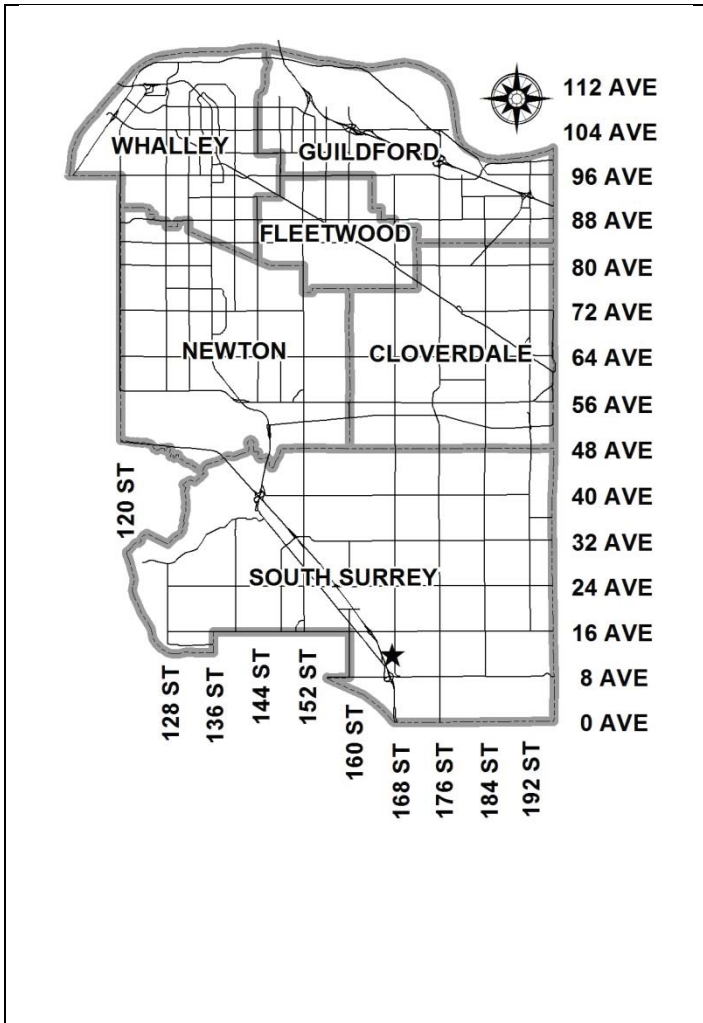


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7916-0118-00

Planning Report Date: October 2, 2017



**PROPOSAL:**

- **OCP Amendment** from Mixed Employment to Multiple Residential for a portion of the site
- **LAP Amendment** to introduce a new land use designation, to redesignate a portion of the site from Business Park and Commercial/Business Park to Multiple Residential and for changes to the road network.
- **Rezoning** from RA to RM-30 and CD (based on PA-2)
- **Development Permit**
- **Development Variance Permit**

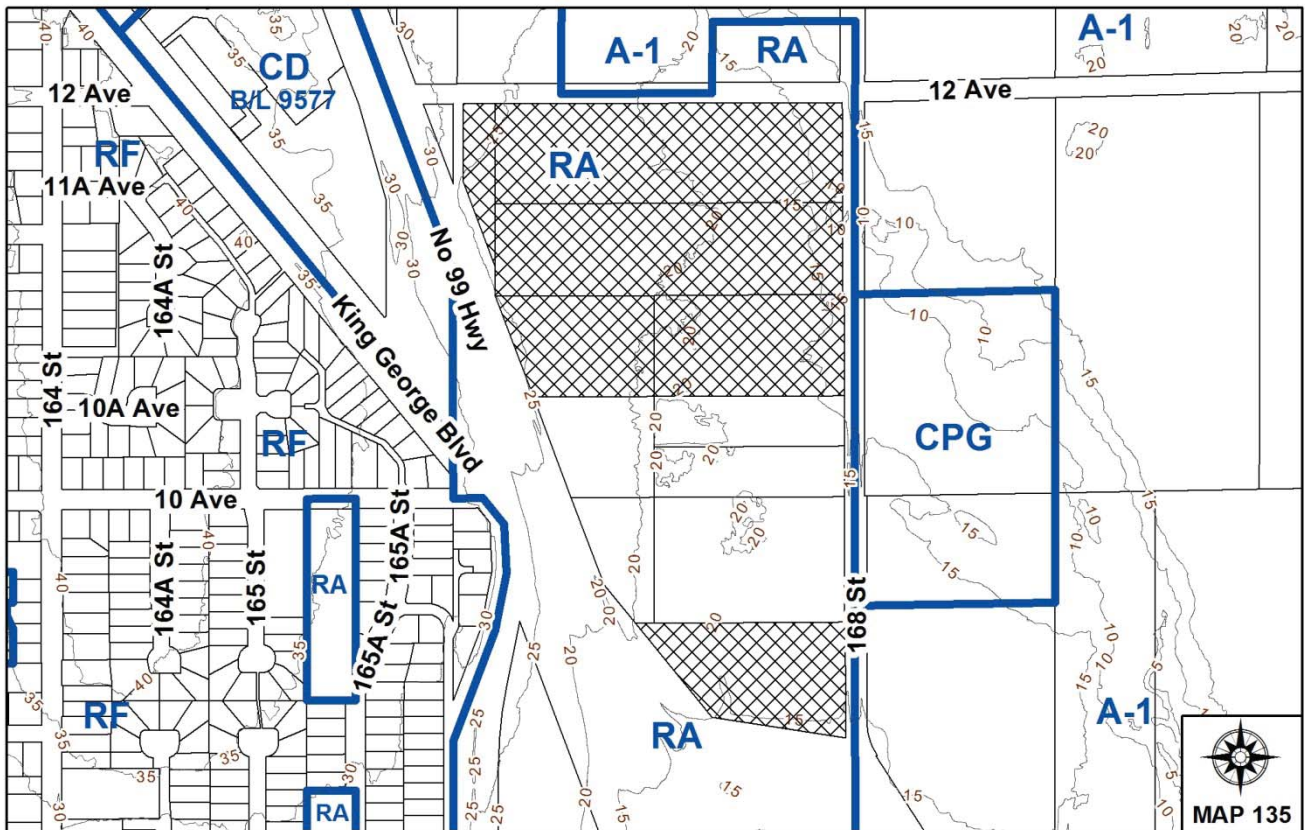
to permit the development of a private school and approximately 391 townhouse units.

**LOCATION:** 919, 1083, 1109 and 1177 - 168 Street  
 1068 - No.99 Hwy, 16620 - 12 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park, Commercial/Business Park, and Habitat Preservation Area



### RECOMMENDATION SUMMARY

- File Rezoning By-law No. 17115 and close Development Application Nos. 7909-0169-00.
- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an Official Community Plan (OCP) amendment on the northern portion of the site from Mixed Employment to Multiple Residential, and an amendment to the Highway 99 Corridor Local Area Plan (LAP) to introduce "Multiple Residential" as a new land use designation, to amend the northerly portion of the site from Business Park and Commercial/Business Park to Multiple Residential, and to adjust the road network for this quadrant.
- Seeking various setback relaxations for the townhouse portion of the site.

### RATIONALE OF RECOMMENDATION

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered a Planning Report for the subject application that proposed an Official Community Plan (OCP) amendment from Mixed Employment to Multiple Residential for the northern portion of the site (the southern property at 919 – 168 Street had not been added to the application yet) and referred the project back to staff to:
  - *Work with the applicant to address a more contiguous development, for all proposed uses as described in the Application (including commercial);*
  - *Review the proposed townhouse project in detail (i.e. site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection);*
  - *Have the Applicant conduct an extensive Public Consultation process;*
  - *Update the Application to include more current / figures and revise the project but keep with the spirit of the Application as far as employment lands being generated; and*
  - *Once all issues noted at the Regular Council Land Use meeting have been resolved to the satisfaction of staff, bring the project back to Council for consideration.*

- 
- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to address the matters that were directed in the Council resolution. The following provides a summary of the changes to the proposal since Council previously considered the application:
    - The applicant revised their proposal to include the property at 919 – 168 Street into the application, which, although not contiguous, is the location of a proposed private school. The private school is intended to bring employment to this area;
    - The proposed townhouse and private school development have been reviewed by staff in terms of site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection, as discussed further in this report;
    - The applicant has held a Public Information Meeting and has held two Open House meetings with area residents; and
    - The applicant has provided employment numbers for the proposed private school as discussed further in this report, and has committed to delivering the private school prior to the completion of the third phase of the townhouse project.
  - The proposal is now being presented for Council’s consideration and by-law introduction.
  - Prior to introducing a new bylaw for this site, it is necessary to file Rezoning By-law No. 17115, currently at Third Reading, as the applicant is not proceeding with the development of the site for a hotel, convention centre, entertainment uses and gaming facility.
  - The proposed setbacks on the townhouse portion of the site achieve a more urban, pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning By-law No. 17115 and close Development Application No. 7909-0169-00.
2. a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the properties located at 1083/1109/1177 - 168 Street, 1068 - Highway No. 99 and 16620 - 12 Avenue from Mixed Employment to Multiple Residential and a date be set for Public Hearing.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. a By-law be introduced to rezone the properties located at 1083/ 1109/1177 - 168 Street, 1068 - Highway No. 99 and 16620 - 12 Avenue from "One-Acre Residential Zone (RA )" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
5. a By-law be introduced to rezone the property located at 919 - 168 Street from "One-Acre Residential Zone (RA )" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit (No. 7916-0118-00) for Form and Character, for Hazard Lands, and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II) and the reports prepared by Pacific Land Resource Group Inc. and Braun Geotechnical Ltd..
7. Council approve Development Variance Permit No. 7916-0118-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 167 Street and the green lane to 4.5 metres (15 ft.), except that Buildings 1, 8, 15 and 16 may be further reduced to 3.0 metres (10 ft.);
  - (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 11 Avenue to 4.5 metres (15 ft.);
  - (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 12 Avenue to 5.5 metres (18 ft.);
  - (d) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 4.5 metres (15 ft.) for the end units of Buildings 61 and 74;
  - (e) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along Highway No.99 to 6.7 metres (22 ft.) for the end unit of Building 21;



- (f) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.0 metres (16 ft.) for the end unit of Building 16;
  - (g) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 3.0 metres (10 ft.) for the end unit of Building 15;
  - (h) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 5.0 metres (16 ft.) for Building 15;
  - (i) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.5 metres (18 ft.) for the end unit of Building 6; and
  - (j) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the northerly property line to 4.5 metres (15 ft.) for the end unit of Building 5.
8. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department, as described in this report;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;
  - (j) submission of an acoustical report for the units adjacent to Highway No. 99 and 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (l) registration of a Section 219 Restrictive Covenant to coordinate the delivery of the proposed private school with the phasing of the townhouse portion of the site as discussed in this report;
  - (m) submission of a peer review of the geotechnical reports prepared by Braun Geotechnical Ltd. dated August 31, 2016 and May 2, 2017;
  - (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Development Feasibility Study;
  - (o) completion of a P-15 agreement;
  - (p) registration of a Section 219 Restrictive Covenant to provide notice to future property owners within 200 metres (660 ft.) of the Agricultural Land Reserve (ALR) boundary that Meridian Golf Course is situated within the (ALR) and may, at some point in the future, engage in farming operations;
  - (q) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department; and
  - (r) submission of an acceptable hydrological report to maintain existing inflow into the Fergus Watershed Biodiversity Preserve.
9. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan (LAP) to introduce "Multiple Residential" as a new land use designation, to redesignate the properties located at 1083/ 1109/1177 - 168 Street, 1068 - Highway No. 99 and 16620 - 12 Avenue from Business Park and Commercial/Business Park to Multiple Residential, and to adjust the road network for this quadrant, when the project is considered for final adoption.

### REFERRALS

Engineering:

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

School District:

**Projected number of students from this development:**

80 Elementary students at Hall's Prairie Elementary School  
40 Secondary students at Earl Marriot School

(Appendix IV)

Hall's Prairie is currently over capacity. Much of the in-catchment student population attends other nearby neighbourhood schools as cross boundary students. As the existing site for Hall's Prairie is not large enough to accommodate a significant addition, the 2018/19 Capital Plan submission, prepared by School District No. 36 (Surrey), is requesting a new elementary school to be built in the Douglas Area which will relieve the pressure at Hall's Prairie. The District is anticipating a project funding approval announcement from the Ministry of Education sometime in early 2018.

Earl Marriott Secondary also exceeds its capacity. A new Grandview Area Secondary School is currently in the design stage and is targeted to be open in the Fall, 2020. The new secondary school will relieve the enrollment demand on Earl Marriot. Once the new Grandview Area secondary school is open, Earl Marriott is projected to operate just below or at built capacity of the school.

The applicant has advised that the dwelling units in the first phase of this project are expected to be constructed and ready for occupancy by 2019.

Parks, Recreation & Culture Department:

Parks, Recreation and Culture Department accepts the conveyance of the riparian area shown as parkland. A P-15 agreement is required for the conveyed riparian areas and also to facilitate aquatic works and replanting in the Fergus Watershed Biodiversity Preserve. Fencing is required along the entire northern interface with the existing Preserve and proposed additions, at the applicant's expense.

Fire Department:

No concerns, except that Buildings 5, 74 and 75 need a person-door along the drive-aisle for Fire access. This will be addressed prior to Final Adoption.

