Projected Number of Students From This Development In:	
Elementary School =	14
Secondary School =	10
Total Students =	24

Current Enrolment and Capacities:	
Serpentine Heights Elementary	
Enrolment	399
Operating Capacity	434
# of Portables	0
North Surrey Secondary	
Enrolment	1428
Operating Capacity	1175
# of Portables	9

Summary of Impact and Commentary

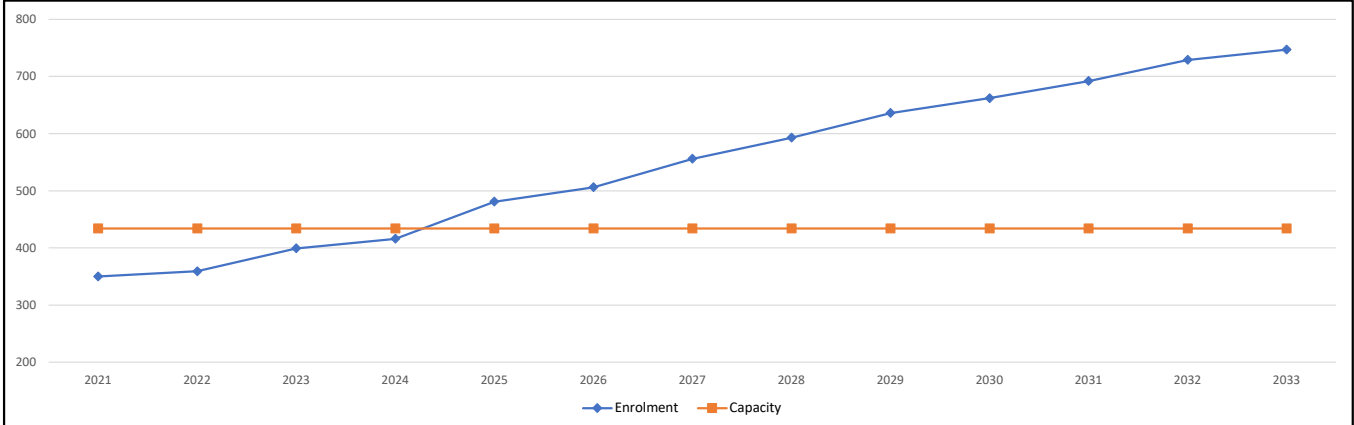
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Serpentine Heights is operating at 92% capacity. In the near future, Serpentine Heights can accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

The District recognizes that enrolment will go up once the Anniedale/Tynehead NCP gets underway. In response, the District has submitted as part of the 2025/2026 Five Year Capital Plan submission to the Ministry of Education and Child Care, to build a new 612 capacity elementary school in the area. This project has not been approved by the Ministry as of yet.

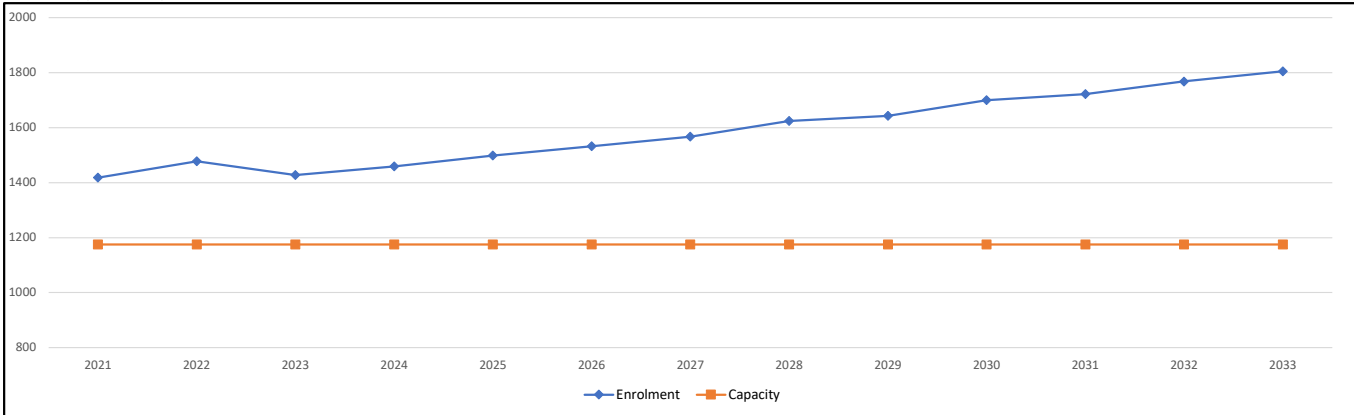
As of September 2023, North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. As part of the 2025/2026 Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

Serpentine Heights Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

North Surrey Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0231-02

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 018-991-769

Lot 1 Section 31 Township 8 New Westminster District Plan LMP19397

17077 - 92 Avenue

Parcel Identifier: 018-991-777

Lot 2 Section 31 Township 8 New Westminster District Plan LMP19397

17121 - 92 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C.2 of Part 16 “Small Lot Residential Zone (R4)” the minimum lot width for a Type II Interior Lot created through subdivision is reduced from 13.4 metres to 13.1 metres for proposed Lots 1, 13, and 16;
 - (b) In Section C.2 of Part 16 “Small Lot Residential Zone (R4)” the minimum lot width for a Type II Corner Lot created through subdivision is reduced from 15.4 metres to 15.2 metres for proposed Lots 2, 14, and 15; and
 - (c) In Section H.4 of Part 16 “Small Lot Residential Zone (R4)” a front access, side-by-side double garage shall be permitted on a lot less than 13.4 metres wide for proposed Lots 1, 3-13, and 16-27.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

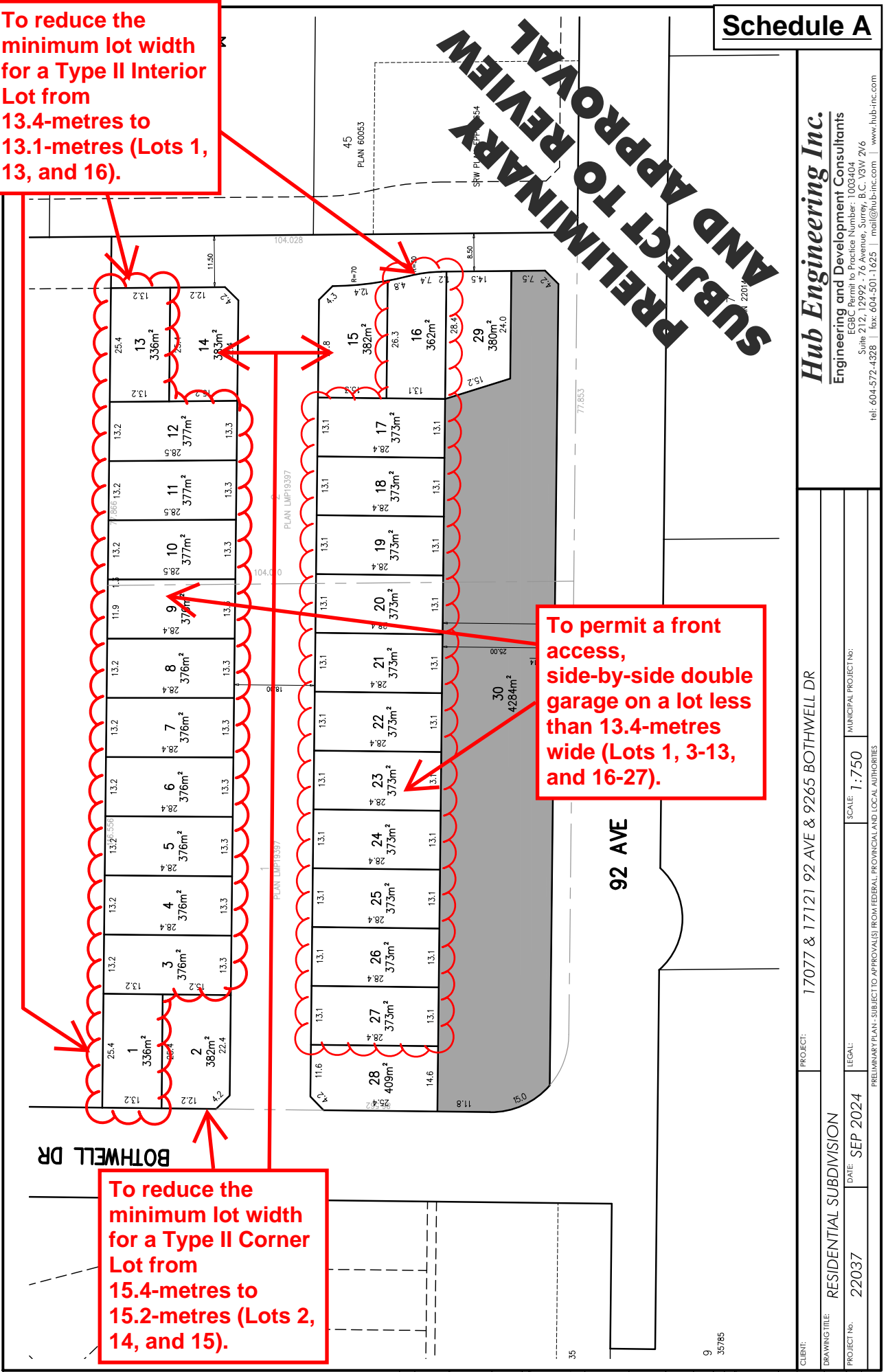
City Clerk and
Director Legislative Services
Jennifer Ficocelli

**PRELIMINARY
SUBJECT TO APPROVAL**

To reduce the minimum lot width for a Type II Interior Lot from 13.4-metres to 13.1-metres (Lots 1, 13, and 16).

