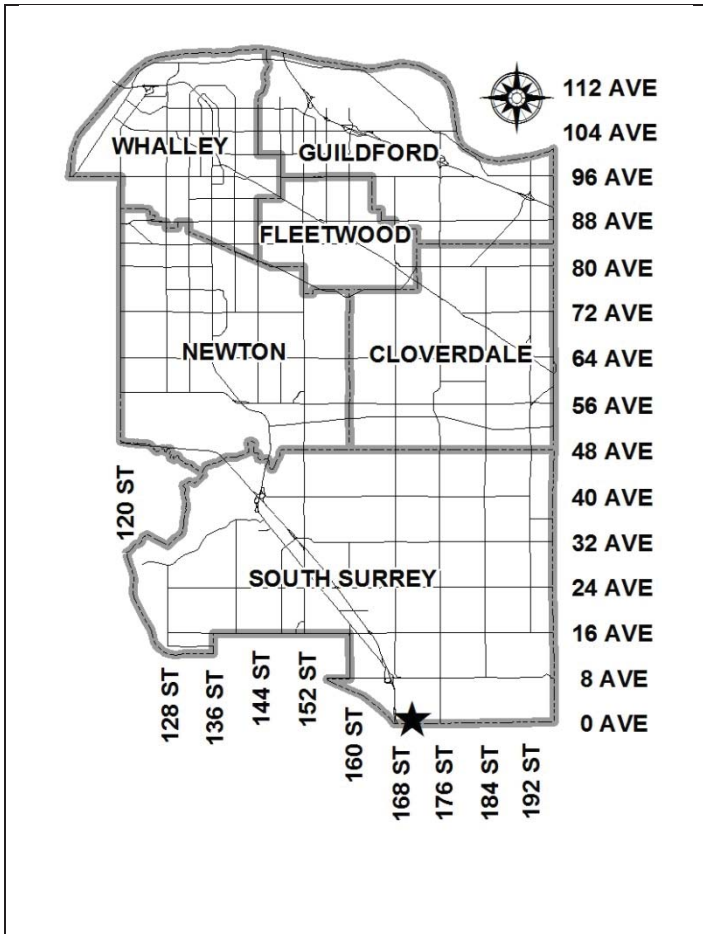


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0317-00

Planning Report Date: April 24, 2017



PROPOSAL:

- **NCP Amendment** for a portion of the site from Townhouse(15 upa) and Pond Buffers to Single Family Residential Flex (6-14.5 upa) and Open Space
- **Rezoning** from RA to RF-13
- **Development Permit**

to allow subdivision into 6 single family small lots.