Ministry of Forests, Lands and Natural Resource Operations (MFLNRO):

The applicant is required to obtain Water Sustainability Act approval from MFLNRO for the proposed watercourse removals, as a condition of Final Reading. The applicant is proposing compensation in the Fergus Watershed Biodiversity Preserve.

Agricultural and Food Security Advisory Committee (AFSAC):

At the July 6, 2017 Agricultural and Food Security Advisory Committee (AFSAC) meeting, the committee recommended that the applicant amend their site plan to comply with the setbacks to the Agricultural Land Reserve (ALR) lands east of the subject site per the Official Community Plan (OCP). The applicant subsequently revised the site plan to comply with OCP policies on setbacks from lands within the ALR.

SITE CHARACTERISTICS FOR NORTH PORTION OF SITE (TOWNHOUSE PORTION)

Existing Land Use: Large vacant parcels.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 12 Avenue [unopened]):	Fergus Watershed Biodiversity Preserve.	Mixed Employment/ Business Park and Habitat Preservation Area	A-1 and RA
East (Across 168 Street):	Golf course, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
South:	Single family dwelling and a vacant lot.	Mixed Employment/ Commercial/Business Park	RA
West (Across lane):	Ministry of Transportation and Infrastructure road right-of-way.	Business Park	RA
West (Across Highway No. 99):	Hotel and single family residential.	Urban/ Tourist Commercial and Single Family Residential (King George Highway Corridor LAP)	CD (By-law No. 9577) and RF

SITE CHARACTERISTICS FOR SOUTH PORTION OF SITE (PRIVATE SCHOOL PORTION)

Existing Land Use: Single family residential parcel.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Two vacant lots.	Mixed Employment/ Commercial/Business Park	RA
East (Across 168 Street):	Single family dwelling within Agricultural Land Reserve (ALR).	Agricultural	A-1
South:	Golf course, within the ALR.	Agricultural	CPG
West (Across Highway No. 99):	Vacant lot.	Urban	RA

JUSTIFICATION FOR PLAN AMENDMENTBackground

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Mixed Employment to Multiple Residential for the northern portion of the site (the southern property at 919 – 168 Street had not been added to the application yet) and referred the project back to staff to:
  - *Work with the applicant to address a more contiguous development, for all proposed uses as described in the Application (including commercial);*
  - *Review the proposed townhouse project in detail (i.e. site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection);*
  - *Have the Applicant conduct an extensive Public Consultation process;*
  - *Update the Application to include more current / figures and revise the project but keep with the spirit of the Application as far as employment lands being generated; and*
  - *Once all issues noted at the Regular Council Land Use meeting have been resolved to the satisfaction of staff, bring the project back to Council for consideration.*



- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to address the matters that were directed in the Council resolution. The following provides a summary of the changes to the proposal since Council previously considered the application:
  - The applicant revised their proposal to include the property at 919 – 168 Street into the application, which, although not contiguous, is the location of a proposed private school. The private school is intended to bring employment to this area;
  - The proposed townhouse and private school development have been reviewed by staff in terms of site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection, as discussed further in this report;
  - The applicant has held a Public Information Meeting and has held two Open House meetings with area residents; and
  - The applicant has provided employment numbers for the proposed private school as discussed further in this report, and has committed to delivering the private school prior to the completion of the third phase of the townhouse project.

#### Proposed OCP and LAP Plan Amendments

- The applicant is proposing to amend the Official Community Plan (OCP) from Mixed Employment to Multiple Residential and to amend the Highway 99 Corridor Local Area Plan (LAP) to introduce a new land use designation "Multiple Residential", to amend the designation from Business Park and Commercial/Business Park to Multiple Residential for the northern portion of the site for the properties at 1083/ 1109/1177 - 168 Street, 1068 - Highway No. 99 and 16620 - 12 Avenue, and to adjust the road network for this quadrant of the LAP.
- Introducing the new Multiple Residential designation into the Highway 99 Corridor LAP will facilitate the proposed land use amendment.
- The adjustment of the road network for this quadrant of the LAP allows for a new north-south 12 metre (39 ft.) wide green lane which provides an alternate access to the rear portions of the Fergus Watershed Biodiversity Preserve which are not accessible via 168 Street. The realignment of the crescent road allows for better connectivity in this quadrant, a more equitable sharing of road dedication and also supports the City's goal of limiting access to arterial roads.
- The proposed redesignation is required to support the proposed townhouse development as the Mixed Employment designation under the OCP does not permit residential development.
- In accordance with the direction provided by Council at the June 27, 2016 Regular Council – Land Use meeting, the applicant is proposing to bring an employment use to the site, in the form of a private school. The private school is proposed to be located on the southern property at 919 – 168 Street. A private school can be accommodated under the Mixed Employment designation and therefore, this parcel will remain designated as Mixed Employment.

- The applicant advises that a minimum of 123 jobs associated with the private school will be generated on the site. The proposed private school specializes in serving students with dyslexia and language-based learning differences. The school provides small class sizes and a learner-centric environment which facilitates personalized learning. The school operates an existing campus in the City of Vancouver. The private school is proposing to open a "South of Fraser" campus on the subject site.
- The following table illustrates the types and numbers of jobs that the private school currently provides at its Vancouver campus:

<b>Employment type:</b>	<b>Number of positions:</b>
Administration	17
Counselling	3
Department Heads/Team Leads	11
Teachers	43
Learning Specialists	43
Lab Tech/Artist/Bus Driver/Maintenance	6
<b>Total</b>	<b>123 positions</b>

- The applicant has advised staff that the proposed Surrey campus will be of equal size or larger than the school's existing Vancouver campus.
- The applicant is proposing to tie the construction of the private school with the build-out of the townhouse portion of the site. Specifically, the applicant is proposing the following order of development:
  - Phase 1: construct 197 townhouse units, representing 50% of the 391 proposed units;
  - Phase 2: Building Permit issued for school, and construction of school commenced;
  - Phase 3: construct 99 additional townhouse units; representing 25% of the total number of proposed units, bring the total number of units constructed or under construction to 75% of the 391 townhouse units; and
  - Phase 4: Building Permit for the remaining 99 townhouse units not to be issued until the school construction is substantially completed.
- In discussions with the applicant, staff requested that construction of the school be completed in conjunction with the first phase of townhouse development. However, the applicant was not in agreement with this timing, and indicated that the revenue from the sale of the townhomes would be used to finance the building of the school. If Council is not amenable to the applicant's proposed phasing and timing for the completion of the school, Council may direct staff to work with the applicant on a modified phasing timeline which provides for the school to be delivered in a more timely manner.
- This phased development approach will be secured via a Restrictive Covenant, placed on the townhouse portion of the site, as a condition of final adoption.

#### Proposed Community Benefits Associated with the Official Community Plan (OCP) Amendment

- In support of the proposed OCP amendment, the applicant is proposing the following community benefits in accordance with the provision identified in the OCP:

- The applicant has agreed to a monetary contribution in the amount of \$977,500, or approximately \$2,500 per townhouse unit. The financial contribution will be used to assist in park development in the South Surrey area, with the possibility that some or all of these funds may be used toward enhancements within the adjacent Fergus Watershed Biodiversity Preserve. The \$977,500 contribution will be indexed to inflation and is payable prior to final adoption;
- The applicant has also agreed to convey a 0.40 hectare (1.0 acre) park site to the City at no cost to the City. Realty staff advises that the approximate value of this park site is \$3 million. On a per unit basis this reflects a contribution of approximately \$7,700 per unit. When combined with the \$2,500 per unit financial contribution, the value of the OCP amendment contribution is approximately \$10,200 per unit;
- The applicant has also agreed to complete improvements to the proposed park site within the development, including grading, drainage, hard surface pathway, landscape and design services; and
- To increase the visibility of the new park site, the applicant will install signage along 168 Street and also the proposed north-south green lane, identifying the name of the park. The applicant will also construct an east-west pathway connecting the proposed multi-use pathway along 168 Street to the front portion of the park on the proposed north-south green lane.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### DEVELOPMENT CONSIDERATIONS

##### Site Context and Background

- The subject site (12.15 hectares/30.0 acres) consists of 6 parcels located at 919, 1083, 1109, 1177 - 168 Street, 16620 - 12 Avenue and 1068 - No. 99 Highway. The site contains pasture land, some forested area and also the Fergus Creek watercourse. The site is zoned "One-Acre Residential Zone (RA)" and is designated Mixed Employment in the Official Community Plan (OCP) and Business Park, Commercial/Business Park, and Habitat Preservation Area in the Highway 99 Corridor Local Area Plan (LAP).
- The site is located between No. 99 Highway and 168 Street, immediately south of the Fergus Watershed Biodiversity Preserve. Meridian Golf Par 3 golf course is located to the east across 168 Street, within the Agricultural Land Reserve (ALR). There are several large acreage parcels located between the five parcels comprising the northern portion of the site and the one property in the southern portion of the site, at 919 - 168 Street.

- In 2009, the owner of the site applied for a rezoning and a General Development Permit to allow for a casino, hotel and convention centre on the site (Development Application No. 7909-0169-00). The Rezoning By-law was given Third Reading on February 1, 2010 and the project remains at Third Reading as it was not completed. The applicant is proposing to close this application and requests that Council file the by-law associated with this application.
- Subsequent to this Development Application, the owner applied for a gaming license in 2012 (No. 7912-0299-00). This application was denied by Council at the Regular Council – Public Hearing meeting of January 18, 2013.
- As described above, the subject application was presented to Council for preliminary comment at the June 27, 2016 Regular Council – Land Use meeting, at which time Council requested that staff work with the applicant to address various items and bring back the project for further consideration and by-law introduction.
- It should be noted that subsequent to the June 27, 2016 Regular Council – Land Use meeting, the applicant added two additional properties to this development application; one at 919 – 168 Street, and the other at 16620 – 12 Avenue.

#### Proposed Development

- The applicant is proposing a comprehensive development for the subject site. On the five properties comprising the north site area (1083, 1109, and 1177 - 168 Street, 1068 - Highway No. 99 and 16620 - 12 Avenue), the applicant proposes to develop approximately 391 townhouse units, a 0.4 ha (1.0 acre) park to be conveyed to the City, and a 1.2 ha ( 2.9 acre) riparian area also to be conveyed to the City, which is adjacent to and will add to the Fergus Watershed Biodiversity Preserve. On the one southerly property of the site at 919 – 168 Street, the applicant proposes to develop a private school. An additional 2,550 square metres (0.63 acres) of this south property is riparian area and will be conveyed to the City for conservation purposes.
- To accommodate this proposal, the following is required:
  - amendments to the Official Community Plan (OCP) and Highway 99 Corridor Local Area Plan (LAP), as described above;
  - rezoning the north portion of site from "One-Acre Residential Zone (RA )" to "Multiple Residential 30 Zone (RM-30)", and rezoning the south property located at 919 – 168 Street from "One-Acre Residential Zone (RA )" to "Comprehensive Development Zone (CD)";
  - a Development Permit for form and character of the townhouse portion of the site, and a Development Permit for "Hazard Lands" and "Sensitive Ecosystems"; and
  - a Development Variance Permit to reduce the various setbacks on the townhouse portion of the site.

- The townhouse portion of the proposal anticipates a total floor area of approximately 72,370 square metres (778,985 sq.ft.), representing a net floor area ratio (FAR) of 0.90, which equals the maximum FAR permitted under the RM-30 Zone. The private school portion of the proposal anticipates a total floor area of approximately 5,500 square metres (59,200 sq.ft.), representing a floor area ratio (FAR) of 0.45.
- The proposal includes a subdivision to create:
  - a 2,550 square metre (0.63 acre) riparian parcel at 919 – 168 Street adjacent to the proposed private school;
  - a private school parcel at 919 – 168 Street;
  - a single large townhouse parcel, with portions of the parcel "hooked" over the proposed road dedications;
  - a 1.2 hectare (2.9 acre) riparian parcel in the northeast corner of the site, where Fergus Creek is located; and
  - a 0.40 hectare (1.0 acre) park site adjacent to the Fergus Creek riparian area.

#### Proposed CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)", based on the "Assembly Hall 2 Zone (PA-2)" for the proposed private school. The table below outlines the differences between the PA-2 Zone and the proposed CD Zone:

	<b>PA-2 Zone</b>	<b>Proposed CD Zone</b>
Uses	Assembly halls, private schools, child care centres, community services and caretaker units.	Private schools and child care centres as an accessory use, limited to no more than 10% of the floor area on the lot.
Setbacks	7.5 metres (25 ft.) from all property lines, except that the side yard setback can be 3.6 metres (12 ft.).	Front yard (east) – 8.2 metres (27 ft.); Rear yard (west) – 30.0 metres (98 ft.); Side yard (south) – 2.2 metres (7 ft.); and Side yard on flanking street (north) – 7.5 metres (25 ft.)
Principal Building Height	9.0 metres (30 ft.)	12.2 metres (40 ft.)
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	4,000 sq.m. (1.0 acre)

- The CD Zone proposes to limit the uses to a private school, and child care centre as an accessory use that is limited to no more than 10% of the floor area on the lot.
- The CD Zone proposes an increased front yard (east) setback of 8.2 metres (27 ft.) to help comply with the OCP's Farming Protection DP guidelines which prescribes a 37.5 metre (123 ft.) building setback from the Agricultural Land Reserve (ALR) boundary (east side of 168 Street). The CD Zone also proposes an increased rear yard (west) setback of 30.0 metres (98 ft.) as the school building is proposed to be located on the eastern portion of the property.