To permit a front access, side-by-side double garage on a lot less than 13.4-metres wide (Lots 1, 3-13, and 16-27).

To reduce the minimum lot width for a Type II Corner Lot from 15.4-metres to 15.2-metres (Lots 2, 14, and 15).



Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT: 17077 & 17121 92 AVE & 9265 BOTHWELL DR

DRAWING TITLE: RESIDENTIAL SUBDIVISION

PROJECT No.: 22037

DATE: SEP 2024

SCALE: 1:750

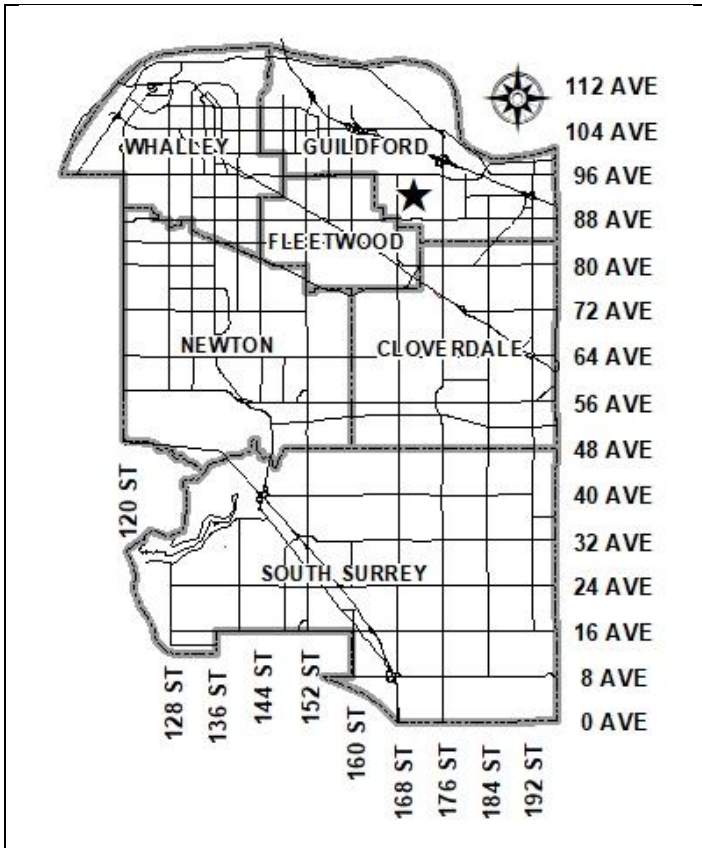
MUNICIPAL PROJECT No.:

LEGAL: PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0231-00

Planning Report Date: July 24, 2023



PROPOSAL:

- **Rezoning** from RA to RF-13
- **Development Permit**
- **Development Variance Permit**

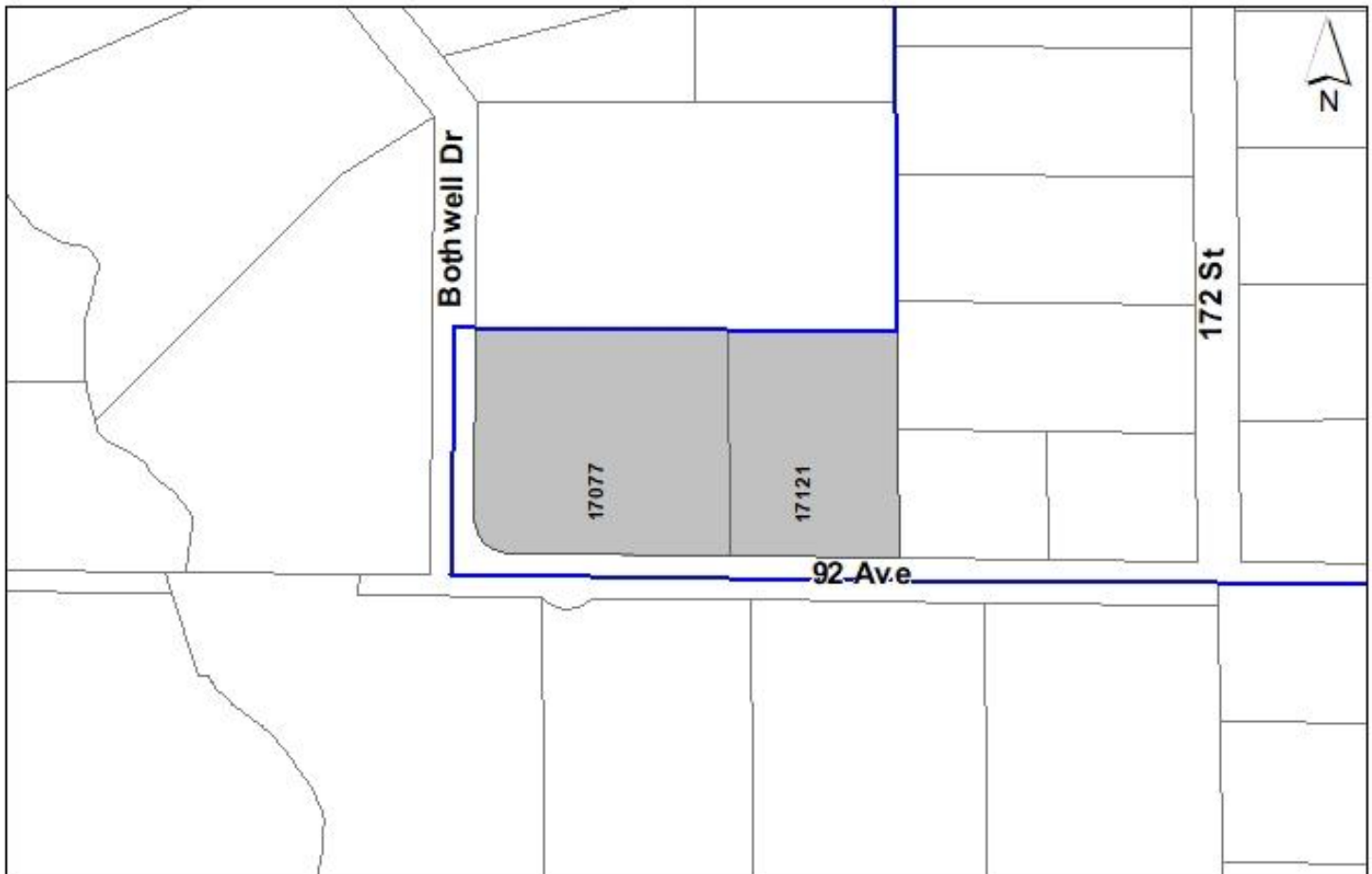
to allow subdivision into twenty-eight single family residential lots and one lot for park and riparian protection purposes.