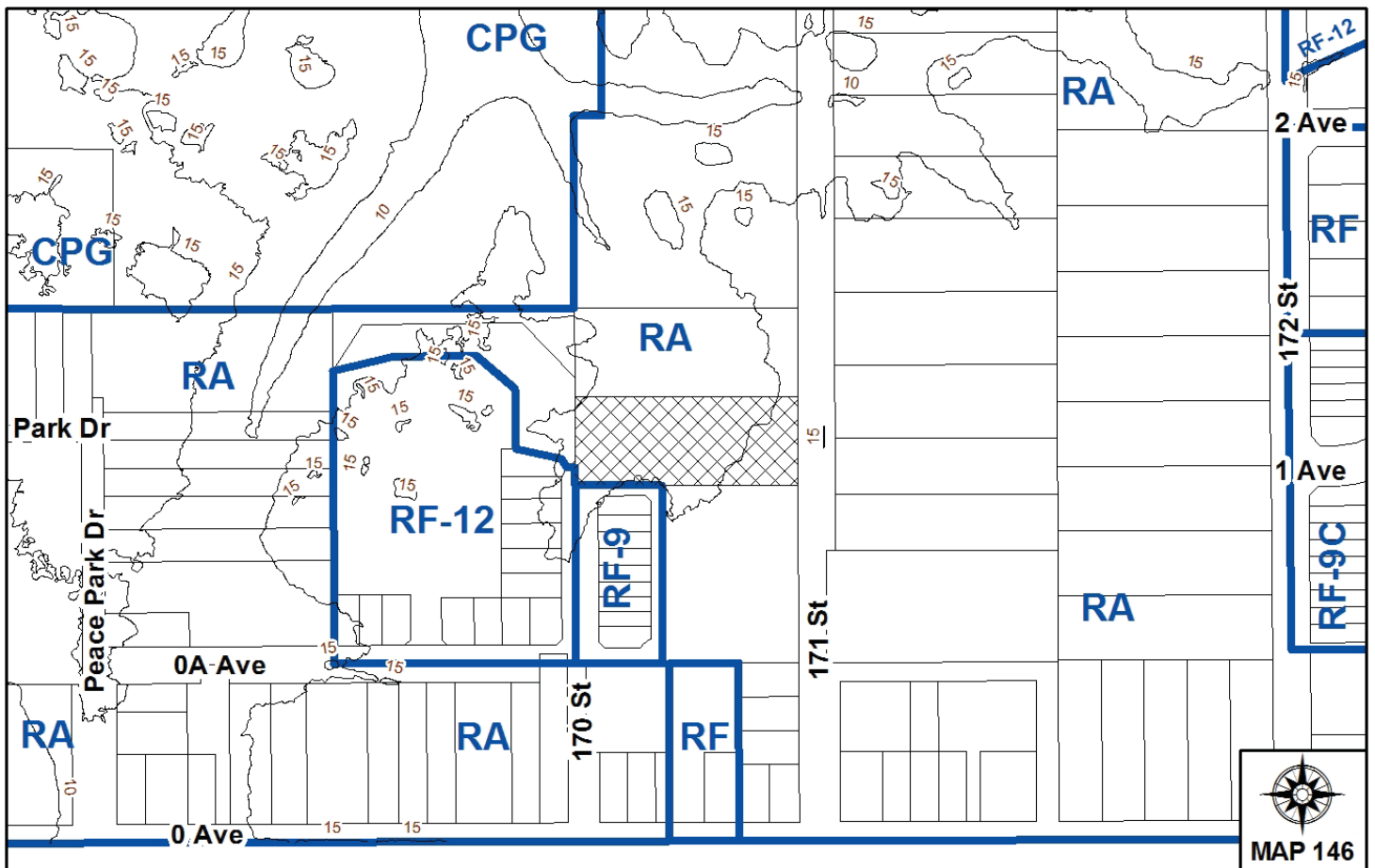
LOCATION: 103 - 171 Street

OWNER: Baljinder K Dulay
 Balhar S Basi

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse (15 upa) and Open Space



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be referred back to staff until such time as:
 - the applicant has obtained Water Sustainability Act Change Approval for the relocation of an existing B-Class pond; and
 - the watercourse classification of Tributary B-1 is confirmed.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a Water Sustainability Act Change Approval for the relocation of an existing B-Class Pond.
- The subdivision layout, as currently proposed, does not reflect the presence of a B-Class watercourse (Tributary B-1) and therefore meets neither Provincial Riparian Areas Regulation nor the City of Surrey's Streamside Protection Setbacks under Part 7a, Streamside Protection of Surrey Zoning By-law 12000.
- The Ecosystem Development Plan, submitted by the applicant's Qualified Environmental Professional on behalf of the applicant, does not reflect the presence of the B-Class watercourse (Tributary B-1).
- The applicant is seeking an amendment to the Douglas Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from "Townhouse (15 upa)" to "Residential Flex (6-14.5 upa)" and "Open Space".