- The CD Zone proposes a reduced side yard (south) setback of 2.2 metres (7 ft.). This portion of the site will interface with a riparian area that is to be conveyed to the City and immediately south of that is the 8 Avenue/Highway No. 99 interchange. The CD Zone also proposes that the side yard on flanking street (north) setback be maintained at 7.5 metres (25 ft.) which is consistent with the provisions in the PA-2 Zone, to allow for a suitable transition from the public realm to the proposed 3-storey school building.
- The CD Zone proposes a higher principal building height of 12.2 metres (40 ft.), which reflects the applicant's proposal to build a 3-storey private school.

#### Hazard Land Development Permit (Steep Slope)

- A Development Permit (DP) for Hazard Lands is required under the Official Community Plan (OCP) due to the steep slopes in the northeast corner of the site and the southernmost portion of the site. In order to address this requirement, the applicant has submitted a two geotechnical reports from Braun Geotechnical Ltd. The reports conclude that "the land may be used safely for the use intended".
- Staff have reviewed the geotechnical report only to confirm that the Development Permit Area requirements for Steep Slopes identified in the OCP have been considered and are relying on the findings of the applicant's geotechnical engineer as stated in the geotechnical reports. Submission of a peer review of the geotechnical reports prepared by Braun Geotechnical Ltd. is required prior to final adoption.
- The documents associated with the Development Feasibility Study will be included in the finalized Hazard Land Development Permit. Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Development Feasibility Study 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 building plans comply with the recommendations in the approved geotechnical reports.

#### Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the OCP to create a new Sensitive Ecosystem Development Permit Area. The subject site is located within the Sensitive Ecosystem Development Permit Area and also contains the Biodiversity Conservation Strategy (BCS) Hub F and Corridor #34, which are discussed further below in the report.
- An Ecosystem Development Plan was prepared by Pacific Land Resource Group Inc. The Ecosystem Development Plan included a Riparian Areas Regulation (RAR) Assessment, a Pacific Water Shrew Habitat Assessment and Mitigation Strategy, and an Environmental Assessment of Ecological Communities and Wildlife, all prepared by EBB Environmental Consulting Ltd.
- The applicant's proposal complies with the Streamside Setback Area provisions of the Zoning By-law. As part of this, the applicant is proposing to convey approximately 14,398 square metres (3.6 acres) of land for the purposes of riparian protection.

- The applicant is proposing to eliminate a number of Class B watercourses on the subject site with a total proposed stream closure/relocation area of 951 square metres (0.23 acres) and a disturbed habitat area of 13,439 square metres (3.32 acres), for which the applicant is proposing to compensate equivalent amounts in the Fergus Watershed Biodiversity Preserve, which is supported under the Highway 99 Corridor Local Area Plan (LAP). The applicant is proposing compensation in the Fergus Watershed Biodiversity Preserve through the completion of projects identified in the Fergus Watershed Biodiversity Preserve Management Plan.
- The applicant is required to obtain Water Sustainability Act approval from Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) for the proposed watercourse removals, as a condition of Final Reading. If Water Sustainability Act approval is not granted, some revisions to the proposed development will likely be required. The applicant has acknowledged this risk.
- The Ecosystem Development Plan must address the consultant's recommendation in the Pacific Water Shrew Habitat Assessment and Mitigation Strategy that recommends riparian enhancements within the protected riparian area in lieu of the best management practice recommended by the Federal Government of a 100 metre (330 ft.) setback. In addition, the Ecosystem Development Plan must detail how the proposed green lane can be constructed without impacting the RAR-prescribed Streamside Protection and Enhancement Area (SPEA) of Reach 6.
- The finalized Ecosystem Development Plan will be incorporated in the Development Permit.

#### Farm Protection Development Permit

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit for farming protection and conform to specific guidelines, prior to subdivision of the site. The Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection DP guidelines are specified in the OCP. These guidelines are listed in the table below, together with an explanation on how the subject application complies:

<b>Farming Protection DP Guidelines</b>	<b>DP Guideline Requirements</b>	<b>Current Proposal</b>
<b>Restrictive Covenant:</b>	A restrictive covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant is required to register the restrictive covenant on the proposed units within 200 metres (660 ft.) of the ALR boundary.
<b>Building Setback:</b>	Minimum 37.5 metre (123 ft.) setback from the ALR boundary to the buildings.	The applicant has located the proposed townhouse units and private school outside of the 37.5 metre (123 ft.) setback from the ALR boundary.

Farming Protection DP Guidelines	DP Guideline Requirements	Current Proposal
<b>Landscape Buffer:</b>	Minimum 10 metre (33 ft.) wide vegetated landscape buffer along 168 Street.	The applicant is providing a minimum 10 metre (33 ft.) wide landscape buffer along 168 Street that will include a multi-use path.

- The applicant's proposal complies with the OCP's Farming Protection DP guidelines.

#### School Considerations

- To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan area. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine the scope of project, schedule and construction budget. The District is anticipating a project funding approval announcement from the Ministry of Education sometime in early 2018. Once design and construction funding is approved, the project will take 3 years to design and build the school.
- This new school is to provide additional school spaces which are needed in the community as the existing Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.
- In addition to the subject application (which was not built into the School District's enrolment forecast for the Hall's Prairie catchment area), there is another active development application (Development Application No. 7914-0213) located at 0 Avenue and 184 Street which proposes approximately 145 single family lots and is also located within the Hall's Prairie catchment area. Council granted Third Reading to Development Application No. 7914-0213-00 at the Regular Council – Public Hearing meeting of September 11, 2017. This proposed development also was not built into the School District's enrolment forecast for the Hall's Prairie catchment area.
- Given the increased enrolment resulting from the subject application and potentially from Development Application No. 7914-0213-00, as identified in the July 24, 2017 Planning Report, should Development Application No. 7914-0213-00 obtain Metro Vancouver approval, staff will then provide an update to Council on the school capacity situation in the Douglas/Hazelmere area.

#### DESIGN PROPOSAL AND REVIEW FOR TOWNHOUSE PORTION OF SITE

- The applicant is proposing to construct a total of 391 townhouse units located within 85 buildings. All of the units are proposed to have a side-by-side garage parking arrangement, with no tandem type parking proposed.

- The number of dwelling units within each individual building ranges from 2 to 6 units. Of the 391 units that are proposed, all of them are proposed to be three-bedroom plus units. The proposed units range in size from 149 square metres (1,600 sq.ft.) to 199 square metres (2,140 sq.ft.).
- The applicant proposes a total floor area of approximately 72,370 square metres (778,985 sq.ft.), representing a floor area ratio (FAR) of 0.90. The proposed unit density is 50.0 units per hectare (20.3 units per acre). Both the FAR and the unit density comply with the provisions of the RM-30 Zone.
- The site plan reflects an effort to orient as many buildings as possible to be street-facing, to provide an attractive streetscape. In addition, all of the street-fronting units contain active living space on the ground floor which will promote interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the public realm.
- The applicant is proposing a contemporary design utilizing clear lines and articulation along the building face. The buildings are designed to step with the grade, which will help to break up the massing of the buildings.
- The proposed exterior materials include brick (various grey tones), hardie fibre cement board (white, chocolate brown and light brown with wood-grained appearance) and hardie shingles (grey).

### Amenity Space

- The Zoning By-law requires that 1,173 square metres (12,625 sq. ft.) of both indoor and outdoor amenity space be provided, based on the Zoning By-law requirement of 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 1,275 square metre (13,720 sq.ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. The proposed 3-storey indoor amenity building is located centrally on the site. The ground floor contains an exercise room, reception desk and office, washrooms and a function room. The second floor has a library, a games room, a function room and 2 guest suites available for visiting family and friends of strata members to use on a short-term basis. The third floor has 2 function rooms with outdoor patio areas. A rooftop deck with a barbeque area is proposed on the roof.
- The applicant is proposing to provide 2,117 square metres (22,787 sq.ft.) of outdoor amenity space, which exceeds the requirements of the Zoning By-law. A 299 square metre (3,220 sq.ft.) outdoor amenity space is proposed adjacent to the proposed indoor amenity building, which will be centrally located on the site. This area will contain a children's play area with play equipment and also a picnic table with seating.
- A separate 1,349 square metre (14,520 sq.ft.) outdoor amenity space is proposed adjacent to the proposed park site in the northeast corner of the site. This area will contain a walking trail, seating areas and also feature a number of retained trees. The third outdoor amenity area, with an area of approximately 470 square metres (5,060 sq.ft.), is proposed in the northwest portion of the site and is proposed to contain an enclosed dog park.

### Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from the three new roads proposed by the applicant (11 Avenue, 167 Street, and the north-south 12-metre (39-ft.) wide green lane). No direct access to 168 Street is proposed. The proposed north-south 12-metre (39-ft.) wide green lane provides an alternate access to the rear portions Fergus Watershed Biodiversity Preserve which are not accessible via 168 Street.
- Street-fronting units are proposed to have individual pedestrian access to the street. The applicant is proposing a series of paths throughout the site, providing pedestrian connectivity throughout the site and also to adjacent sidewalks and to the new proposed park site in the north east corner of the site.
- To facilitate pedestrian circulation, a walkway is being proposed within the existing 12 Avenue road allowance, which will allow for a looping pedestrian system around the perimeter of the site. 12 Avenue will remain an unconstructed road allowance.
- The applicant is proposing to provide 782 resident parking spaces and 86 visitor parking spaces, which meets the minimum parking requirements of 782 resident parking spaces and 78 visitor parking spaces in accordance with the Zoning By-law.

### Landscaping

- The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. Several entry signs identifying the name of the development are proposed. The signs are 1.5 metres (5 ft.) in height and are finished to coordinate with the materials proposed for the townhouse buildings.
- A 0.9 metre (3 ft.) high transparent wood picket fence with concrete posts at unit entries is proposed along portions of the street frontage. The unit entries feature aluminum gates with steel unit numbers inset into the concrete posts. The fence will be set back from the property line to allow for planting in front of the fence. Decorative paving is proposed at the vehicular entrances and scored concrete paving is proposed for the visitor parking spaces.
- The applicant is proposing a 4 metre (13 ft.) wide landscape buffer along the property line adjacent to Highway No. 99. The buffer will contain a berm, tree and shrub planting, and a 1.8 metre (6 ft.) solid wood fence. In addition, to increase the separation of the units from Highway No. 99, the applicant is also proposing a 1.5 metre (5 ft.) walkway, a 2.6 metre (8.5 ft.) row of parallel parking for visitors and a 6.1 metre (20 ft.) wide drive aisle, providing a total separation of approximately 14.2 metres (47 ft.) from the Highway No. 99 property line to the proposed townhouse units for the large majority of this interface.
- An west-east bioswale is proposed between Buildings 30-36 in the northwest portion of the site. This bioswale will convey the small volumes of water currently moving west-east across the site to Reach 6 near the proposed City park site, which is a tributary to the Fergus Creek.



ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans have been reviewed by staff and while the proposal is generally acceptable, a number of items remain outstanding. The applicant has committed to addressing all of issues prior to final adoption. The following provides a general summary of the issues that remain outstanding:

- Concept grading is to be shown, as established by civil engineering, on the architectural site plan, showing spot elevations along the property line, individual units' entry connection to the sidewalk, slopes/grades of drive aisles, minimum basement elevations and finished floor elevation. Ensure appropriate transitions between buildings and the City sidewalk;
- Elevations of all proposed buildings are to be provided, including streetscapes;
- Provide articulation and architectural detail for end unit elevations facing the street;
- Electrical closets are to be located away from the public realm;
- Provide full elevations for the indoor amenity building;
- Confirmation that the height of the townhouses comply with the maximum height permitted under the RM-30 Zone;
- Provide pedestrian plazas in accordance with the Official Community Plan (OCP) guidelines;
- Ensure fencing for units facing units facing park land to the north is transparent with a maximum height of 1.2 metres (4 ft.); and
- Provide landscaping details for bollard lighting, furniture, play equipment, buffer along Highway No. 99, etc.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for a portion of the subject site. Andrew MacLellan, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for another portion of the subject site. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	212	210	2
Cottonwood	38	35	3

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Ash	1	1	0
Beaked Hazelnut	4	4	0
Bigleaf Maple	3	3	0
Bitter Cherry	6	3	3
Black Locust	1	1	0
Cascara	1	1	0
English Walnut	4	4	0
Hawthorn	10	10	0
Horse Chestnut	3	3	0
Japanese Cherry	1	1	0
Japanese Maple	1	1	0
Lombardy Poplar	6	6	0
Paper Birch	4	4	0
Purple Plum	4	4	0
Silver Birch	1	1	0
Silver Maple	8	8	0
Sitka Willow	1	1	0
Weeping Willow	6	6	0
<b>Coniferous Trees</b>			
Eastern White Cedar	1	1	0
Deodar Cedar	1	1	0
Douglas-fir	58	1	57
Grand Fir	1	1	0
Lawson Cypress	1	1	0
Norway Spruce	1	1	0
Scots Pine	2	0	2
Japanese Cedar	8	8	0
Western Red Cedar	15	14	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>155</b>	<b>92</b>	<b>63</b>
<b>Additional \Estimated Trees in the proposed Riparian Area</b>	<b>307</b>	<b>0</b>	<b>307</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>602</b>	
<b>Total Retained and Replacement Trees</b>		<b>665</b>	

- The Arborist Assessment states that there are a total of 155 protected trees on the site, excluding Alder and Cottonwood trees. Two hundred fifty (250) existing trees, approximately 62% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 63 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional 307 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 429 replacement trees on the site. The applicant is proposing 602 replacement trees, which exceeds City requirements.
- The new trees on the site will consist of a variety of trees including firs, spruce, maples, cherry and dogwood.
- In summary, a total of 665 trees are proposed to be retained or replaced on the site.