LOCATION: 17077 - 92 Avenue
17121 - 92 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Cluster



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the Type II Lot Width requirements of the RF-13 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).
- The proposal complies with the “Low Density Cluster” designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of the Anniedale-Tynehead Neighbourhood.
- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas & Green Infrastructure Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes & Flood Prone).
- The proposal complies with the Development Permit requirements in the OCP for Farming Protection.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0231-00 for Hazard Lands (Steep Slopes and Flood Prone), Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), and Farm Protection, generally in accordance with the attached drawings (Appendix I), and the finalized/accepted Ecosystem Development Plan and Geotechnical Report.
3. Council approve Development Variance Permit No. 7922-0231-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum Type II - Corner lot width of the RF-13 Zone from 15.4 metres to 14.6 metres for proposed Lots 2, 14-15, and 28;
 - (b) to reduce the minimum Type II - Interior lot width of the RF-13 Zone from 13.4 metres to 13.1 metres for proposed Lots 1, 3-13, and 16-27;
 - (c) to permit a front access side-by-side double garage on all lots less than 13.4 metres in width for proposed Lots 1, 3-13, and 16-27.
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) submission of a finalized and coordinated onsite watercourse and riparian compensation plan to the satisfaction of City staff;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes in and about Class A (red coded) and B (yellow coded) watercourses;
 - (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 and Impact Mitigation Plan to the satisfaction of City staff;

- (i) the applicant satisfy the requirements for a P-15 agreement;
- (j) conveyance of riparian areas and Biodiversity Conservation Strategy areas (Lot 29) to the City;
- (k) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
- (l) submission of a finalized lot grading plan to the satisfaction of City Staff;
- (m) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (n) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (o) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (p) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion; and
- (q) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations on the adjacent agricultural lands.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwellings on multi-acre sites.	OCP: Urban NCP: Low Density Cluster, Green Density Transfer, Fish Class 15m & 30m Buffer, and Trail.	RA
North	Single family dwelling on a multi-acre site.	OCP: Urban NCP: Medium Density Cluster, and Green Density Transfer.	A-1
East:	Vacant one-acre site and multi-acre site with an existing dwelling.	OCP: Urban NCP: Low Density Cluster, Green Density Transfer, Fish Class 15m & 30m Buffer Class B, and Trail.	RA
South (across 92 Avenue):	Active farmland, and trees site within the Agricultural Land Reserve.	OCP: Agricultural	A-1
West (across Bothwell Drive):	Vacant multi-acre site.	OCP: Urban NCP: Low Density Cluster, Green Density Transfer, Fish Class 15m & 30m Buffer Class B, Riparian Area, and Trail.	A-1

Context & Background

- The subject property is located at 17077 and 17121 – 92 Avenue in the Anniedale-Tynehead neighborhood and is approximately 2.03 hectares in size. The property is zoned “One-Acre Residential (RA)” and designated “Urban” in the Official Community Plan. The Anniedale-Tynehead Neighbourhood Concept Plan (NCP) designates this site as “Low Density Cluster”. The Agricultural Land Reserve is located across 92 Avenue to the south.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to accommodate the proposed single-family development consisting of 28 residential lots and 1 lot for park and riparian protection purposes, the applicant proposes the following:
 - Rezoning from RA to RF-13;
 - Development Permits for Hazard Lands (DP₂), Sensitive Ecosystems (DP₃), and Farm Protection (DP₄);
 - Development Variance Permit to vary lot widths; and
 - Subdivision into twenty-eight residential lots and one lot for park and riparian protection purposes.

- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	2.03 ha / 5.0 ac
Road Dedication:	0.47 ha / 1.15 ac
Parks/Greenway Area:	0.51 ha / 1.27 ac
Net Site Area:	1.05 ha / 2.58 ac
Number of Lots:	28 residential / 1 park
Unit Density:	26.8 uph / 10.6 upa (net)
Range of Lot Sizes	336 - 409 sq. m.
Range of Lot Widths	13.1 - 15.3 m
Range of Lot Depths	24.8 - 28.5 m

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:	<p>The School District has advised that there will be approximately twenty-eight (28) school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>13 students at Serpentine Heights Elementary School 10 students at North Surrey Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by autumn of 2024.</p>
Parks, Recreation & Culture:	<p>Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date.</p> <p>Subject to further consideration discussed in this report, Parks accepts the voluntary conveyance of Lot 29, without compensation, representing the Green Space Transfer area for the cluster designation on this development site and for the purposes of streamside setback and GIN protection, and providing aquatic compensation as required under the WSA. The area must be conveyed as a lot on the subdivision plan.</p> <p>A P-15 agreement is required for monitoring and maintenance of replanting in the riparian areas. A detailed planning plan is required for review and approval by Parks.</p> <p>Parks accepts the removal of the 19 city trees c112 – c130 as recommended in the project arborist report dated July 9, 2023. Parks require trees compensation of 2:1 to be included in Trees and Landscaping’s standard Tree Cutting Permits, with associated permit fees and replacement trees collected into the Green City Program.</p> <p>The closest active park and natural area is Bothwell Park and is 1,050-metres away. Future parkland is proposed within 375-metres of the subject site as part of the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) .</p>
Agricultural and Food Policy Committee (AFPC):	<p>The AFPC has determined that the proposal is acceptable in that it provides for lower density single family uses in proximity to the ALR and a sufficient landscape buffer (Appendix VI).</p>

Transportation Considerations

- Dedicate approximately 4.0 m along 92 Avenue.
- Dedicate 3.0 x 3.0 corner cut at the intersection of 92 Avenue and Bothwell Drive.
- Dedicate 3.0 x 3.0 corner cut at the intersection of 92 Avenue and 171 Street.
- Dedicate varying widths along 171 Street.
- Dedicate 18.0 m along 92A Avenue.
- Dedicate 3.0 x 3.0 corner cut at the intersection of 92A Avenue and Bothwell Drive.
- Dedicate 3.0 x 3.0 corner cut at the intersection of 92A Avenue and 171 Street.

Parkland and Natural Area Considerations

- The proposed development plan will include development works and services which will necessitate the infilling (with compensation) of roadside ditches, and a portion of an on-site swale in the southwest corner of the site, in order to allow for the widening of 92 Avenue.
- To mitigate disturbances related to proposed development activities, a 25-metre-wide linear corridor south of the proposed residential lots will be dedicated to the City to create approximately 4,588 sq. m. of parkland and riparian compensation area. An identified Green Infrastructure Network (GIN) Corridor will be protected in its entirety and enhanced within the proposed parkland .
- The applicant is proposing an enhanced, seasonal watercourse and an autumnal pool which is proposed to meander within the future parkland to offset wetted habitat loss associated with infilling of the roadside ditches and a portion of the swale. The applicant has suggested that the seasonal watercourse will receive overland flow from adjacent surfaces and roof leaders and will provide nutrients to downstream fish habitat to a linear drainage ditch west of Bothwell Drive. Proposed instream works (infill and channel construction) will require a project review by Department of Fisheries and Ocean (DFO).
- The proposed riparian compensation plan is intending to deliver a net gain of approximately 27 sq. m. of wetted and 370 sq. m. of riparian habitat, with the installation of a natural assemblage of native plants, woody debris, and seasonal pools.
- While supportive of the proposed infill and related compensation, staff have requested additional information regarding aspects of the proposed riparian compensation plan, and for the applicant's consulting team to clarify discrepancies between project Arboricultural, Civil, Environmental, and Geotechnical documentation.
- Staff have highlighted the following as requiring further coordination between the project consultants:
 - retention/removal status of established vegetation on the slope below the future residential lots;

- recommendations relating to overland flow discharge from adjacent residential surfaces and roof leaders and how the wetted habitats will hydrologically function;
 - recommendations relating to the feasibility of stormwater management methodology given the site's underlying geology and location within the 200-year flood plain; and
 - rear yard grading and retaining wall conditions for Lots 19-26, particularly to avoid the placement of retaining walls adjacent to future parkland.
- Noting the concerns discussed above, the applicant is continuing to work with staff on the design details of a riparian compensation proposal within the proposed, future City-owned open space (proposed Lot 29) that meets City requirements.
 - Prior to seeking approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes to the onsite watercourse, the applicant will be required to satisfy staff and obtain a letter from the Engineering and Parks, Recreation and Culture Departments to support this request.
 - The applicant acknowledges that, should the design of the compensation proposal not be supported by the City and/or the Province, an alternative approach to the site layout may be required that may result in a reduce lot yield while still complying with the Anniedale-Tynehead NCP and proposed RF-13 Zone.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated 'Urban' in the Official Community Plan (OCP). The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The site is designated 'Urban' in the Official Community Plan (OCP). The proposal complies with this designation.

Themes/Policies

The proposed development complies with the following OCP themes/policies:

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
 - A1.3d – Comprehensively-planned new neighbourhoods within approved Secondary Plan areas.

(The proposal will be a comprehensively planned new neighbourhood within the approved Anniedale-Tynehead NCP).

Secondary Plans

Land Use Designation

- The site is designated 'Low Density Cluster (4-6 upa gross)' in the Anniedale-Tynehead NCP. The proposal complies with this designation.

Themes/Objectives

- Retain significant environmental features including creeks, important vegetation, and Green Infrastructure (Ecosystem Hubs, Sites and Corridors). Encourage cluster development which enables density transference and site-specific design that responds to the area's natural features.

(The applicant is proposing to convey a lot for parks purposes fronting 92 Avenue which will be 4,663 square metres in area. Riparian enhancement, compensation, and suitable landscaping is proposed within this space to preserve and enhance GIN corridor 119. Residential development is clustered in the northern part of this site to provide a sensitive ALR interface).