RATIONALE OF RECOMMENDATION

- It is premature to consider the proposed development of the subject site for the following reasons:
 - Servicing and development of the subject site, including construction of 1 Avenue, is contingent on the applicant obtaining a BC Water Sustainability Act Change approval for the relocation of the B-Class Pond. The applicant has submitted a Water Sustainability Act change application to the Province, however approval has not been granted to date;
 - The Ecosystem Development Plan, submitted by the applicant's Qualified Environmental Professional on behalf of the applicant, does not reflect the B-Class watercourse (Tributary B-1). Under the provisions identified in the City's Official Community Plan, Ecosystem Development Plans are required to identify all Streamside Protection Areas and indicate the proposed level of safeguarding; and
 - The subdivision layout, as currently proposed, does not reflect the B-Class watercourse (Tributary B-1) and therefore does not meet Provincial Riparian Areas Regulation.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff until such time as the applicant has obtained Water Sustainability Act Change Approval and the classification of the watercourses on-site has been confirmed.

If, however, Council feels comfortable in allowing the application to proceed at this time, then the application should be referred back to staff to prepare a detailed report for Council's consideration of First and Second Reading at a subsequent Land Use meeting.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Parks, Recreation & Culture: Parks does not support the subject application being introduced to Council at this time. The applicant has not satisfactorily addressed the B class watercourse immediately adjacent to this site, identified as Tributary B-1.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Urban / Townhouse (15 upa) and Open Space	RA
East (Across 171 Street):	Single family dwellings and open space.	Urban / Small Lot Single Family	RA
South:	Single family dwellings and Transport Canada/NAV Canada telecommunications structure and antennae/beacon.	Urban / Single Family Flex (6-14.5 upa) and Small Lot Single Family	RF-9 and RA
West:	Single family dwellings and open space.	Urban / Single Family Flex (6-14.5 upa) and Open Space	RA and RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the Douglas Neighbourhood Concept Plan (NCP) area. The 0.58 hectare (1.43 acre) subject site is designated "Urban" in the Official Community Plan (OCP) and "Townhouse (15 upa)" and "Pond Buffers" in the Douglas NCP and is zoned "One-Acre Residential Zone (RA)".
- There are three B-Class watercourses located on the subject site, including a Pond and two Tributaries. There is also a C-Class watercourse running east-west along the north property line of the subject site (Appendix VI).

Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 6 single family (small) lots.
- The proposed RF-13 lots range in size from 420 square metres (4,521 square feet) to 470 square metres (5,060 square feet) and range in width from 13.4 metres (44 ft.) to 17.5 metres (57 ft.). The proposed lots meet all of the minimum requirements of the RF-13 Zone for lot area and width.
- The Douglas NCP designates the subject site as "Townhouse (15 upa)" and "Pond Buffers". As the applicant is proposing single family (small lots), an amendment to the Douglas NCP is required to redesignate the site to "Residential Flex (6-14.5 upa)" and "Open Space".
- Staff have encouraged the applicant to include 133 – 171 Street into their application so that the watercourse issues can be dealt with comprehensively and the larger site can be developed for townhouses in accordance with the NCP. The applicant has decided to move forward with their application independent of 133 – 171 Street. A concept, prepared by the applicant, shows that approximately 3 RF-13 lots can be developed at 133 – 171 Street in accordance with the By-law.

Watercourse Issues

- The applicant's Qualified Environmental Professional (QEP), on behalf of the applicant, has applied to the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) for a Water Sustainability Act Change Approval to allow for relocation of the Class B Pond. The pond is proposed to be moved northward from its current location, which falls within the 1 Avenue road alignment.
- Development and servicing of the subject site, including the construction of 1 Avenue, is contingent on the relocation of the B-Class Pond under a Water Sustainability Act Change Approval. Approval has not been granted to date.