#### BIODIVERSITY CONSERVATION STRATEGY

- 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 Hub F and Corridor #34, in the Redwood BCS management area, with a high ecological value.
- The BCS further identifies the GIN area of the subject site as having a High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor and Hub area of approximately 89,770 square metres (22.0 acres) which is 74% of the subject property.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The BCS comments for Hub F are:
  - *Large natural area with important aquatic and riparian habitat for species at risk. Pockets of forest and shrub communities fragmented by old fields. Protected areas, including Fergus Park, are located in this proposed Hub. Protect additional land through acquisition to create larger contiguous natural area. Restore forest communities along creeks. Create wetlands in old fields adjacent to forests.*

The BCS comments for Corridor #34 are:

- *Riparian corridor within proposed Hub F. Supports species at risk. Enhance/expand riparian habitat. Traffic calming and signage for crossings at 16 Avenue and 168 Street.*
- The development proposal conserves 14,398 square metres (3.6 acres) of the subject site which is 12% of the total gross area of subject site, or 16% of the target Corridor and Hub. This conservation 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 75,372 square metres (18.6 acres) would need to be provided for the target Corridor and Hub area. If the full amount of BCS target Hub and Corridor area was provided, it would only leave a 31,911 square metre (7.9 acres) area of the site available for development, which is only 26% of the gross site area. Through conveyance to the City, the City will be receiving 14,398 square metres (3.6 acres) which is 12% of the gross site area.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 8, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the Highway 99 Corridor Local Area Plan (LAP) Plan. The proposed residential land use requires an amendment to the LAP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal includes residential uses and a private school.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant is proposing to use absorbent soils &gt; 300 mm (1 ft.) in depth, cisterns/rain barrels, sediment control devices and permeable pavement.</li> <li>• The applicant is conveying riparian area to the City.</li> <li>• The applicant is retaining 63 trees.</li> <li>• Recycling and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• On-site walkways will be connected to City sidewalks and the 168 Street multi-use pathway.</li> <li>• Pedestrian-specific lighting will be provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Pedestrian pathways will be lit.</li> <li>• The 47 master-on-main units will be adaptable.</li> <li>• Playground equipment and both outdoor and indoor amenity space are proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification to area residents has occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out to area residents. A Public Information Meeting was held, in addition to two applicant-initiated open houses.</li> </ul>

## PRE-NOTIFICATION

Pre-notification letters were sent on June 14, 2016, and a development proposal sign was installed on the subject site on May 24, 2016 and an updated sign was installed on August 29, 2017. Since the initial planning report was presented to Council at the June 27, 2016 Regular Council – Land Use meeting, staff received 11 phone calls and 6 letters/emails regarding the proposal. Most of the respondents were curious about the proposal and had no concerns. A number of respondents indicated various concerns, including the potential impact of the residential development on the adjacent Fergus Watershed Biodiversity Preserve and the impact to overcrowding in local schools.

The applicant held a Public Information (PIM) meeting on July 11, 2017 at the Pacific Inn from 6pm to 8pm. A total of 70 individuals signed in, of which 36 submitted comment sheets. Thirty-four (34) of the comment sheets were supportive of the proposed development. Two (2) comment sheets indicated concerns that the proposed development is too dense, will negatively impact the Fergus Watershed Biodiversity Preserve and will have a detrimental impact on local school capacity.

A neighbouring land owner indicated general support for the proposed development and would like to develop their property in a similar fashion to the subject proposal, with a mixture of townhouse units and employment uses. Another neighbouring landowner, the Province, indicated that they supported the proposed road network, as it allowed access to their two parcels adjacent to Highway No. 99 (942 and 1022 Highway No. 99), should these be sold or developed in the future.

The Little Campbell Watershed Society's (LCWS) and Friends of Semiahmoo Bay Society indicated that they do not support the proposed development. Concerns mentioned include:

- Their understanding that the Fergus Watershed Biodiversity Preserve was to be 42 hectares (104 acres) in area, but with the development of the subject site, it may not be possible to achieve this size. The current size of the Fergus Watershed Biodiversity Preserve is approximately 30 hectares (74 acres);
- The impact of locating a townhouse development with a significant amount of people and pets adjacent to the Fergus Watershed Biodiversity Preserve in terms of impact on sensitive ecosystems; and
- Concerns about the quality and quantity of storm water run-off from the development into the Fergus Creek.

*(The Fergus Watershed Biodiversity Preserve will be fenced off from the subject site to reduce access which could negatively impact the sensitive ecosystems in the Preserve. The City recently purchased the parcels at 16588 and 16631 – 12 Avenue to enlarge the Preserve and is proposing to add some more land to the Preserve. The applicant is proposing a dog park on the subject site, and also a pedestrian path network on the subject site, which will provide pet owners with outdoor areas to walk their pets.*

*The School District indicates that to serve the Douglas and Hazelmere areas growing demand, as part of their 2017/2018 Capital plan submission to the Ministry of Education, they have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas*



*Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. The District is anticipating a project funding approval announcement from the Ministry of Education sometime in early 2018. Once design and construction funding is approved, the project will take 3 years to design and build the school.*

*This new school is to provide additional new school spaces needed in the community as the existing Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.)*

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 167 Street and the green lane to 4.5 metres (15 ft.), except that Buildings 1, 8, 15 and 16 may be further reduced to 3.0 metres (10 ft.);
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 11 Avenue to 4.5 metres (15 ft.);
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 12 Avenue to 5.5 metres (18 ft.);
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 4.5 metres (15 ft.) for the end units of Buildings 61 and 74;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along Highway No.99 to 6.7 metres (22 ft.) for the end unit of Building 21;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.0 metres (16 ft.) for the end unit of Building 16;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 3.0 metres (10 ft.) for the end unit of Building 15;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 5.0 metres (16 ft.) for Building 15;
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.5 metres (18 ft.) for the end unit of Building 6; and
- to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the northerly property line to 4.5 metres (15 ft.) for the end unit of Building 5.

## Staff Comments:

- The proposed 4.5 metre (15 ft.) setback along 11 Avenue, 167 Street and the green lane will bring the units closer to the street which will allow the units to better engage the street and enliven the public realm.
- The proposed 3.0 metre (10 ft.) setback for the end units of 4 buildings along the green lane recognizes the applicant's dedication of a 12 metre (39 ft.) wide green lane that was not shown in the Highway 99 Corridor Local Area Plan (LAP). The applicant is required to ensure these end units are appropriately articulated with sufficient architectural detail, to the satisfaction of the Planning and Development Department, prior to final adoption.
- The proposed 5.5 metre (18 ft.) setback along 12 Avenue interfaces with the unopened 12 Avenue road allowance.
- The proposed setback reduction for the end unit of Building 21 along Highway No.99 to 6.7 metres (22 ft.) is supported due to the large treed area between Building 21 and the highway.
- The proposed 4.5 metre (15 ft.) setback for Buildings 6 and 74 along the southern property is a side yard condition. The rest of the units along the southern property line are set back a maximum of 7.5 metres (25 ft.), which allows for a landscaping buffer between the subject site and the lands to the south.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Site Plan, Subdivision Layout, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Development Variance Permit No. 7916-0118-00
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	LAP Redesignation Map
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET – TOWNHOUSE PORTION

Proposed Zoning: RM-30

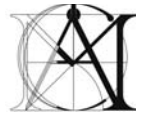
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10.4 ha/25.7 ac
Road Widening area		0.9 ha/ 2.4 ac
Riparian and Park area		1.6 ha/ 3.9 ac
Net Total		7.9 ha/ 19.4 ac
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)	7.5m	See DVP
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		391
Total		
FLOOR AREA: Residential		72,370 sq.m. (778,985 sq.ft.)
FLOOR AREA: Commercial		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		72,370 sq.m. (778,985 sq.ft.)

\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph/ 30 upa	50 uph/ 20 upa
FAR (gross)		
FAR (net)	0.90	0.90
AMENITY SPACE (area in square metres)		
Indoor	1,173 sq.m.	1,275 sq.m.
Outdoor	1,173 sq.m.	2,117 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	782	782
Residential Visitors	78	86
Institutional		
Total Number of Parking Spaces	860	868
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Revision:

REV	YY-MM-DD	DESCRIPTION	OWN	CHK

Consultants

Project Title

**FERGUS CREEK TOWNHOUSE**

168TH STREET & 12TH AVENUE, SURREY, BC

Sheet Title

**PROJECT DATA, LOCATION MAP & DRAWING LIST**

Drawn: Author

Checked: Checker

Scale:

Project Number: **Project Number**

Revision Date: Dwg. No.:

Print Date: 07/10/17

**A001**

# FERGUS CREEK TOWNHOUSE

168TH STREET & 12TH AVENUE, SURREY BC

**PROJECT DATA**

TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS:		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-30		
LOT AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
GROSS TOTAL		104,118.87 SM (10,412 HA) (1,120,698.94 SF) (25,728 A) 9379.55 SM (0.958 HA)
ROAD WIDENING/DEDICATION AREA		(103,110.87 SF) (2,367 A)
ENVIRONMENTAL DEDICATION AREA		11,848.48 SM (1,185 HA)
PARK DEDICATION AREA		(121,527.70 SF) (2,927 A)
NET TOTAL		4,039.14 SM (0.404 HA) (43,475.85 SF) (0.998 A) 78,638.06 SM (7.894 HA) (846,432.49 SF) (19,431 A)
LOT COVERAGE (GROSS)		
LOT COVERAGE (NET)	0.450	
SETBACKS		
LOT #1		
(WESTERN LOT)		
NORTH (12TH AVE)	7.500m (24.606')	4.500m (14.764')
EAST (167TH STREET)	7.500m (24.606')	4.500m (14.764')
EAST (LANE)	7.500m (24.606')	4.500m (14.764')
WEST (HWY 99)	7.500m (24.606')	4.500m (14.764')
SOUTH	7.500m (24.606')	7.500m (24.606') FRONT YARD 4.500m (14.764') SIDE YARD 3.279m (11.764') ELEC CLOSET
LOT #2		
(NORTHEASTERN LOT)		
NORTH (12TH AVE)	7.500m (24.606')	4.500m (14.764')
EAST	7.500m (24.606')	3.000m (9.842') RIPARIAN
WEST (LANE)	7.500m (24.606')	4.500m (14.764')
SOUTH	7.500m (24.606')	3.000m (9.842') RIPARIAN
LOT #3		
(EASTERN LOT)		
NORTH (LANE)	7.500m (24.606')	3.000m (9.842') RIPARIAN
EAST (LANE)	7.500m (24.606')	3.000m (9.842')
WEST (168TH STREET)	7.500m (24.606')	10.565m (34.662') (37,500m A.L.R.)
SOUTH (11TH AVE)	7.500m (24.606')	5.500m (18.044') RIPARIAN 4.500m (14.764')
LOT #4		
(SOUTHERN LOT)		
NORTH (11TH AVE)	7.500m (24.606')	4.500m (14.764')
EAST (168TH STREET)	7.500m (24.606')	10.565m (34.662') (37,500m A.L.R.)
WEST (167TH STREET)	7.500m (24.606')	4.500m (14.764')
SOUTH	7.500m (24.606')	7.500m (24.606') FRONT YARD 4.500m (14.764') SIDE YARD 3.279m (11.764') ELEC CLOSET
BUILDING HEIGHT PRINCIPAL	13.00 M	2 STOREY + BASEMENT 3 STOREY + PENTHOUSE
NUMBER RESIDENTIAL UNITS THREE BEDROOM + TOTAL		391
FLOOR AREA: RESIDENTIAL		
TOTAL BUILDING FLOOR AREA		
DENSITY:		
# UNITS/HA # UNITS/A (GROSS)	74.00 UNITS/HA 30.00 UNITS/A	37.745 UNITS/HA 15.275 UNITS/A
# UNITS/HA # UNITS/A (NET)	74.00 UNITS/HA 30.00 UNITS/A	49.975 UNITS/HA 20.225 UNITS/A
F.A.R. (GROSS)	0.900 (1,008,629.05sf)	0.682 (765,174.97 SF)
F.A.R. (NET)	0.900 (761,789.24sf)	0.904 (765,174.97 SF)
AMENITY SPACE		
INDOOR	3.00 SM/UNIT x 391 UNITS = 1,173.00 SM (12,625.75 SF)	1,275.40sm (13,728sf) (4576sf x 3 FLOORS)
OUTDOOR	3.00 SM/UNIT x 391 UNITS = 1,173.00 SM (12,625.75 SF)	2,117.14sm (22,788.21sf) (14516.89sf+5056.75sf+3214.57sf)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL: 3-BEDROOM		782 STALLS
RESIDENTIAL: VISITORS	2/UNIT x 391 UNITS = 782	86 STALLS (51+35 PARALLEL)
TOTAL:	0.2/UNIT x 391 UNITS = 78	868 STALLS