- Provide a variety of housing types, densities, and forms to accommodate a range of lifestyle and housing choices for people across the spectrum of family type, age, and income levels.

(The applicant is proposing RF-13 lots which will support housing choice for families who will be relocating to the Anniedale-Tynehead area).

- Recognize, protect, and enhance the Agricultural Land Reserve (ALR) Boundary and its interface by clustering development and density away from the ALR.

(The applicant exceeds the ALR setbacks, buffer, and landscape requirements established by the OCP under DP4. Residential development is clustered away from the ALR edge).

- The subject site has been identified in the NCP as being subject to land consolidation requirement no. 38 to share road costs, works and services, and to promote the delivery of the GIN and agricultural buffer.

(The proposal meets this consolidation requirement).

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)", streamside setbacks and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 uph	26.8 uph (net)
Yards and Setbacks		
Front Yard:	6.0 m	6.0 m
Side Yard:	1.2 m	1.2 m
Street Side Yard:	2.4 m	2.4 m
Rear:	7.5 m	7.5 m
Lot Size		
<u>Type II (Corner)</u>		
Lot Size:	380 sq. m.	382 sq. m.
Lot Width:	15.4 m	14.6 m*
Lot Depth:	24.0 m	28.4 m
<u>Type II (Interior)</u>		
Lot Size:	336 sq. m.	336 q. m.
Lot Width:	13.4 m	13.1 m*
Lot Depth:	24.0 m	26.3 m
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	7 m	7 m
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

*Variance requested.

Lot Width Variances

- The applicant is requesting the following variances:
 - to reduce the minimum Type II - Corner lot width of the RF-13 Zone from 15.4 metres to 14.6 metres for proposed Lots 2, 14-15, and 28; and
 - to reduce the minimum Type II - Interior lot width of the RF-13 Zone from 13.4 metres to 13.1 metres for proposed Lots 1, 3-13, and 16-27.
- The proposed reduced lot widths help to maximize the park/riparian area lot while still achieving the residential density anticipated in the Anniedale-Tynehead NCP. The proposed lot dimensions are representative of the smaller, clustered, urban lots anticipated by the 'low density cluster' designation in the Anniedale-Tynehead NCP.
- Lots 1-27 require a width variance ranging between 0.1 - 0.3 metres. This reduction in lot width will be imperceptible from the street and will not adversely affect the efficient design and layout of residential dwellings on these future lots. Lot 28 will require a width variance of 0.8 meters; however, it is the largest in area (409 sq. m.). The reduced width of Lot 28 will not affect the efficient layout of a residential dwelling on this lot.

- *to permit a front access side-by-side double garage on all lots less than 13.4 metres in width for proposed Lots 1, 3-13, and 16-27.*
- The applicant has confirmed that a double side-by-side garage can be reasonably accommodated on Lots 1, 3-13, and 16-27 despite their reduced width.
- The applicant's Design Consultant has provided rationale that any future dwelling on the proposed lots will be able to achieve an attractive street presentation with front access, side-by-side double garages that will not dominate the front façade.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Sing of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV)
- The Design Consultant recommends a strong relationship with neighbouring context homes. New homes should be of a similar home type and size with similar massing characteristics, roof types, roof pitches, and materials. Context homes in this part of Anniedale-Tynehead includes neo-traditional, traditional west coast, and ranchers.
- The applicant has submitted a preliminary lot grading plan, submitted by HUB Engineering Inc., and dated May 18, 2023. The applicant is currently proposing in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- The applicant will be required to work with staff in Planning and Development to provide a lot grading plan that appropriately responds to the site grading without the use of significant retaining walls along the rear property line, in particular on Lots 19 to 26 which are adjacent to the future City-owned park.

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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new 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. A fee update has been approved in April 2023, under Corporate Report No. Ro37;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 16, 2023, and the Development Proposal Signs were installed on January 11, 2023. Staff received two (2) responses from neighbours in the vicinity. One (1) was seeking further information regarding application no. 7922-0231-00 and did not express support or opposition to this project. One (1) expressed support for the project and sought further information on the development potential of the site they own.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A/O (red-coded) and B (yellow-coded) watercourses which drain southwest to the Serpentine River. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A/O (red-coded) watercourse requires a minimum streamside setback of 25-metres, as measured from the top of bank. A Class B (yellow-coded) watercourse requires a minimum streamside setback of 7-metres, as measured from the top of bank. These watercourse features are proposed to be infilled and compensated in accordance with terms and conditions of a WSA approval and Fisheries and Oceans Canada (DFO) authorization.
- The riparian compensation area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, and in compliance with the OCP, subject to the submission of a riparian compensation plan that is acceptable to the City.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consultants Inc. and dated June 30, 2023, was reviewed by staff and found to be generally acceptable, with modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

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 in alignment with 92 Avenue in the southern part 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 Regional BCS corridor within the subject site, in the Tynehead BCS management area, with a moderate ecological value.
- The BCS further identifies the GIN area of the subject site as having a moderate-high and very-high habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50-meters.
- The development proposal conserves 4,663 square meters of the subject site through Parkland Conveyance which is 22.6 % of the total gross area of subject site. This method of GIN retention and enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consultants Inc. and dated June 30, 2023, was reviewed by staff and found to be generally acceptable, with modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20%. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site is bounded by residential properties to the north and east, 92 Avenue to the south, and Bothwell Drive to the west. Densely vegetated areas are dispersed across the subject site.
- The site slopes from northeast to southwest with existing elevations varying between approximately 18 metres and 5 metres geodetic, respectively, for an average approximate gradient of 8%. Localized gradients of up to approximately 40% are present on 17077 - 92 Avenue.
- The southwest corner of the site is within the 200-year flood plain of the Serpentine River.

- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants Ltd. and dated July 4, 2023, was reviewed by staff and found to be generally acceptable to proceed. The report was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to the content of the report and peer review required. The finalized peer-reviewed geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site and proposes recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Serpentine River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site is bounded by residential properties to the north and east, 92 Avenue to the south, and Bothwell Drive to the west. Densely vegetated areas are dispersed across the subject site.
- The site slopes from northeast to southwest with existing elevations varying between approximately 18 metres and 5 metres geodetic, respectively, for an average approximate gradient of 8%. Localized gradients of up to approximately 40% are present on 17077 - 92 Avenue.
- The southwest corner of the site is within the 200-year flood plain of the Serpentine River.
- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants Ltd. and dated July 4, 2023, was reviewed by staff and found to be generally acceptable to proceed. The report was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to the content of the report and a peer review required. The finalized peer-reviewed geotechnical report will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of development of the site and proposes recommendations to mitigate potential hazards.

- A minimum flood plain elevation of approximately 5.2-metres geodetic is required. The applicant is proposing a main floor elevation of 5.87-metres geodetic elevation, which is approximately 0.67-metres above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site. Given that the development will exceed the flood plain elevation requirements, no specific recommendations were provided.
- The report notes that the review of the geology at this site indicates that granular soil deposits capable of supporting a storm water infiltration system are not present. The soils encountered on-site were observed to contain significant amounts of fines (clay/silt particles) and are expected to have relatively low permeability and therefore, would not be conducive to natural infiltration of storm water.
- Further coordination between the project Qualified Environmental Professional (QEP) and Geotechnical Engineer will be required to demonstrate the viability of the riparian compensation on proposed Lot 29.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):
 - The minimum building setback is 37.5-metres if a single-family use is separated from ALR by a road.

(The ALR building setback will exceed 49-metres from the edge of the ALR and largely overlaps with the GIN corridor no. 119 which follows an east-west alignment along 92 Avenue).
 - Provide a minimum of 4.5 metres of rear yard space between the landscaped buffer and the rear face of a single family dwelling.

(This provision is not applicable).
 - Undulating buffer width from a minimum of 7.5 metres to a maximum of 12 metres, with an overall net width of 10 metres if single family use is separated from ALR by a road.

(The overall vegetated buffer width is 25-metres).

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

(The proposed landscaped buffer meets the Farm Protection DPs planting guidelines).

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

(The registration of a Section 219 Restrictive Covenant to notify of farm practices in the area will be a condition of Final Adoption).