- The applicant's QEP has recommended that the B-Class watercourse (Tributary B-1) be reclassified to a C-Class watercourse and has therefore not incorporated Tributary B-1 into the site plan.
- As a B-Class watercourse, Provincial Riparian Areas Regulation and the City of Surrey's Streamside Protection Setbacks under Part 7a, Streamside Protection of Surrey Zoning By-law 12000 must be met for Tributary B-1. The watercourse classification of Tributary B-1 will be confirmed through the Water Sustainability Act Change Approval application process. As Water Sustainability Act Change Approval has not been granted to date, the watercourse classification of Tributary B-1 has not been resolved.
- The Ecosystem Development Plan, submitted by the applicant's Qualified Environmental Professional on behalf of the applicant, does not reflect the B-Class watercourse (Tributary B-1). Ecosystem Development Plans must identify all Streamside Protection Areas and indicate the proposed level of safeguarding.
- Approval from senior levels of government is required to confirm the pond relocation and the watercourse classification of Tributary B-1 to determine the developable portion of the site. Staff note that the applicant's proposal is fully contingent on these approvals being granted. In advance of these approvals, it is premature to consider the proposed development of the subject site.
- Given the level of uncertainty that exists for what may be achievable on the site, it is appropriate that the subject application be referred back to staff until such time as the classification of the B-Class watercourse is confirmed and approval of the Water Sustainability Act Change is granted. Advancing the subject application without these in place may mean that the application is granted approval for a proposal which may not be achievable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	NCP Plan (Current)
Appendix V.	NCP Plan (Proposed)
Appendix VI.	Existing Fish Classifications

INFORMATION AVAILABLE ON FILE

- Ecosystem Development Plan Prepared by Envirowest Consultants Inc., Dated March 22, 2017.

Original signed by Ron Hintsche
Jean Lamontagne
General Manager
Planning and Development



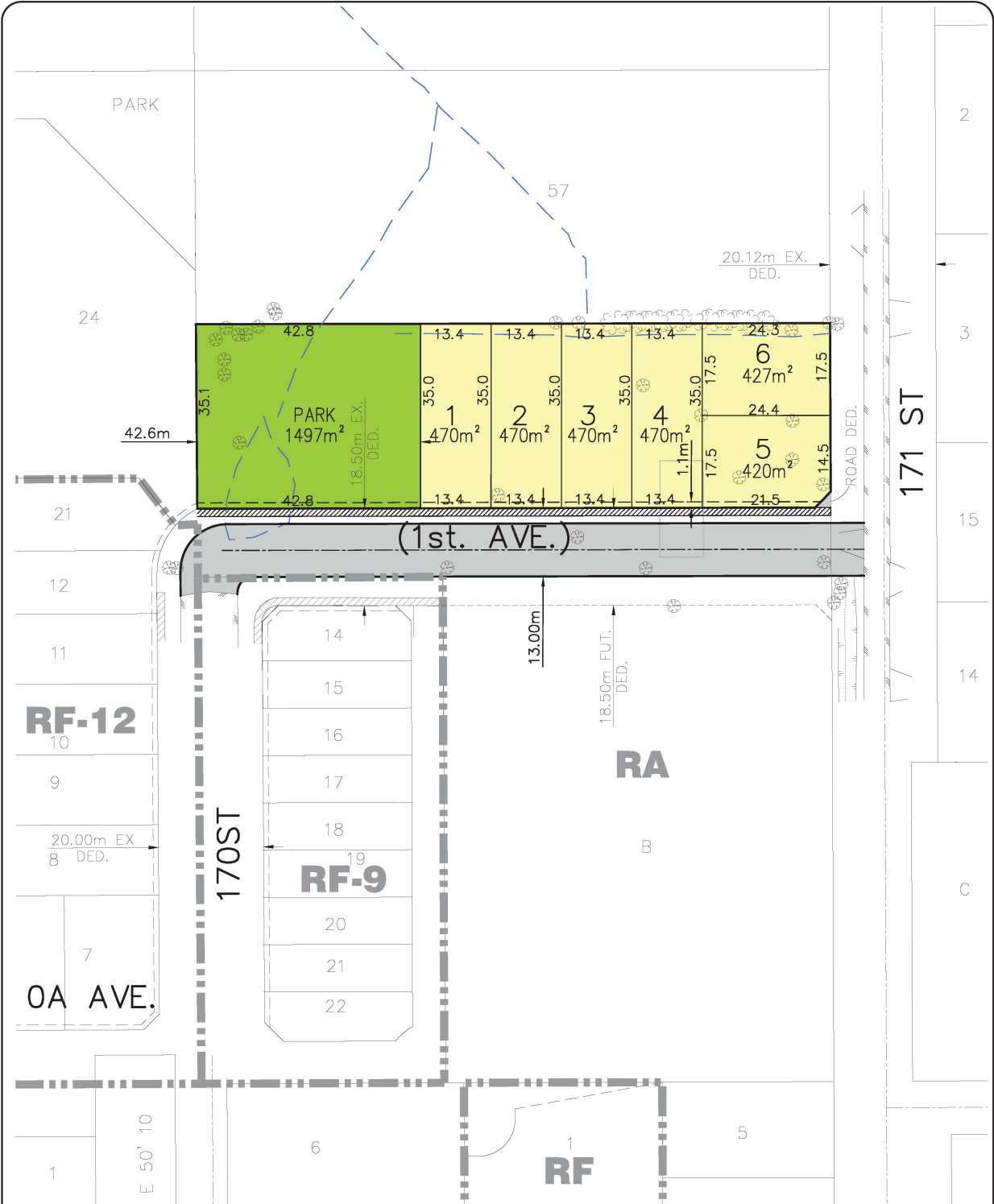
Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: 7911-0317-00
 MAP #: 146
 EXIST. ZONE: RA
 PROP. ZONE: RF-13 (TYPE II)