**DRAWING LIST**

A001	COVER SHEET
A002	BASE PLAN
A003	SITE PLAN
A004	SITE PLAN ENLARGED
A005	SITE PLAN ENLARGED
A006	SITE PLAN ENLARGED
A007	SITE PLAN ENLARGED
A008	SITE SECTIONS
A009	STREETSCAPE 1
A010	STREETSCAPE 2
A011	STREETSCAPE 3
A012	STREETSCAPE 4
A020	MASTER PLAN
MASTER'S ON THE MAIN - UNIT A	
A100	3D VIEWS
A200	BASEMENT FLOOR PLAN
A201	MAIN FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	ROOF PLAN
A300	NORTH & SOUTH ELEVATION
A301	EAST & WEST ELEVATION
MASTER'S ON THE MAIN - UNIT A1	
A111	3D VIEWS
A211	BASEMENT FLOOR PLAN
A212	MAIN FLOOR PLAN
A213	SECOND FLOOR PLAN
A214	ROOF PLAN
A311	NORTH & SOUTH ELEVATION
A312	EAST & WEST ELEVATION
MASTER'S ON THE MAIN - UNIT B	
A121	3D VIEWS
A221	BASEMENT FLOOR PLAN
A222	MAIN FLOOR PLAN
A223	SECOND FLOOR PLAN
A224	ROOF PLAN
A321	NORTH & SOUTH ELEVATION
A322	EAST & WEST ELEVATION
MASTER'S ON THE MAIN - UNIT B1	
B101	3D VIEWS
B201	BASEMENT FLOOR PLAN
B202	MAIN FLOOR PLAN
B203	SECOND FLOOR PLAN
B204	ROOF PLAN
B301	NORTH & SOUTH ELEVATION
B302	EAST & WEST ELEVATION
MASTER'S ON THE MAIN - UNIT B2	
B111	3D VIEWS
B211	BASEMENT FLOOR PLAN
B212	MAIN FLOOR PLAN
B213	SECOND FLOOR PLAN
B214	ROOF PLAN
B311	NORTH & SOUTH ELEVATION
B312	EAST & WEST ELEVATION
MASTER'S ON THE MAIN - UNIT A2	
B121	3D VIEWS
B221	BASEMENT FLOOR PLAN
B222	THIRD & ROOFTOP FLOOR PLAN
B321	ELEVATIONS
MASTER'S ON THE MAIN - UNIT A3	
B131	3D VIEWS
B231	BASEMENT FLOOR PLAN
B232	MAIN FLOOR PLAN
B233	SECOND FLOOR PLAN
B234	ROOF PLAN
B331	NORTH & SOUTH ELEVATION
B332	EAST & WEST ELEVATION
AMENITY BUILDING	
B141	3D VIEWS
B241	MAIN & SECOND FLOOR PLAN
B242	THIRD FLOOR PLAN
B341	SOUTH & EAST ELEVATION

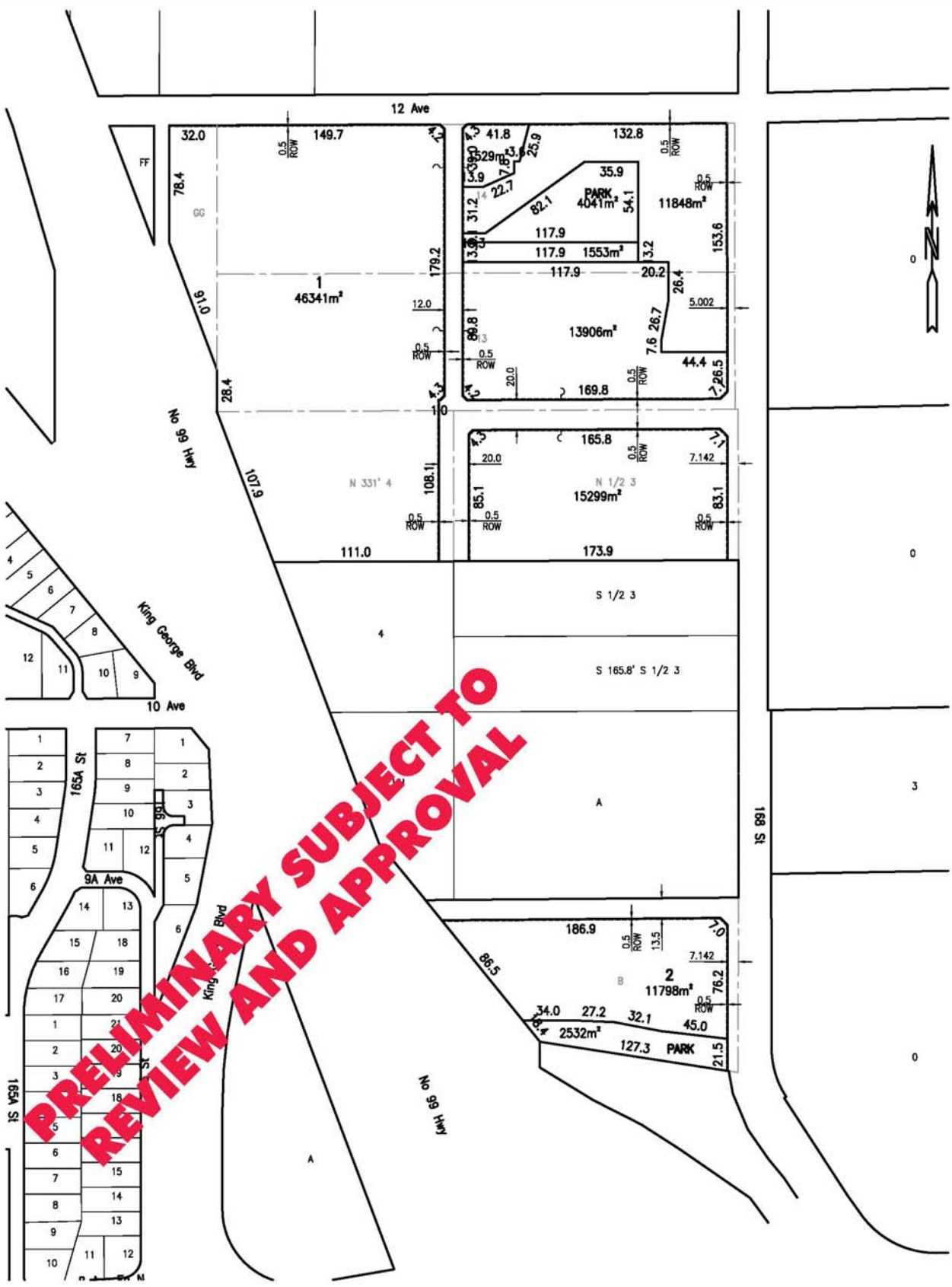
EXECUTIVE UNIT A	
A131	3D VIEWS
A231	MAIN FLOOR PLAN
A232	SECOND FLOOR PLAN
A233	THIRD FLOOR PLAN
A331	NORTH & SOUTH ELEVATION
A332	EAST & WEST ELEVATION
EXECUTIVE UNIT B	
A141	3D VIEWS
A241	MAIN FLOOR PLAN
A242	SECOND FLOOR PLAN
A243	THIRD FLOOR PLAN
A341	NORTH & SOUTH ELEVATION
A342	EAST & WEST ELEVATION
PREMIUM UNITS WITH ROOFTOP DECK - A	
A151	3D VIEWS
A251	MAIN & SECOND FLOOR PLAN
A252	THIRD & ROOFTOP FLOOR PLAN
A351	FRONT & REAR ELEVATION
A352	SIDE ELEVATIONS
PREMIUM UNITS WITH ROOFTOP DECK - A1	
A161	3D VIEWS
A261	MAIN & SECOND FLOOR PLAN
A262	THIRD & ROOFTOP FLOOR PLAN
A361	FRONT & REAR ELEVATION
A362	SIDE ELEVATIONS
PREMIUM UNITS - OPTION A	
A171	3D VIEWS
A271	MAIN & SECOND FLOOR PLAN
A272	THIRD & ROOFTOP FLOOR PLAN
A371	FRONT & REAR ELEVATION
A372	SIDE ELEVATIONS
PREMIUM UNITS - OPTION B	
A181	3D VIEWS
A281	MAIN & SECOND FLOOR PLAN
A282	THIRD & ROOFTOP FLOOR PLAN
A381	FRONT & REAR ELEVATION
A382	SIDE ELEVATIONS

PREMIUM JUNIOR UNITS	
A191	3D VIEWS
A291	MAIN & SECOND FLOOR PLAN
A292	THIRD & ROOFTOP FLOOR PLAN
A391	FRONT & REAR ELEVATION
A392	SIDE ELEVATIONS
N/A	
B100	
B200	
B201	
B300	
B301	
MASTER'S ON THE MAIN - UNIT B2	
B111	3D VIEWS
B211	BASEMENT FLOOR PLAN
B212	MAIN FLOOR PLAN
B213	SECOND FLOOR PLAN
B214	ROOF PLAN
B311	NORTH & SOUTH ELEVATION
B312	EAST & WEST ELEVATION
MASTER'S ON THE MAIN - UNIT A2	
B121	3D VIEWS
B221	BASEMENT FLOOR PLAN
B222	THIRD & ROOFTOP FLOOR PLAN
B321	ELEVATIONS
MASTER'S ON THE MAIN - UNIT A3	
B131	3D VIEWS
B231	BASEMENT FLOOR PLAN
B232	MAIN FLOOR PLAN
B233	SECOND FLOOR PLAN
B234	ROOF PLAN
B331	NORTH & SOUTH ELEVATION
B332	EAST & WEST ELEVATION
AMENITY BUILDING	
B141	3D VIEWS
B241	MAIN & SECOND FLOOR PLAN
B242	THIRD FLOOR PLAN
B341	SOUTH & EAST ELEVATION



LOCATION MAP

G:\Projects\16112\16112\_09-26.dwg [Lot Layout] [1:1] [16112] 9/26/2017 3:20PM



**PRELIMINARY SUBJECT TO  
REVIEW AND APPROVAL**

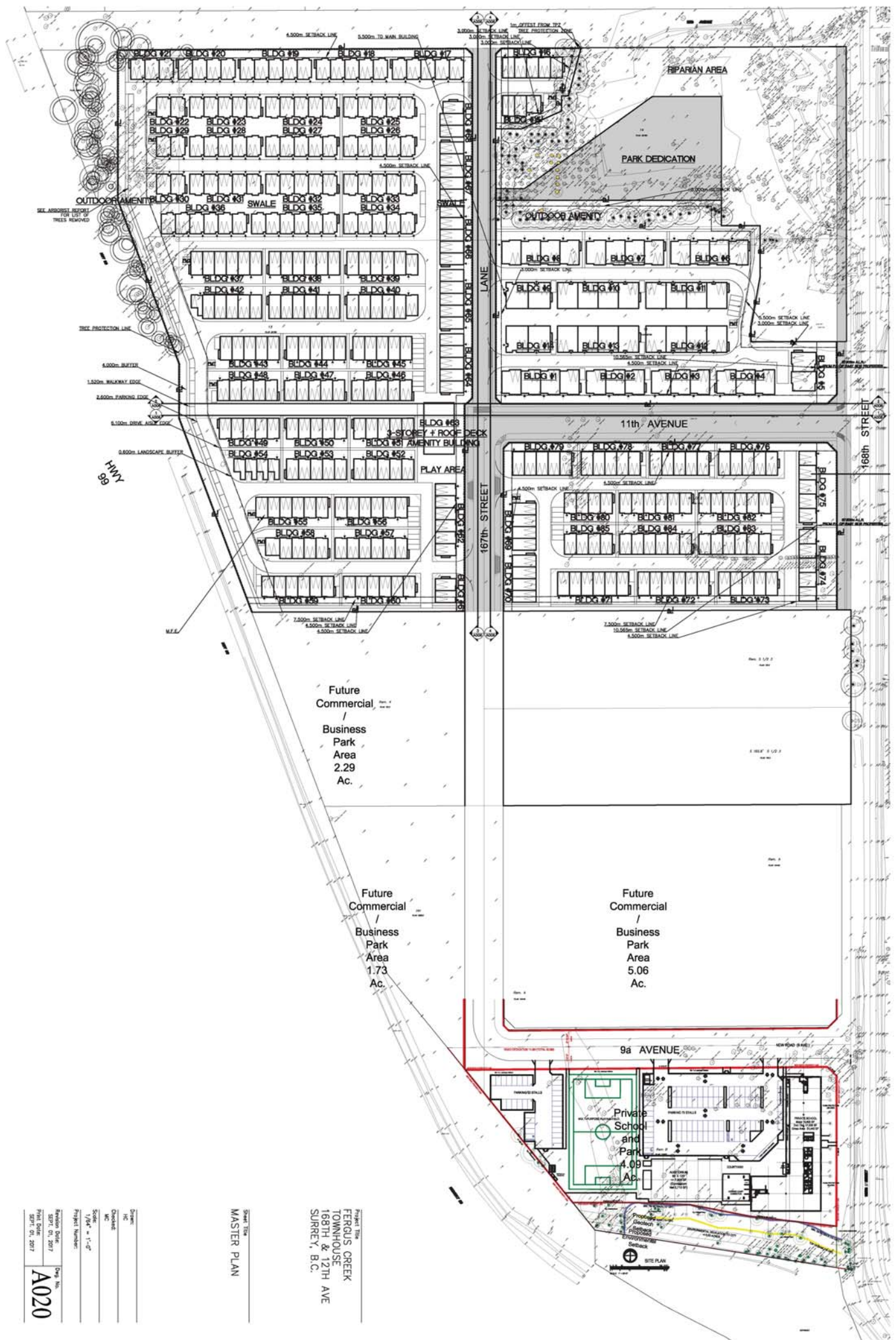
**Hub Engineering Inc.** Member **PACIFIC LAND GROUP**  
Engineering and Development Consultants