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	87	63	24
Cottonwood	12	9	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	16	15	1
Cherry	2	2	0
Japanese Maple	1	1	0
Birch	3	2	1
Poplar	1	0	1
Crabapple	2	2	0
Coniferous Trees			
Western Red Cedar	87	80	7
Grand Fir	1	1	0
Amabilis Fir	1	1	0
Western Hemlock	4	4	0
Sitka Spruce	15	14	1
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	134	123	11
Additional Trees in the proposed Riparian Area	TBD	TBD	TBD

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	TBD
Total Retained and Replacement Trees Proposed	TBD
Estimated Contribution to the Green City Program	TBD

- Based on the information provided, the Arborist Assessment states that there are a total of 134 mature trees on the site, excluding Alder and Cottonwood trees. Ninety-nine (99) existing trees, approximately 42.4% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 11 trees (for a total of 38, including Alder and Cottonwood Trees) as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 mentions protected trees located within the proposed riparian area. Staff are working with the applicant to confirm the number of trees to be retained within the proposed riparian area which will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. Based on the information provided, this will require a proposed total of 320 replacement trees on the site. Should there be a deficit in the number of replacement trees, then the applicant will be required to pay a cash-in-lieu payment of \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In order for the Arborist Assessment to be accepted by staff, the proposed tree retention and replacement strategy will continue to be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

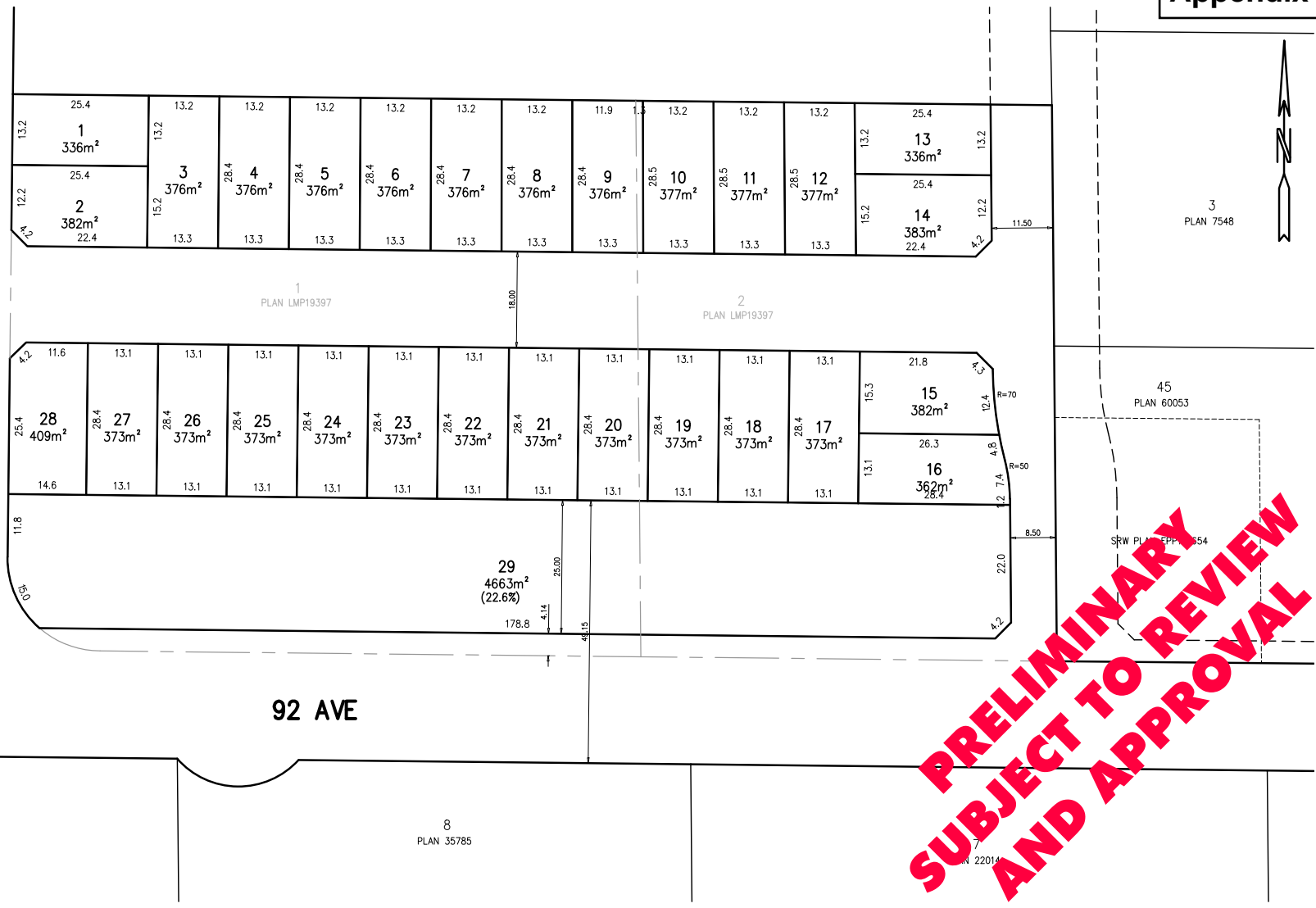
- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Draft Agricultural and Food Policy Committee Minutes
- Appendix VII. Development Variance Permit No. 7922-0231-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar

BOTHWELL DR



**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

G:\Projects\22037.dwg [Apr. 12, 2023, 10:25 AM] G:\Projects\22037.dwg [Apr. 12, 2023, 10:25 AM] G:\Projects\22037.dwg [Apr. 12, 2023, 10:25 AM]

CLIENT:		PROJECT: 17077 & 17121 92 AVE & 9265 BOTHWELL DR			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 22037	DATE: APR 2023	LEGAL:	SCALE: 1:750	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2W6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

FROM: Development Services Manager, Engineering Department

DATE: July 18, 2023 **PROJECT FILE: 7822-0231-00**

**RE: Engineering Requirements
Location: 17077 92 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 4.0 m along 92 Avenue.
- Dedicate 3.0 x 3.0 m corner cut at the intersection of 92 Avenue and Bothwell Drive.
- Dedicate 3.0 x 3.0 m corner cut at the intersection of 92 Avenue and 171 Street.
- Dedicate varying widths along 171 Street.
- Dedicate 18.0 m along 92A Avenue.
- Dedicate 3.0 x 3.0 m corner cuts at the intersection of 92A Avenue and Bothwell Drive.
- Dedicate 3.0 x 3.0 m corner cuts at the intersection of 92A Avenue and 171 Street.
- Register 0.50 m SRW along all road frontages.
- Register RC for the on-site storm water mitigation features as required.
- Secure off-site SRWs as required to service the site.

Works and Services

- Construct north side of 92 Avenue.
- Construct east side of Bothwell Drive.
- Construct 92A Avenue.
- Construct water and sanitary mains required to service the site.
- Provide on-lot stormwater mitigation.
- Provide storm, sanitary, and water services.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

SY

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **April 3, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **22 0231 00**

The proposed development of **28** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	28
---	----

Projected Number of Students From This Development In:	
Elementary School =	13
Secondary School =	10
Total Students =	23

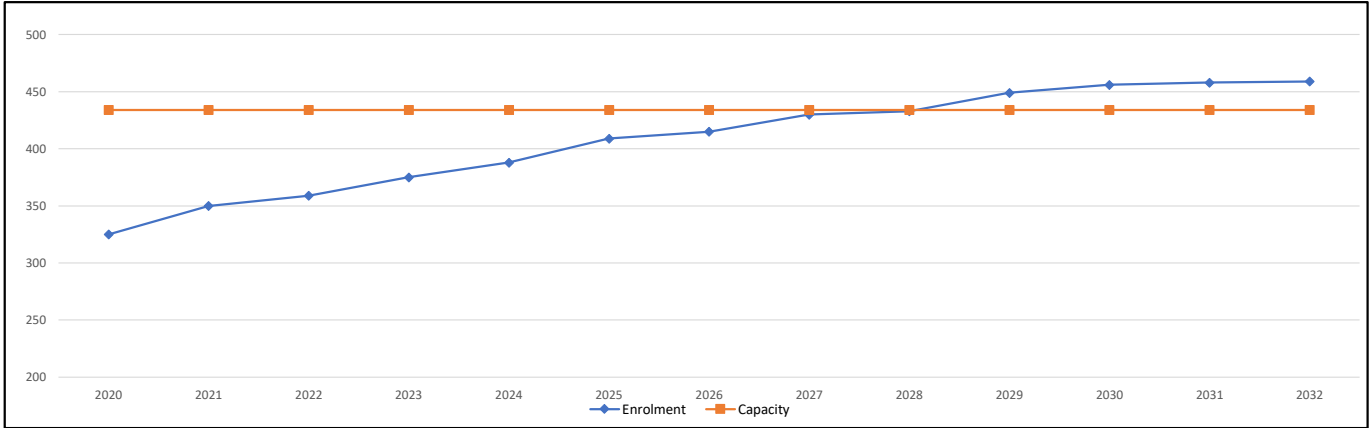
Current Enrolment and Capacities:	
Serpentine Heights Elementary	
Enrolment	359
Operating Capacity	434
# of Portables	0
North Surrey Secondary	
Enrolment	1478
Operating Capacity	1175
# of Portables	8

Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

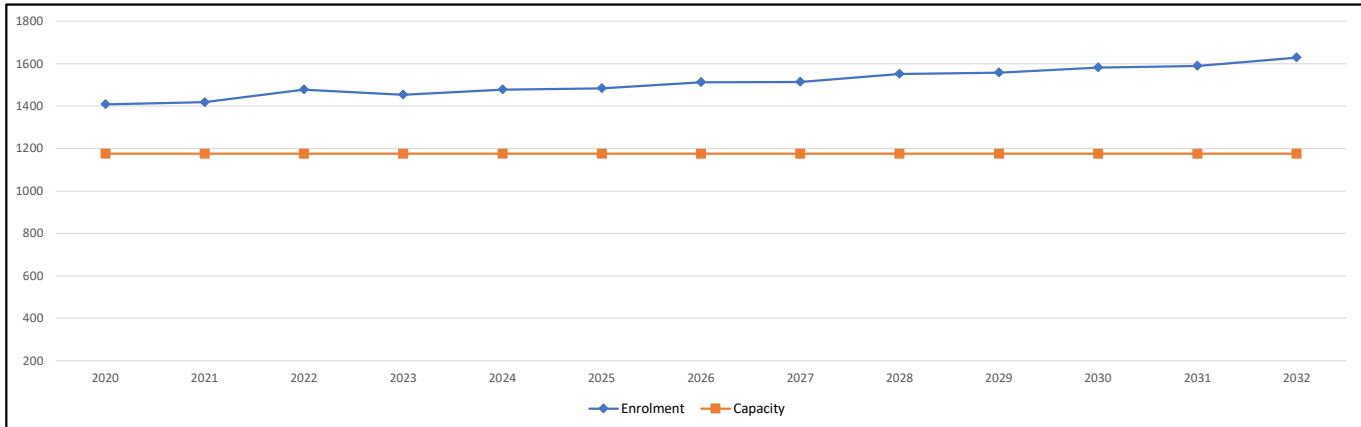
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. This school will serve the future Anniedale/Tynehead community, until the west side of NCP new residential housing can support a new school in the local area. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

North Surrey Secondary is currently operating at 126% with eight portables on site. Over the next 10 years, enrolment is projected to increase significantly due to development growth around the Skytrain area. As part of the District's 2023/24 Five Year Capital Plan submission, there is a request of 525 capacity addition targeted to open September 2030. This project has yet to be approved by the Ministry.

Serpentine Heights Elementary



North Surrey Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7922-0231-00
 Project Location: 17077-17121 92 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The area surrounding the subject property consists of a majority of larger properties with older homes and barns on them. There are quite a few bare land properties adjacent and across the street from the subject property.

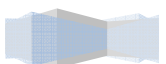
1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.



Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

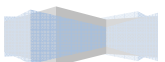
Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.

In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.



Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	87	63	24
Cottonwood	12	9	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
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Cherry	2	2	0
Japanese Maple	1	1	0
Birch	3	2	1
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Western Red Cedar	87	80	7
Grand Fir	1	1	0
Amabilis Fir	1	1	0
Western Hemlock	4	4	0
Sitka Spruce	15	14	1
Douglas Fir	1	1	1
Total (excluding Alder and Cottonwood Trees)	134	123	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
Total Retained and Replacement Trees			
Contribution to the Green City Program			

Tree Preservation Summary

Surrey Project No:

Address: 17077, 17121 92 Avenue / 9265 Bothwell Drive

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale PN 6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	233	Protected Trees Identified	11
Protected Trees to be Removed	199	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	39	Protected Trees to be Retained	11
Total Replacement Trees Required:	320	Total Replacement Trees Required:	0
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 72 X one (1) = 72 - All other species to be removed (2:1) 123 X two (2) = 248 		<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	
Replacement Trees Proposed		Replacement Trees Proposed	-
Replacement Trees in Deficit		Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas			
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

July 9, 2023

Date



**Tree Plan for Development at
17077, 17121 92 Ave
Surrey**

Date: July 9, 2023

INCLUDING ROAD DEDICATION AND CORNER CUTS
ON LOTS FOR DRAINAGE.
ON LOTS FOR BUILDING SCHEME GUIDELINES
IN LOTS FOR UTILITY AND SIDEWALK MAINTENANCE.
ON LOTS FOR ENGINEERED FOUNDATIONS.

WATERWORKS PLAN FOR DETAILS

CITY OF SURREY TO
ABANDON EXISTING WATER
SERVICE CONNECTION AT
THE DEVELOPER'S COST

218
STREET

1. OF SCRAPING LINE
BASED ACCORDING
TO PLAN 39218

35
PLAN 39218
9212 - 168 STREET

92 AVE (UNCONSTRUCTED)

1
PLAN 19749
9170 - 168 STREET

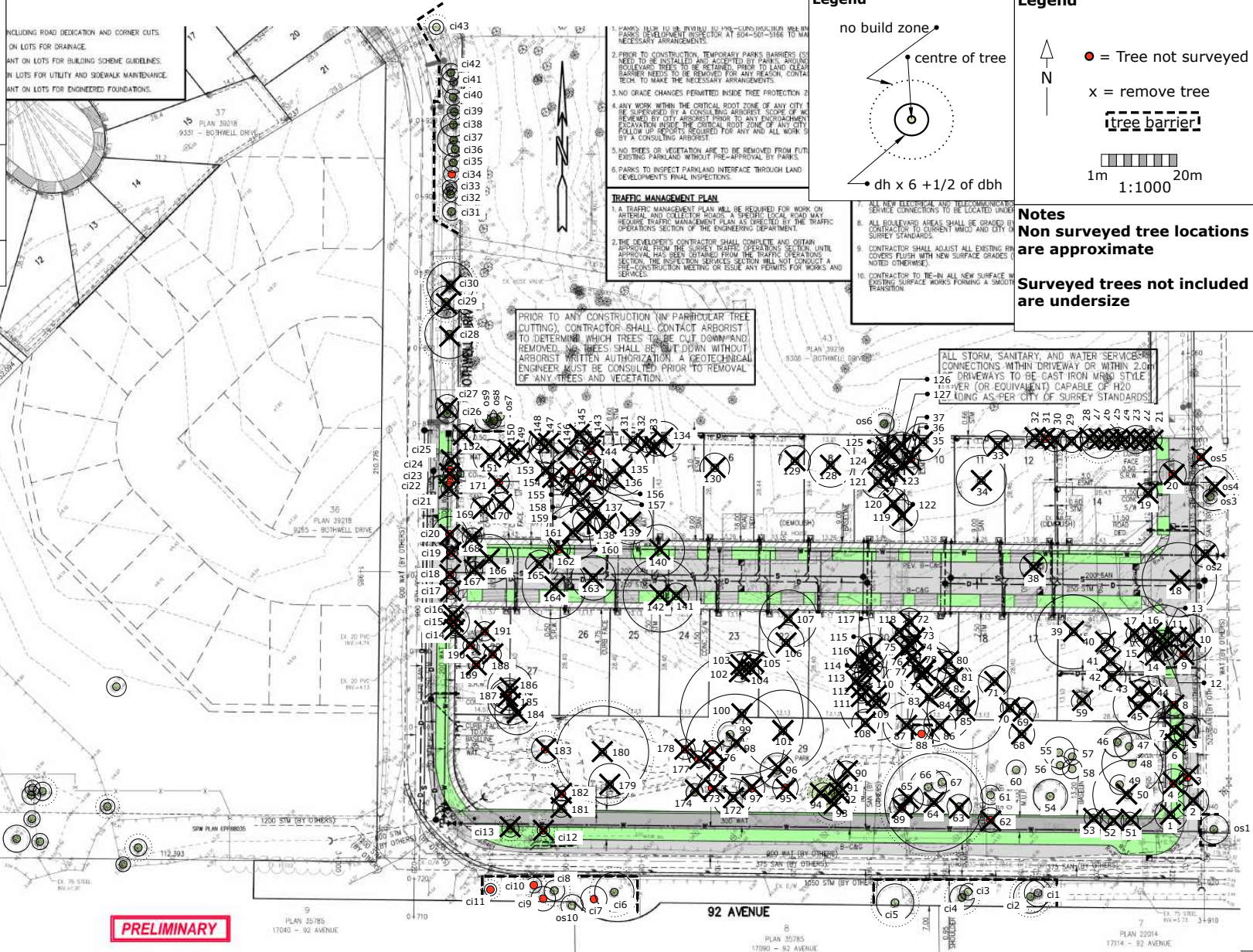
PRELIMINARY

9
PLAN 35785
17040 - 92 AVENUE

92 AVENUE

5
PLAN 35785
17080 - 92 AVENUE

7
PLAN 22014
17114 - 92 AVENUE





**Tree Plan for Development at
17077, 17121 92 Ave
Surrey**

Date: July 9, 2023

INCLUDING ROAD DEDICATION AND CORNER CUTS
ON LOTS FOR DRAINAGE.
ON LOTS FOR BUILDING SCHEME GUIDELINES.
IN LOTS FOR UTILITY AND SIDEWALK MAINTENANCE.
ON LOTS FOR ENGINEERED FOUNDATIONS.