CIVIC ADDRESS: 103-171 STREET SURREY B.C.
 LEGAL: LOT 58 SECTION 6 TOWNSHIP 7 PLAN 45237 N.W.D.



H.Y. ENGINEERING LTD.
 #200-9128-152nd. ST. Surrey, BC V3R 4E • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 4236.34sqm (1.04ac)
 PARK DEDICATION: 1497sqm

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE
 NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

H.Y.#:154185 | ALTERNATIVE# 03 | DATE: OCT. 25/16 | SCALE: 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\154185\PLANNING\AL.T03.DWG

INTER-OFFICE MEMO

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

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

DATE: **April 20, 2017** PROJECT FILE: **7811-0317-00**

RE: **Engineering Requirements
Location: 103 - 171 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those noted below as well as senior agency approvals for the watercourse classification and pond relocation.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 0.50 metre ROW fronting 171 Street for the ultimate 20.0 metre road width.
- dedicate 3.0m x 3.0m corner cut at the intersection of 1 Avenue and 171 Street.
- dedicate 13.0 metres for 1 Avenue to achieve an ultimate road width of 18.50 metres.
- dedicate 0.50 metre ROW fronting 1 Avenue.

Works and Services

- construct west side of 171 Street to a through local road standard.
- construct 1 Avenue to a through local road standard.
- Complete a detailed stormwater management analysis to support the NCP Amendment with measures to mitigate impacts to natural watercourse in the area.
- construct water main, sanitary sewers and drainage sewers to support the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