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:	FERGUS CREEK HOMES LTD.	PROJECT:	1083,1109, & 1177 - 168 STREET, 1068 HIGHWAY 99, AND 16620 12 AVENUE		
DRAWING TITLE:	LOT LAYOUT				
PROJECT No.	16112	DATE:	SEP 2017	LEGAL:	LOT GG, PL2581, LOT N331.7 4 & LOT N1/2 3, PL 7213, LOTS 13 & 14, PL 26780, SEC 12, TP 1, NWD
				SCALE:	1:2500
				MUNICIPAL PROJECT No:	

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

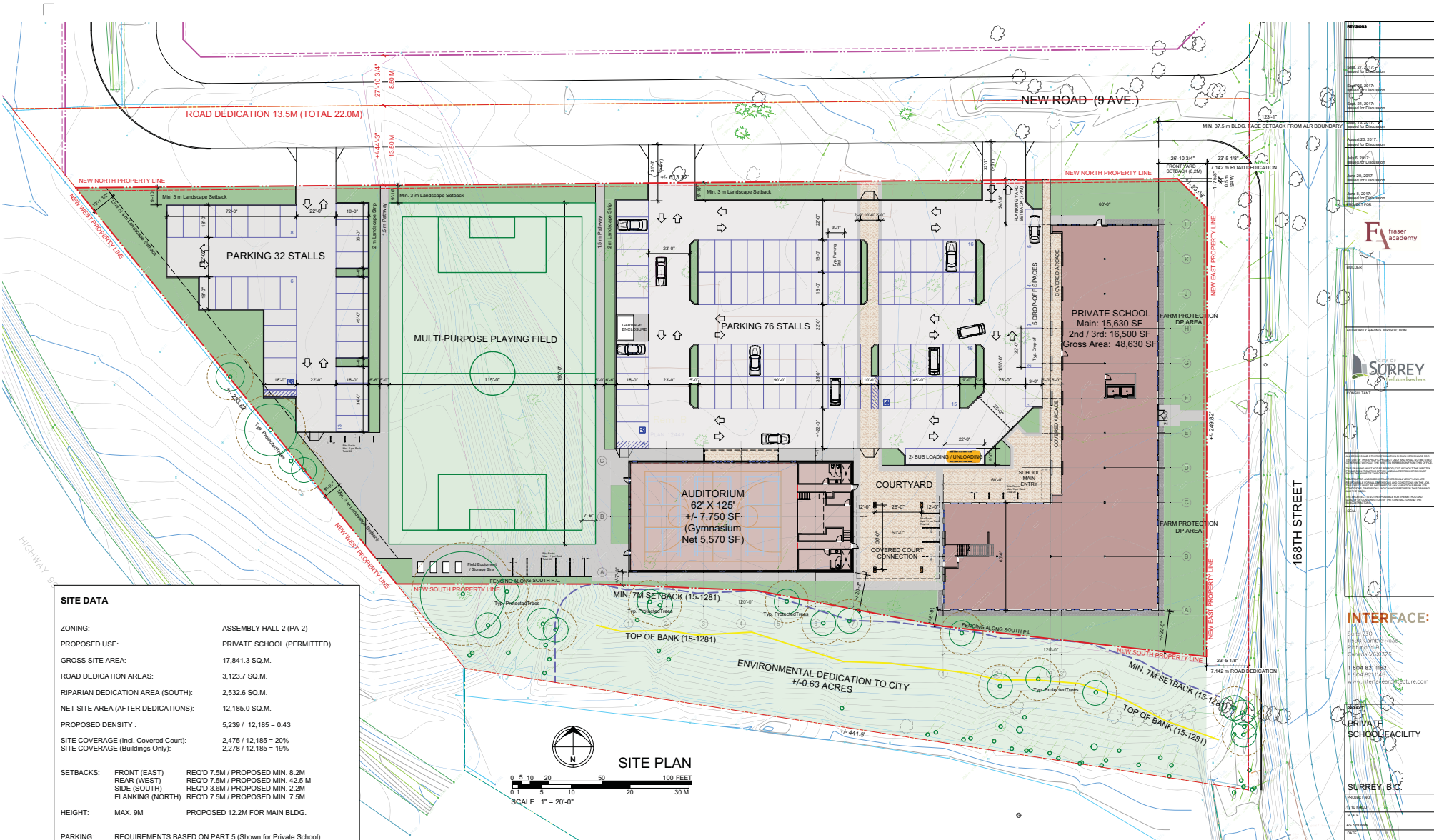




Project Title:  
**FERGUS CREEK  
 TOWNHOUSE**  
 168TH & 12TH AVE  
 SURREY, B.C.

Sheet Title:  
**MASTER PLAN**

Author: [Name]  
 Date: [Date]  
 Scale: 1" = 1'-0"  
 Project Number: [Number]  
**A020**



**SITE DATA**

ZONING:	ASSEMBLY HALL 2 (PA-2)
PROPOSED USE:	PRIVATE SCHOOL (PERMITTED)
GROSS SITE AREA:	17,841.3 SQ.M.
ROAD DEDICATION AREAS:	3,123.7 SQ.M.
RIPARIAN DEDICATION AREA (SOUTH):	2,532.6 SQ.M.
NET SITE AREA (AFTER DEDICATIONS):	12,185.0 SQ.M.
PROPOSED DENSITY:	5.239 / 12,185 = 0.43
SITE COVERAGE (Incl. Covered Court):	2,475 / 12,185 = 20%
SITE COVERAGE (Buildings Only):	2,278 / 12,185 = 19%

SETBACKS:	FRONT (EAST)	REQ'D 7.5M / PROPOSED MIN. 8.2M
	REAR (WEST)	REQ'D 7.5M / PROPOSED MIN. 42.5 M
	SIDE (SOUTH)	REQ'D 3.6M / PROPOSED MIN. 2.2M
	FLANKING (NORTH)	REQ'D 7.5M / PROPOSED MIN. 7.5M

HEIGHT:	MAX. 9M	PROPOSED 12.2M FOR MAIN BLDG.
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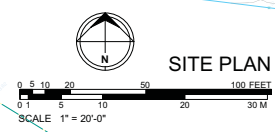
**PARKING:** REQUIREMENTS BASED ON PART 5 (Shown for Private School)  
 Proposed School is 50% Elementary / 50% Secondary  
 Parking Requirements based on School with 25 Classrooms.

<b>PARKING REQ'D &amp; PROVIDED</b> Required for 25 Classrooms: 50 Required for Gymnasium: 57 <b>TOTAL REQUIRED: 107</b>	<b>Provided for 25 Classrooms: 50</b> <b>Provided for Gymnasium: 57</b> <b>TOTAL PROVIDED: 108</b>
---	--

**DROP-OFFS REQ'D & PROVIDED**  
 Required: 9 Drop-off Spaces    Provided: 5 Drop-off Spaces (VARIANCE)

**SCHOOL BUS LOADING / UNLOADING REQ'D & PROVIDED**  
 Required: 2 School Bus Spaces    Provided: 2 School Bus Spaces

**BICYCLE SPACES:** 4 Visitor Bike Spaces x 13 Classrooms = 52 Bike Spaces  
 8 Visitor Bike Spaces x 12 Classrooms = 96 Bike Spaces  
**BIKE SPACES REQUIRED = 148 / PROVIDED = 150**



Public School and Private School		Public School and Private School	
Elementary	1 parking spaces per classroom, plus 9 parking spaces for drop-off, plus 11 parking spaces per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of floor area for associated gymnasium, plus 7 parking spaces for loading/unloading of buses (private schools only)	Elementary	4 visitor bicycle spaces per classroom
Secondary	3 parking spaces per classroom, plus 11 parking spaces per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of floor area for associated gymnasium, plus 7 parking spaces for loading/unloading of buses (public schools and private schools)	Secondary	8 visitor bicycle spaces per classroom

Survey, Site, Improvements and Dedication information shown are derived from Owner provided documents and/or compiled from other sources such as municipal G.I.S. which may not be dated nor verified to be correct. Interface Architecture Inc. can not vouch for the accuracy nor correctness of this information and shall bear no responsibility for any use of this information by anyone.

**REVISIONS**

NOV 27, 2017	Issue for Review
DEC 13, 2017	Issue for Review
JAN 26, 2017	Issue for Review
FEB 20, 2017	Issue for Review
MAR 16, 2017	Issue for Review
APR 10, 2017	Issue for Review
MAY 10, 2017	Issue for Review
JUN 10, 2017	Issue for Review
JUL 10, 2017	Issue for Review
AUG 10, 2017	Issue for Review
SEP 10, 2017	Issue for Review
OCT 10, 2017	Issue for Review
NOV 10, 2017	Issue for Review
DEC 10, 2017	Issue for Review
JAN 10, 2018	Issue for Review
FEB 10, 2018	Issue for Review
MAR 10, 2018	Issue for Review
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SEP 10, 2025	Issue for Review
OCT 10, 2025	Issue for Review
NOV 10, 2025	Issue for Review
DEC 10, 2025	Issue for Review

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Fax: 604 821 1183  
www.interfacearchitecture.com

**PRIVATE SCHOOL FACILITY**

**SURREY, B.C.**

**SITE PLAN**

**DRAWING**

**A 231**





**MATTHEW CHENG ARCHITECT INC.**

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No Date Revision

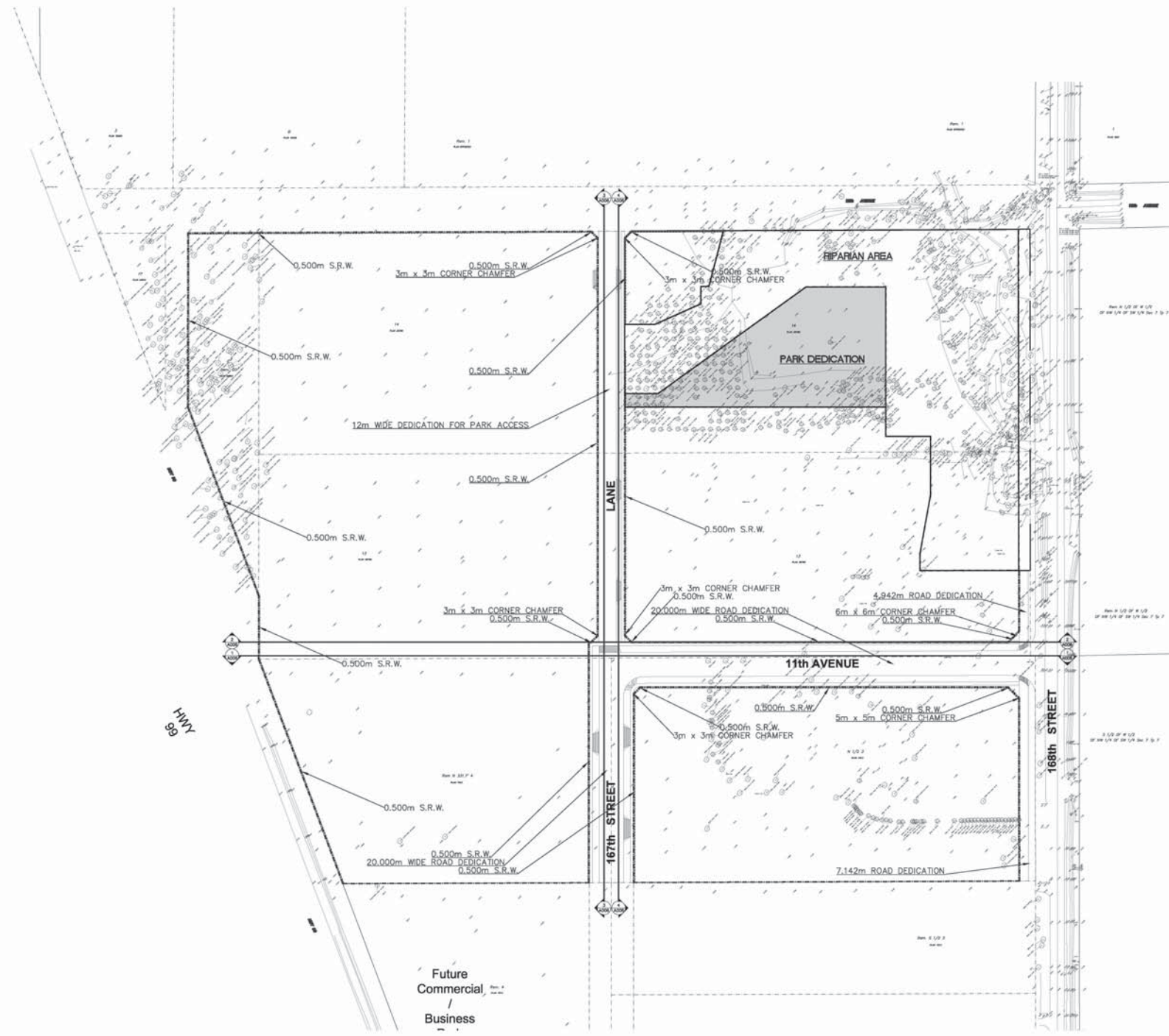
Consultants

Project Title  
**FERGUS CREEK TOWNHOUSE**  
168th & 12th Ave  
SURREY, B.C.