WATERWORKS PLAN FOR DETAILS

CITY OF SURREY TO
ABANDON EXISTING WATER
SERVICE CONNECTION AT
THE DEVELOPER'S COST

218
STREET

1. OF SERPENTINE
ROAD ACCORDING
TO PLAN 39218

35
PLAN 39218
9212 - 168 STREET

92 AVE (UNCONSTRUCTED)

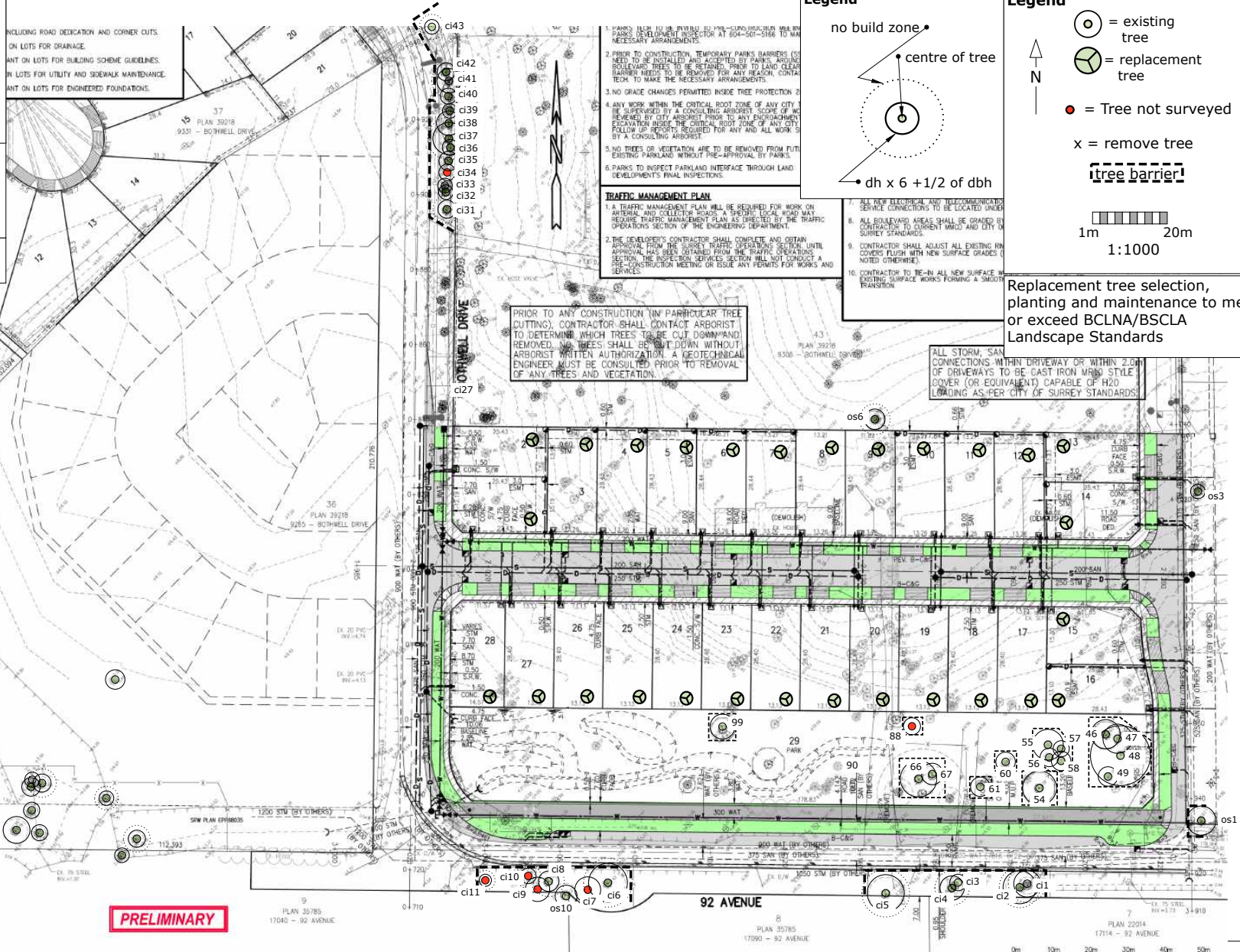
1
PLAN 19749
9170 - 168 STREET

PRELIMINARY

9
PLAN 35785
17040 - 92 AVENUE

5
PLAN 35785
17090 - 92 AVENUE

7
PLAN 22014
17114 - 92 AVENUE



1. PARKS TO INSPECT PARKLAND THROUGH LAND DEVELOPMENT'S FINAL INSPECTIONS.
2. PRIOR TO CONSTRUCTION, TEMPORARY PARKS BARRIERS (S) NEED TO BE INSTALLED AND ACCEPTED BY PARKS. ARISING BOLLARDS/TREES TO BE REMOVED PRIOR TO LAND CLEARANCE. BARRIERS NEED TO BE REMOVED FOR ANY SPECIAL CONSTRUCTION TO MAKE THE NECESSARY ARRANGEMENTS.
3. NO GRADE CHANGES PERMITTED INSIDE TREE PROTECTION ZONE.
4. ANY WORK WITHIN THE CRITICAL ROOT ZONE OF ANY CITY TREE SUPERVISED BY A CONSULTING ARBORIST. SCOPE OF WORK REVIEWED BY CITY ARBORIST PRIOR TO ANY ENFORCEMENT ACTION WITHIN THE CRITICAL ROOT ZONE OF ANY CITY TREE. FOLLOW UP REPORTS REQUIRED FOR ANY AND ALL WORK BY A CONSULTING ARBORIST.
5. NO TREES OR VEGETATION ARE TO BE REMOVED FROM EXISTING PARKLAND WITHOUT PRE-APPROVAL BY PARKS.
6. PARKS TO INSPECT PARKLAND INTERFACE THROUGH LAND DEVELOPMENT'S FINAL INSPECTIONS.

TRAFFIC MANAGEMENT PLAN

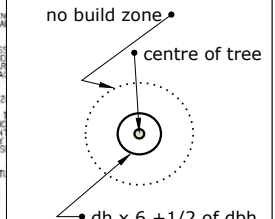
1. A TRAFFIC MANAGEMENT PLAN WILL BE REQUIRED FOR WORK ON ARTERIAL AND COLLECTOR ROADS. A SPECIFIC LOCAL ROAD MAY REQUIRE TRAFFIC MANAGEMENT PLAN AS DIRECTED BY THE TRAFFIC OPERATIONS SECTION OF THE ENGINEERING DEPARTMENT.
2. THE DEVELOPER'S CONTRACTOR SHALL COMPLETE AND OBTAIN APPROVAL FROM THE SURREY TRAFFIC OPERATIONS SECTION UNTIL APPROVAL HAS BEEN OBTAINED FROM THE TRAFFIC OPERATIONS SECTION. THE INSPECTION SERVICES SECTION WILL NOT CONDUCT A PRE-CONSTRUCTION MEETING OR ISSUE ANY PERMITS FOR WORKS AND SERVICES.

PRIOR TO ANY CONSTRUCTION (IN PARTICULAR TREE CUTTING), CONTRACTOR SHALL CONTACT ARBORIST TO DETERMINE WHICH TREES TO BE CUT DOWN AND REMOVED. NO TREES SHALL BE CUT DOWN WITHOUT ARBORIST WRITTEN AUTHORIZATION. A GEOTECHNICAL ENGINEER MUST BE CONSULTED PRIOR TO REMOVAL OF ANY TREES AND VEGETATION.

7. ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS TO BE LOCATED UNDER DRIVEWAYS.
8. ALL BOULEVARD AREAS SHALL BE GRADED BY CONTRACTOR TO CURRENT WMOOD AND CITY OF SURREY STANDARDS.
9. CONTRACTOR SHALL ADJUST ALL EXISTING FINISH COVERS WITH NEW SURFACE GRADES (NOTED OTHERWISE).
10. CONTRACTOR TO BE-IN ALL NEW SURFACE AND EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.