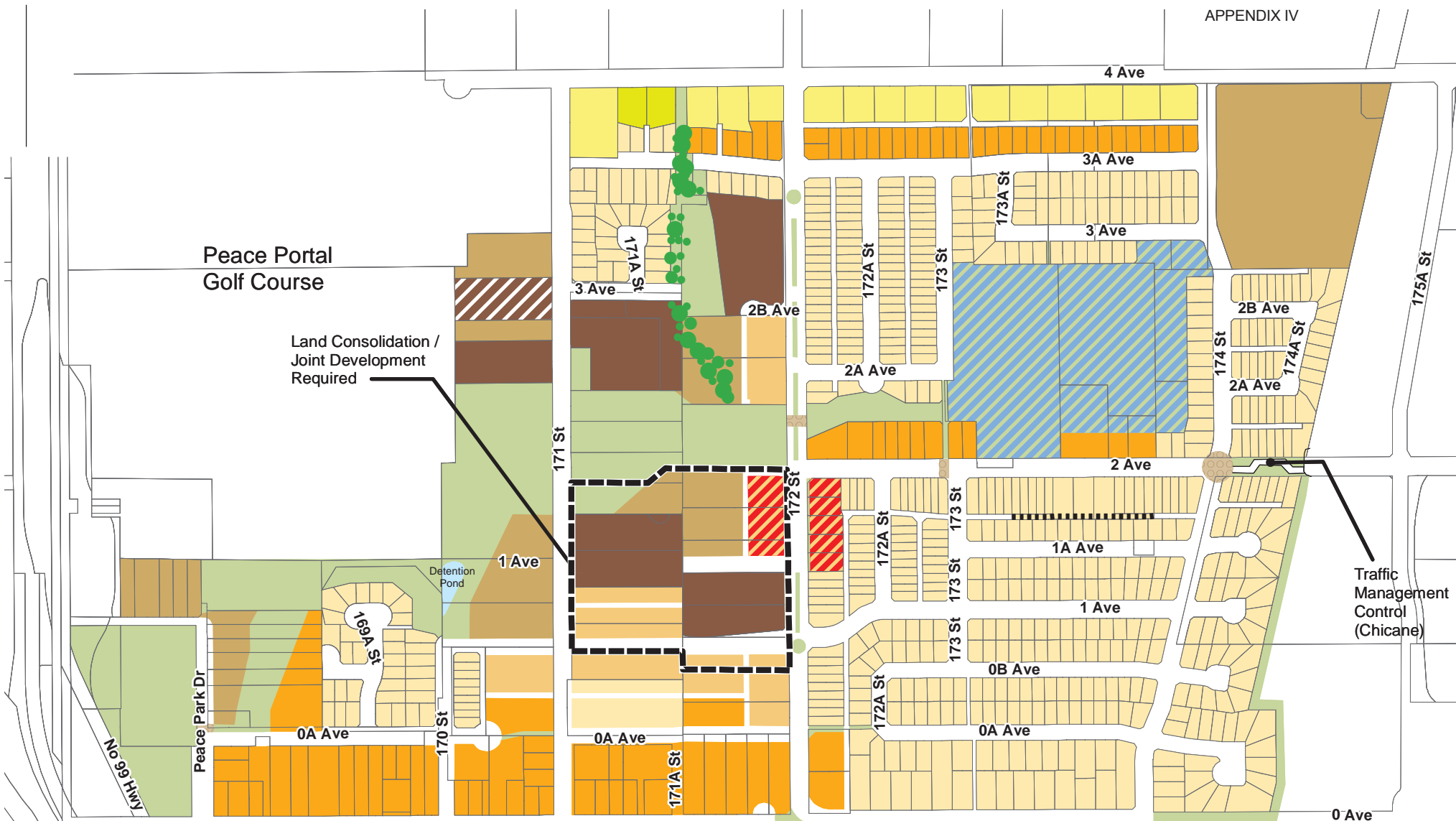
DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