Sheet Title  
**BASE PLAN**

Drawn: MC  
Checked: MC  
Scale: 1/64" = 1'-0"  
Project Number:

Revision Date: SEPT. 01, 2017  
Print Date: SEPT. 01, 2017  
Dwg. No. **A002**



Future  
Commercial  
Business

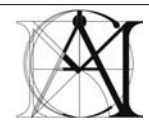
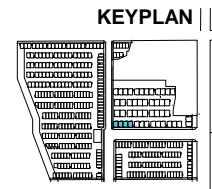
# MASTER'S ON THE MAIN - UNIT A BUILDING 1



PERSPECTIVE : SOUTH VIEW (11TH AVENUE)



PERSPECTIVE : NORTH VIEW



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Revision:

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title

**FERGUS CREEK TOWNHOUSE BUILDING 1**

168TH STREET & 12TH AVENUE, SURREY BC.

Sheet Title

**3D VIEWS**

Drawn: JS

Checked: MC

Scale: As indicated

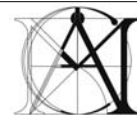
Project Number: 16 S TH 02

Revision Date:

Dwg. No.:

Print Date: 09/06/17

**A100**



**MATTHEW CHENG ARCHITECT INC.**  
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Revision:

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title

**FERGUS CREEK TOWNHOUSE BUILDING 1**

168TH STREET & 12TH AVENUE, SURREY BC.

Sheet Title

**NORTH & SOUTH ELEVATION**

Drawn: JS

Checked: MC

Scale: As indicated

Project Number: 16 S TH 02

Revision Date:

Draw. No.:

Print Date: 03/06/17

**A300**



**MATERIAL FINISHES**

- |   |   |  |
|---|---|--|
| <b>A</b> HARDIE FIBER CEMENT BOARD REVEAL PANEL<br>SMOOTH - PAINTED<br>ARCTIC WHITE | <b>C</b> SAGIPER PVC WALL SIDING - SAGIWALL<br>CHERRY ZEBRAWOOD | <b>E</b> ASPHALT ROOF SHINGLE<br>BLACK |
| <b>B</b> SAGIPER PVC WALL SIDING - SAGIWALL<br>CHOCOLATE BLACKWOOD                  | <b>D</b> ENDICOTT - THIN BRICK<br>GREY SAND                     | <b>F</b> VINYL WINDOW<br>WHITE         |



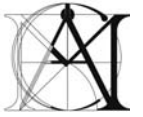
# EXECUTIVE UNITS A BUILDING 20



PERSPECTIVE : NORTH VIEW  
(FUTURE 12TH AVENUE)



PERSPECTIVE : SOUTH VIEW



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Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cel: (604) 649-0669 / Email: matthew@mca.ca

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Revision:

REV	YY-MM-DD	DESCRIPTION	DOWN	CHK

Consultants

Project Title

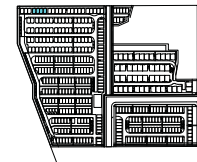
**FERGUS CREEK  
TOWNHOUSE  
BUILDING 20**

168TH STREET & 12TH  
AVENUE, SURREY BC

Sheet Title

**3D VIEWS**

## KEYPLAN



Drawn: JS

Checked: MC

Scale: As indicated

Project Number:  
16 S TH 02

Revision Date:

Dep. No.:

Print Date:  
07/24/17

**A131**





**MATTHEW CHENG ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2H9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cel: (604) 649-0669 / Email: matthew@mca.ca

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Revision:

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title

**FERGUS CREEK TOWNHOUSE BUILDING 20**

168TH STREET & 12TH AVENUE, SURREY BC

Sheet Title

**NORTH & SOUTH ELEVATION**

Drawn: JS

Checked: MC

Scale: As indicated

Project Number:

16 S TH 02

Revision Date:

Dep. No.:

Print Date:

07/24/17

**A331**



**MATERIAL FINISHES**

- A** HARDIE FIBER CEMENT BOARD LAP SIDING  
SMOOTH - PAINTED COBBLESTONE
- B** HARDIE FIBER CEMENT BOARD REVEAL PANEL - PAINTED ARCTIC WHITE
- C** HARDIE FIBER CEMENT BOARD LAP SIDING CEDARMILL - PAINTED GP WOODCRAFT CHEERFUL MORN PINE
- D** HARDIE FIBER CEMENT BOARD LAP SIDING CEDARMILL - PAINTED GP WOODCRAFT SPARROW COLOUR 726
- E** HARDIE FIBER CEMENT BOARD LAP SIDING SMOOTH - PAINTED IRONWOOD
- F** HARDIE FIBER CEMENT SHINGLE SIDING STRAIGHT EDGE - PAINTED BM CHELSEA GRAY HC-168
- G** ASPHALT ROOF SHINGLE  
BLACK
- H** VINYL WINDOW  
BLACK

③ SOUTH ELEVATION  
3/16" = 1'-0"

NORTH ELEVATION - FUTURE 12TH AVENUE  
3/16" = 1'-0"

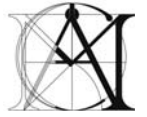
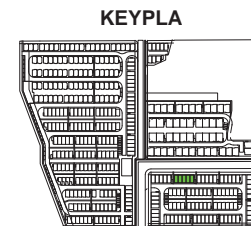
# PREMIUM UNITS WITH ROOFTOP DECK- A BUILDING 78



PERSPECTIVE : NORTH VIEW (11TH AVENUE)



PERSPECTIVE : SOUTH VIEW



**MATTHEW CHENG  
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K0  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
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Revision:

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title

**FERGUS CREEK  
TOWNHOUSE**

168TH STREET & 12TH  
AVENUE, SURREY BC

Sheet Title

**PERSPECTIVES**

Drawn: RK

Checked: MC

Scale: 1" = 300'-0"

Project Number:  
16STH02

Revision Date:      Dwg. No.:

Print Date:  
09/27/2017

**A151**



**MATTHEW CHENG ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K0  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cel: (604) 649-0669 / Email: matthew@mcaci.ca

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Revision:

REV | YY-MM-DD | DESCRIPTION | DRAWN | CHK

Consultants

Project Title

**FERGUS CREEK TOWNHOUSE**

168TH STREET & 12TH AVENUE, SURREY BC

Sheet Title

**NORTH & SOUTH ELEVATIONS**

Drawn: RK

Checked: MC

Scale: As indicated

Project Number:

16STH02

Revision Date:

09/27/2017

Dwg. No.:

A351



**MATERIAL**

- |   |   |  |  |
|---|---|--|--|
| <b>A</b> HARDIE FIBER CEMENT BOARD REVEAL PANEL SMOOTH - PAINTED NAVAJO BEIGE | <b>C</b> HARDIE FIBER CEMENT BOARD LAP SIDING CEDARMILL - PAINTED GP WOODCRAFT CHEERFUL MORN PINE | <b>E</b> BRICK - LIGHT GREY BLEND  | <b>F</b> HARDIE FIBER CEMENT BOARD REVEAL PANEL SMOOTH-PAINTED WOODSTOCK BROWN |
| <b>B</b> HARDIE FIBER CEMENT BOARD REVEAL PANEL SMOOTH - PAINTED ARCTIC WHITE | <b>D</b> HARDIE FIBER CEMENT BOARD REVEAL PANEL SMOOTH-PAINTED IRON GRAY                          | <b>F</b> HARDIE FIBER CEMENT BOARD REVEAL PANEL SMOOTH-PAINTED WOODSTOCK BROWN | <b>E</b> ASPHALT ROOF SHINGLE BLACK  |



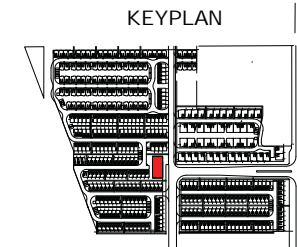
# AMENITY BUILDING



PERSPECTIVE : SOUTH EAST VIEW  
(167TH AVENUE)



PERSPECTIVE : EAST VIEW



**MATTHEW CHENG ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6S 2K9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
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Revision:

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
Consultants				

Project Title  
**FERGUS CREEK TOWNHOUSE**

168TH STREET & 12TH AVENUE, SURREY BC.

Sheet Title  
**3D VIEWS**

Drawn: Author

Checked: Checker

Scale: 1" = 300'-0"

Project Number:  
16 S TH 02

Revision Date:      Desg. No.:

Print Date:  
05/11/17

**B141**

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#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

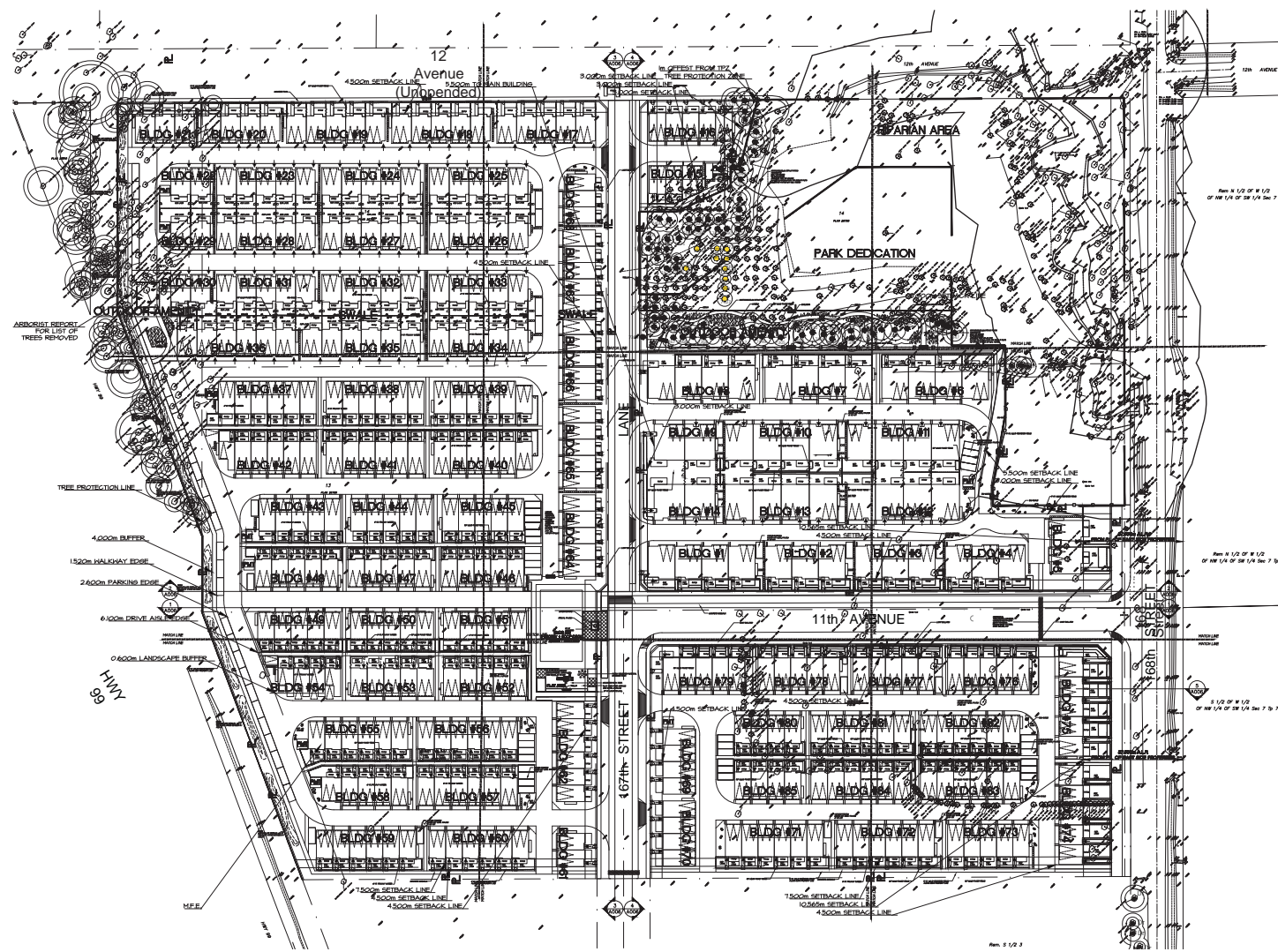


NO.	DATE	REVISION DESCRIPTION	DR.
1	SEPT 21 2011	REV. AS PER CITY COMMENTS	DY
2	SEPT 25 2011	REV. AS PER CITY COMMENTS	DY
3	SEPT 25 2011	REV. AS PER CITY COMMENTS	DY
4	SEPT 25 2011	REV. AS PER NEW SITE PLAN	DY
5	SEP 26 2011	REV. AS PER NEW SITE AND ARS PLAN	DY
7	11 AUG 11	REV. AS PER NEW ARS SITE PLAN	DY
		PRELIMINARY DESIGN	CL

PROJECT:  
**398 UNIT TOWNHOUSE DEVELOPMENT**  
 168th St + 12 Ave  
 SURREY B.C.