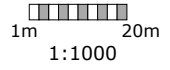
ALL STORM, SANITATION AND SEWER CONNECTIONS WITHIN DRIVEWAY OR WITHIN 2.0M OF DRIVEWAYS TO BE CAST IRON WROUGHT IRON COVER (OR EQUIVALENT) CAPABLE OF H20 LOADING AS PER CITY OF SURREY STANDARDS.

Legend



Legend

- = existing tree
- ⊗ = replacement tree
- = Tree not surveyed
- x = remove tree
- tree barrier



Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards



Present:

Councillor Bose, Chair
D. Bondar
H. Dhillon
B. Favaro
P. Harrison
S. Keulen
W. Kim
M. Schutzbank
R. Sihota
R. Vanderende

Absent:

Councillor Bains, Vice Chair
R. Brar
S. Rai
R. Tamis

Staff Present:

M. Kischnick, Senior Planner
J. Kew, Planner
R. Ordelheide, Planner
D. Quesada, Planner
S. Ward, Drainage Manager
P. Zevit, Biodiversity Conservation Planner
S. Meng, Administrative Assistant

C. STAFF PRESENTATIONS

3. Development Application 7922-0231-00

Robert Ordelheide, Planner
Address: 17077 & 17121 – 92 Ave

The Planner summarized the report dated May 23, 2023, regarding Development Application No. 7922-0231-00 which proposes a Development Permit for farm protection in order to build twenty-eight (28) single family lots, and one (1) park lot adjacent to the Agricultural Land Reserve (ALR). The following information was highlighted:

- The property is designated "Urban" in the Official Community Plan, "Low Density Cluster", "Green Density Transfer", and "Trail" in the Anniedale-Tynehead NCP, and is currently zone RA.
- The applicant is proposing to develop the property in accordance with the "Low Density Cluster" designation in the Anniedale-Tynehead NCP, to rezone the site to RF-13, and to obtain Farm Protection, Sensitive Ecosystem (Green Infrastructure Network & Streamside Setbacks), and Hazard Lands (Steep Slopes & Flood Prone) Development Permits, and a Development Variance Permit to vary lot widths.
- Hazard lands DP-2 also applies.
- To meet the DP-4 Farm Protection Development Permit Area requirements, the applicants are proposing an overall 49-metre setback to the southern property line of a buildable RF-13 lots with a minimum vegetated buffer width of approximately 25-metres.

In response to questions from the Committee, the Planner provided the following information:

- Continuation of the Green Infrastructure Network (GIN) Corridor likely follow along 92 Avenue which works in conjunction of farm protection setbacks. This will continue the other side of 176 street and connect to other GIN corridors.

The Committee provided the following comment:

- The property has sufficient landscape buffers and has lower density single family uses.

It was

Moved by S. Keulen

Seconded by P. Harrison

That the Agricultural and Food Policy

Committee recommend that the General Manager of Planning and Development support Development Application 7922-0231-00.

Carried

DRAFT

CITY OF SURREY

Appendix VII

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0231-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as "the Owners")

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

Parcel Identifier: 018-991-769

Lot 1 Section 31 Township 8 New Westminster District Plan LMP19397

17077 - 92 Avenue

Parcel Identifier: 018-991-777

Lot 2 Section 31 Township 8 New Westminster District Plan LMP19397

17121 - 92 Avenue

(the "Land")

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

Parcel Identifier: _____

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section K.2 of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot width for a Type II corner lot created through subdivision is reduced from 15.4 metres to 14.6 metres for proposed Lots 2, 14-15, and 28.
 - (b) In Section K.2 of Part 16B “Single Family Residential (13) Zone (RF-13)” the minimum lot width for a Type II interior lot created through subdivision is reduced from 13.4 metres to 13.1 metres for proposed Lots 1, 3-13, and 16-27.
 - (c) In Section H.3(a)iii. Off-Street Parking of Part 16B “Single Family Residential (13) Zone (RF-13)” a front access, side-by-side double garage shall be permitted on a lot less than 13.4 metres wide for proposed Lots 1, 3-13, and 16-27.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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

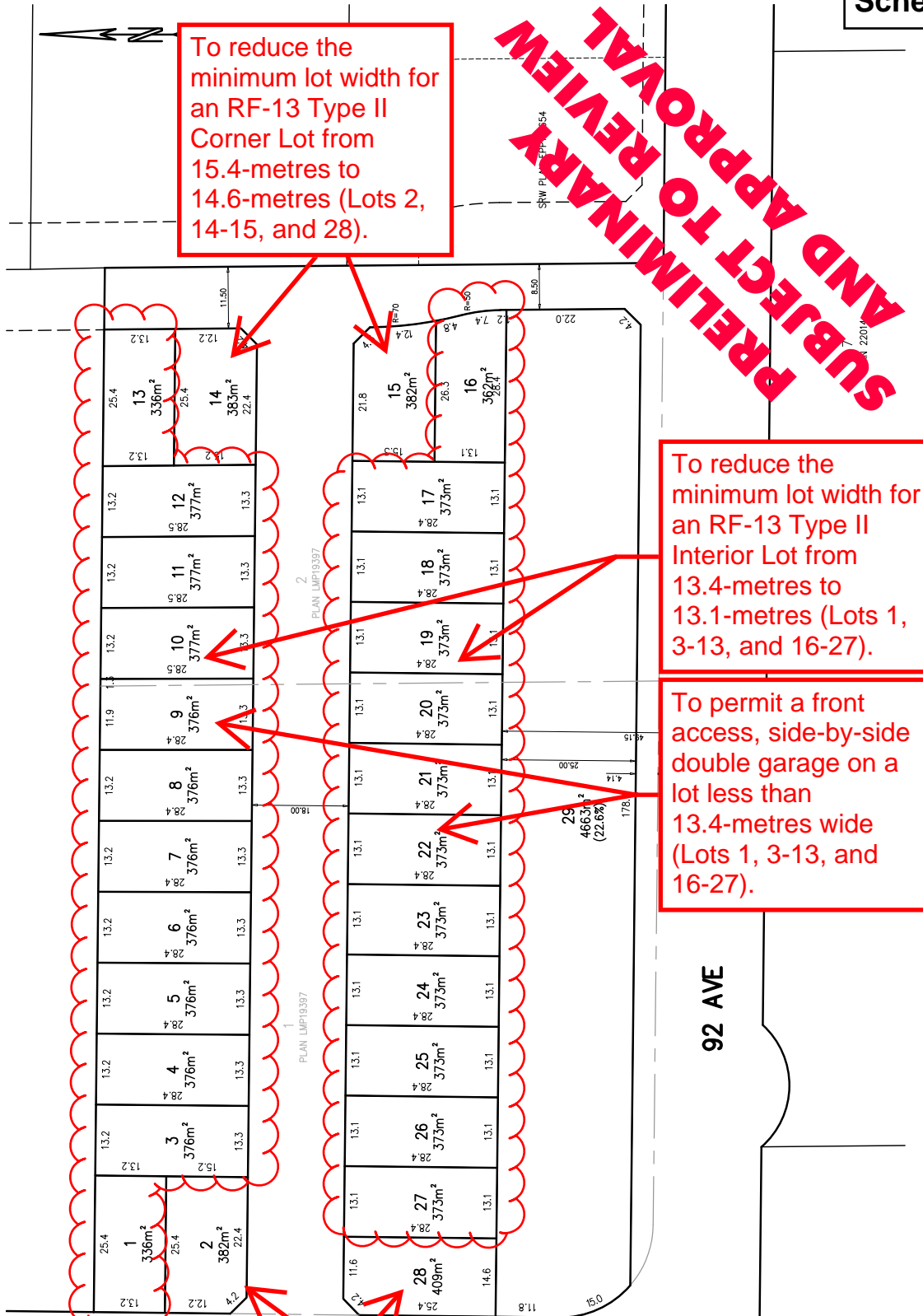
**PRELIMINARY
 SUBJECT TO APPROVAL**

To reduce the minimum lot width for an RF-13 Type II Corner Lot from 15.4-metres to 14.6-metres (Lots 2, 14-15, and 28).

To reduce the minimum lot width for an RF-13 Type II Interior Lot from 13.4-metres to 13.1-metres (Lots 1, 3-13, and 16-27).

To permit a front access, side-by-side double garage on a lot less than 13.4-metres wide (Lots 1, 3-13, and 16-27).

To reduce the minimum lot width for an RF-13 Type II Corner Lot from 15.4-metres to 14.6-metres (Lots 2, 14-15, and 28).



BOTHWELL DR

92 AVE

CLIENT: PROJECT: 17077 & 17121 92 AVE & 9265 BOTHWELL DR

DRAWING TITLE: RESIDENTIAL SUBDIVISION

PROJECT No. 22037 DATE: APR 2023

SCALE: 1:750

MUNICIPAL PROJECT No.:

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

LEGAL:

9 35785