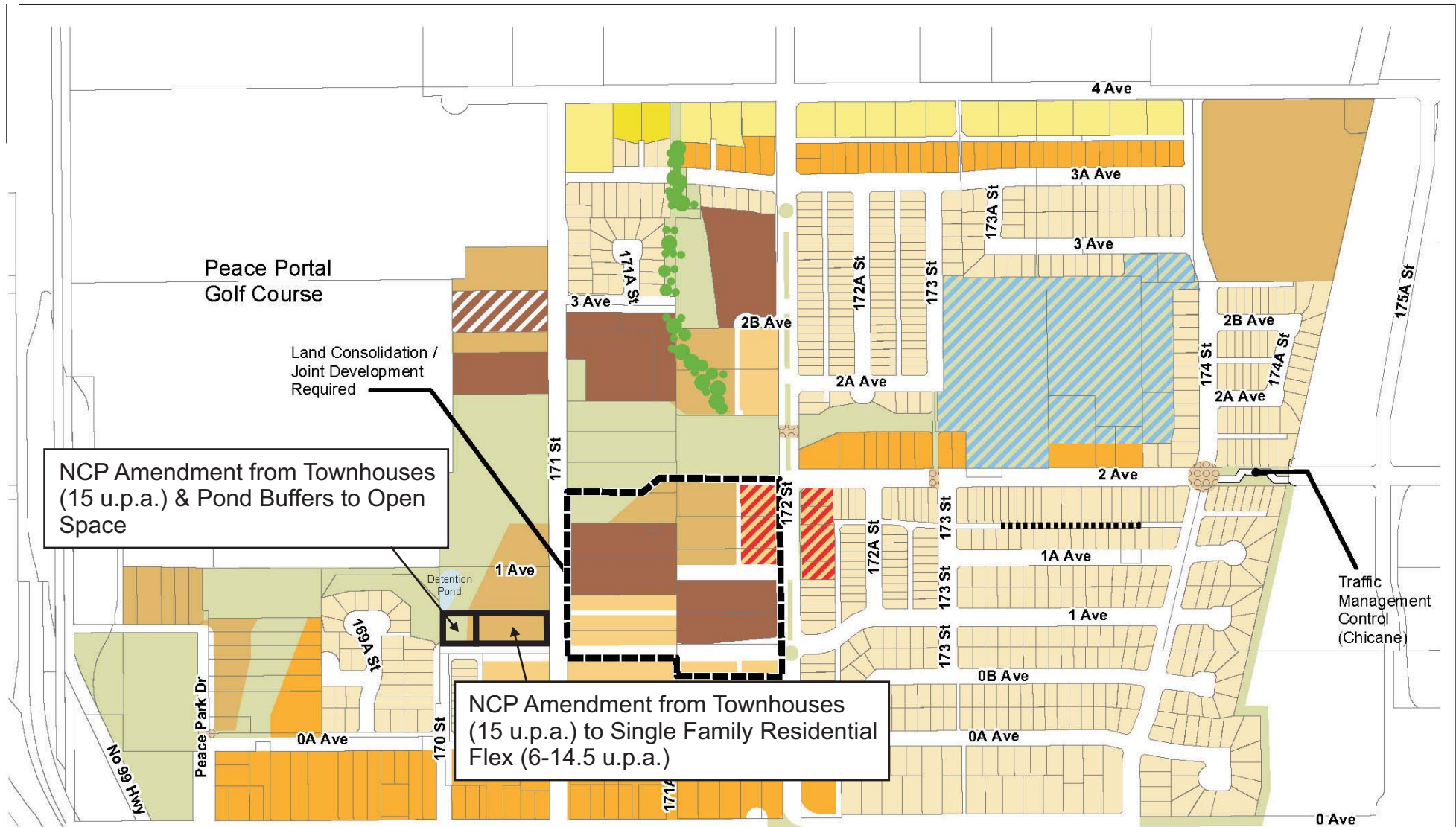
LR1



DOUGLAS Neighbourhood Concept Plan

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- | | | | | |
|---------------------------|---|----------------------------------|-------------------------------------|-------------|
| Creeks & Rivers | Townhouses 15 u.p.a. | Suburban 1/2 Acre (2 u.p.a.) | Strata Lots | Future Lane |
| Special Paving Areas | Townhouses 20 u.p.a. | Suburban Transition (2-4 u.p.a.) | Pond Buffers | |
| Main Pedestrian Corridors | Townhouses 30 u.p.a. | Commercial / Residential | Traffic Circles & Landscaped Median | |
| Buffer to Industrial Area | Single Family Residential Flex (6-14.5 upa) | Open Space | Significant Vegetation Corridor | |
| | Small Lot Single Family (10 u.p.a.) | School / Park Site | | |
| | Urban Single Family (6 u.p.a.) | | | |



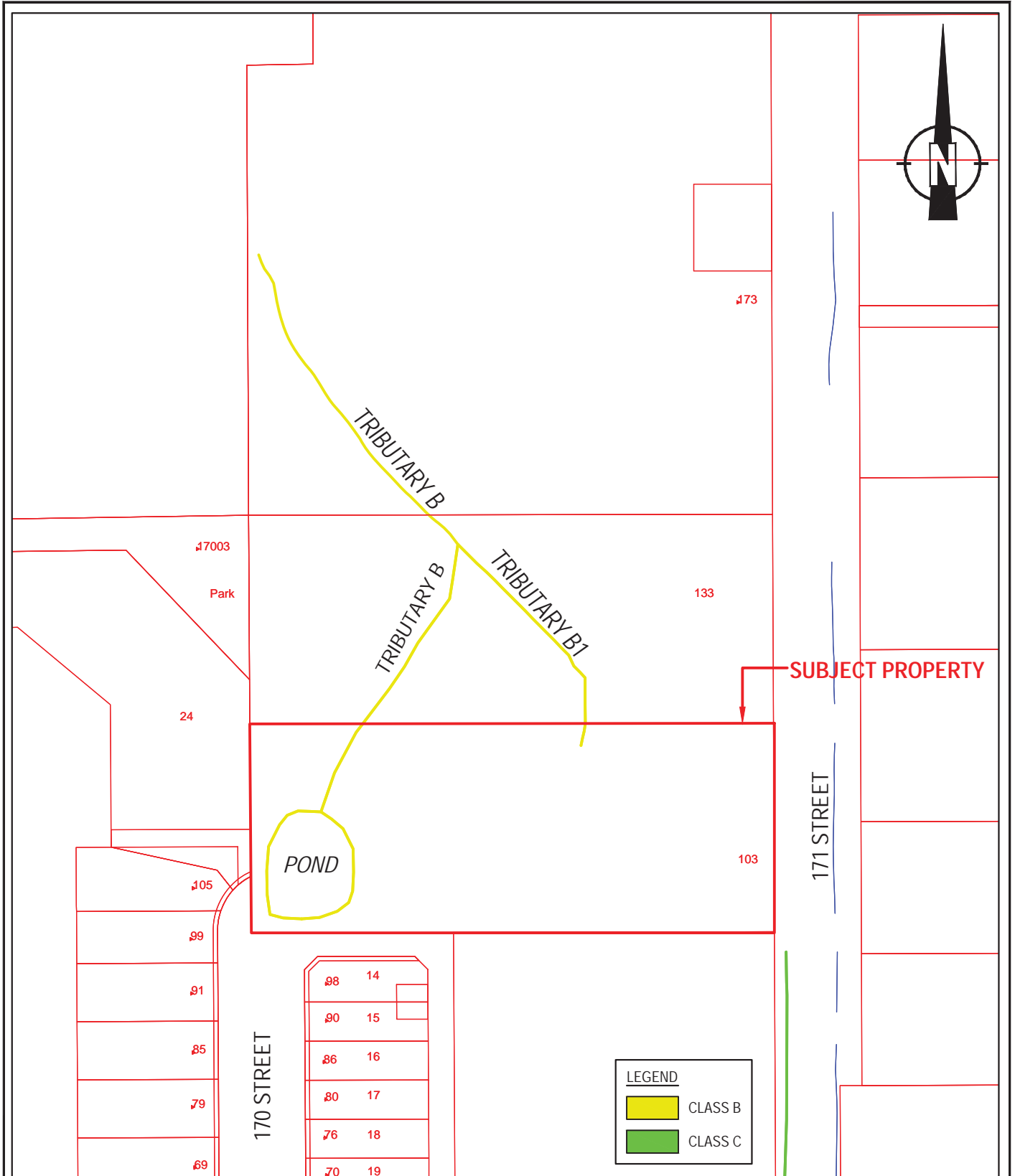
DOUGLAS Neighbourhood Concept Plan

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



Approved by Council: June 26, 2007, Amended 20 February 2017

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



REFERENCE DRAWINGS
 1. 2014 Legal Base From City of Surrey.

BALHAR & BALJINDER DULEY

103-171 SURREY, B.C.



enviowest consultants inc.

Suite 101 - 1515 Broadway Street
 Port Coquitlam, British Columbia
 Canada V3C 6M2
 office: 604-944-0502
 facsimile: 604-944-0507

www.enviowest.ca

EXISTING FISH CLASSIFICATIONS

DESIGN: CG	DRAWN: RK	CHECKED:	REVISION: 00	REVISION DATE:
SCALE: 1:1200			DRAWING NUMBER: FIGURE 1	
DATE: January 06, 2017				