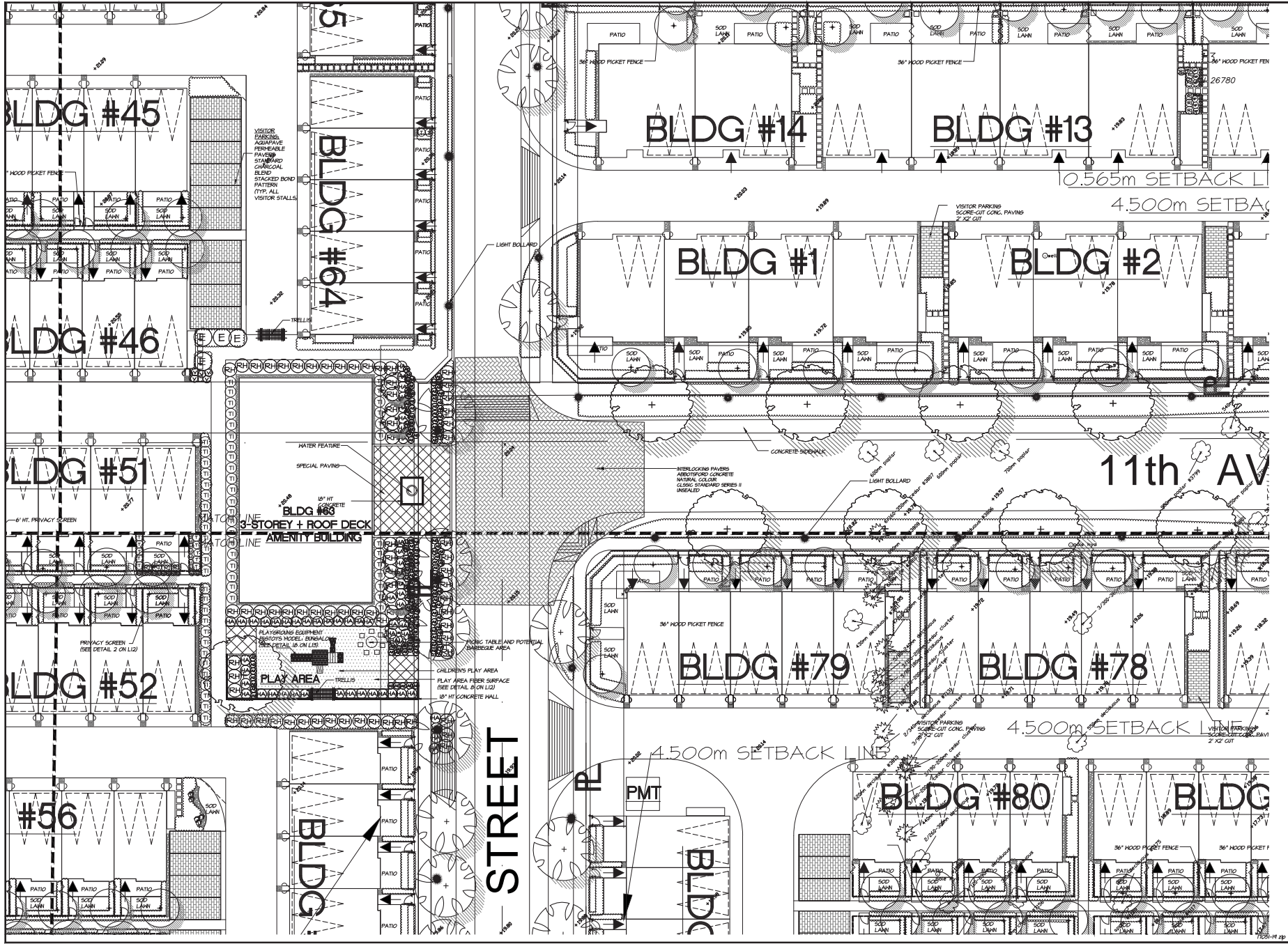
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: AUG 2 2011	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L1</b>
DRAWN: DY	<b>OF 14</b>
DESIGN: CL	
CHK'D:	
M2LA PROJECT NUMBER: 17-001	



- SHEET LIST**
- L1 KEY PLAN
  - L2 SHRUB PLAN (NORTHWEST)
  - L3 SHRUB PLAN (MIDDLEWEST)
  - L4 SHRUB PLAN (SOUTHWEST)
  - L5 SHRUB PLAN (MIDNORTH)
  - L6 SHRUB PLAN (MIDDLE)
  - L7 SHRUB PLAN (SOUTH)
  - L8 SHRUB PLAN (NORTHEAST)
  - L9 SHRUB PLAN (SOUTHEAST)
  - L10 AMENITY PLAN
  - L11 SCHOOL PLAN
  - L12 LANDSCAPE DETAILS
  - L13 LANDSCAPE DETAILS
  - L14 LANDSCAPE SPECIFICATIONS





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 Fax: 604.553.0045  
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NO.	DATE	REVISION DESCRIPTION	DR.
1	SEPT 21 2017	REV. AS PER CITY COMMENTS	DY
2	SEPT 25 2017	REV. AS PER CITY COMMENTS	DY
3	SEPT 25 2017	REV. AS PER CITY COMMENTS	DY
4	SEPT 25 2017	REV. AS PER NEW SITE PLAN	DY
5	SEP 26 2017	REV. AS PER NEW SITE AND ABB PLAN	DY
7	17 JAN 18	REV. AS PER NEW ABB SITE PLAN	DY
8	17 JAN 18	PRELIMINARY DESIGN	CL

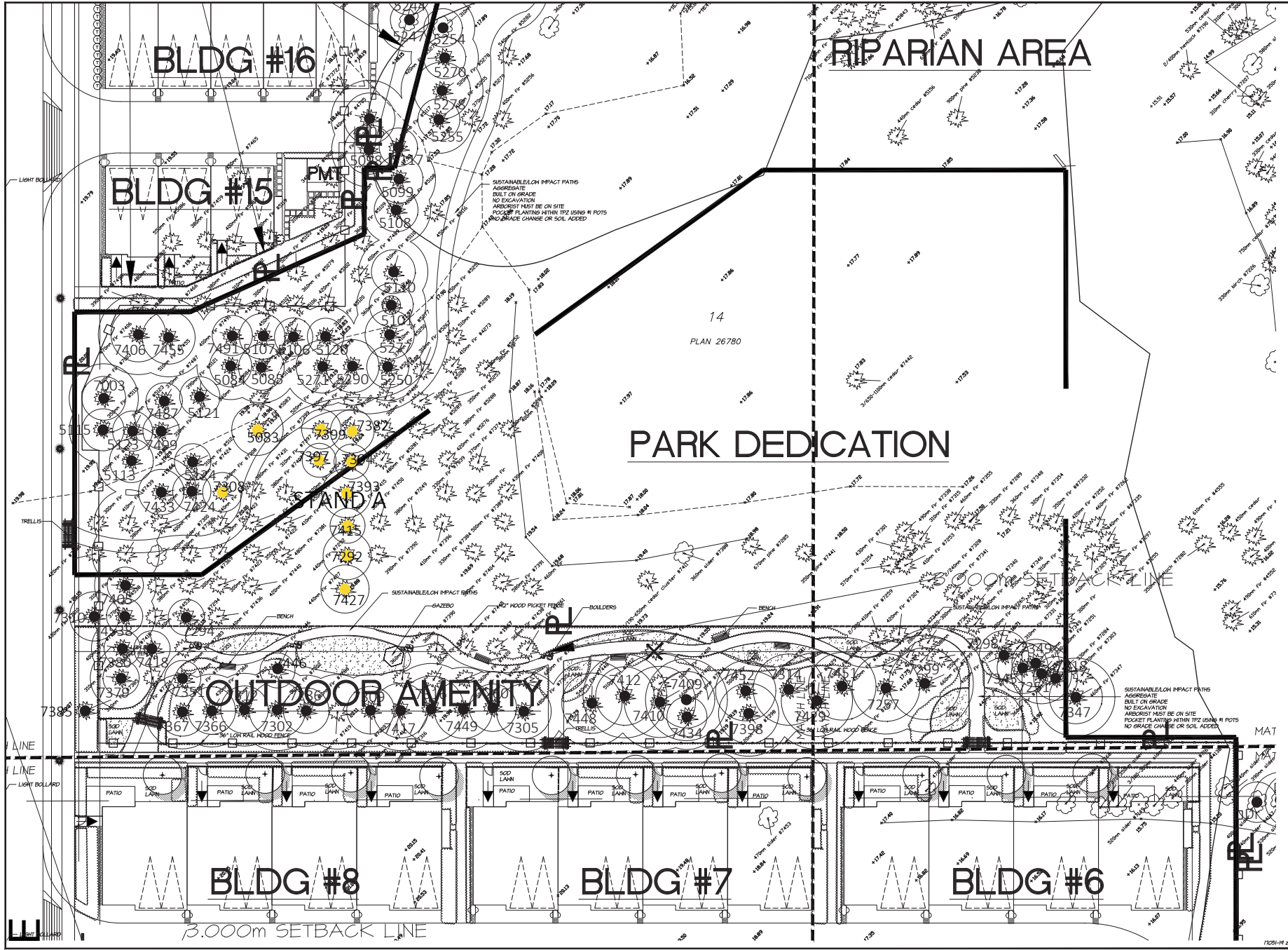
PROJECT:  
**398 UNIT TOWNHOUSE DEVELOPMENT**  
 188th St + 12 Ave  
 SURREY B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN  
 SOUTHWEST**

DATE: AUG 2 2017 DRAWING NUMBER:  
 SCALE: 1/8"=1'-0"  
 DRAWN: DY  
 DESIGN: CL  
 CHK'D:  
 M2LA PROJECT NUMBER: 17-001

**L6**

OF 14



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NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:  
**398 UNIT TOWNHOUSE DEVELOPMENT**  
 188th St + 12 Ave  
 SURREY B.C.

DRAWING TITLE:  
**AMENITY PLAN**

DATE: AUG 2 2017 DRAWING NUMBER:  
 SCALE: 1/8"=1'-0" **L 10**  
 DRAWN: DY  
 DESIGN: CL OF 14  
 CHK'D:  
 M2LA PROJECT NUMBER: 17-001

17-001-10



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

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

DATE: **September 27, 2017**

PROJECT FILE: **7816-0118-00**

RE: **Engineering Requirements  
Location: 919/1083/1109/1177 - 168 Street, 1068 Highway No.99, 16620 - 12 Avenue**

### REZONE/SUBDIVISION

#### *Property and Statutory Rights-of-Way (SRW) Requirements*

- 168 Street: dedicate 7.142 metres for ultimate 17.2 metre road allowance from centre line and 5.0 by 5.0 metre corner cut truncations at 9A and 11 Avenues. Confirm SRW need for ultimate drainage infrastructure at Fergus Creek
- 9A Avenue: dedicate 13.5 metres from centre line and 5.0 by 5.0 metre corner cut truncation at 168 Street, register 0.5 metre SRW along property line
- 167 Street: dedicate 20 metres and 3.0 by 3.0 metre corner cut truncation at 11 Avenue, register 0.5 metre SRW along both property lines
- 11 Avenue: dedicate 20.0 metres and 3.0 by 3.0 metre corner cut truncation at 167 Street, 5.0 by 5.0 metre corner cut truncation at 168 Street, and register 0.5 metre SRW along both property lines
- Green Lane: dedicate 12.0 metres for green lane allowance and 3.0 by 3.0 metre corner cut truncation at 11 Avenue, register 0.5 metre SRW along both property lines
- 12 Avenue: complete review for consolidation of adjacent surplus road allowance and provincial lands into the site

#### *Works and Services*

- complete Traffic Impact Analysis and construct servicing defined from Analysis
- construct multi-use pathway, traffic signals at 9A and 11 Avenues at 168 Street
- build 9A and 11 Avenues, 167 Street to local road standard
- construct Green Lane north of 11 Avenue
- confirm the development concept and servicing needs for the lands on the north side of 12 Avenue adjacent to the site, and provide any servicing necessary
- complete hydrogeological/environmental analysis for Fergus Creek, addressing Habitat Preservation Area, creek protection, development mitigation requirements
- construct drainage servicing for the site frontages and internal roadways, providing onsite stormwater detention and sustainable drainage features
- extend water main for site frontages and internal roadways, install pressure reducing valve features at 14 Avenue
- build gravity sanitary sewer for site frontages and internal roadways, community sanitary pump station at southerly area of the site, forcemain to Fergus Creek Pump Station (FCPS), and review FCPS capacity with completion of any upgrade requirements

A Servicing Agreement is required prior to Rezone/Subdivision.

NOTE: Detailed Land Development Engineering Review available on file

**DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT**

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

**OCP AMENDMENT / PARTIAL LAP AMENDMENT**

There are no engineering requirements relative to the OCP/ Partial LAP Amendments. Note that DCC rates for land uses not covered in the current Area Specific DCC schedule for the Hwy 99 LAP will be based on City wide DCC rates, specifically RM30.



Rémi Dubé, P.Eng.  
Development Services Manager

KMH



September-21-17  
 Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 7916 0118 00

### SUMMARY

The proposed 398 townhouse units are estimated to have the following impact on the following schools:

#### Projected # of students for this development:

Elementary Students:	80
Secondary Students:	40

#### September 2018 Enrolment/School Capacity

<b>Hall's Prairie Elementary</b>	
Enrolment (K/1-7):	33 K + 106
Capacity (K/1-7):	20 K + 100
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Maximum Operating Capacity*(8-12):	1620

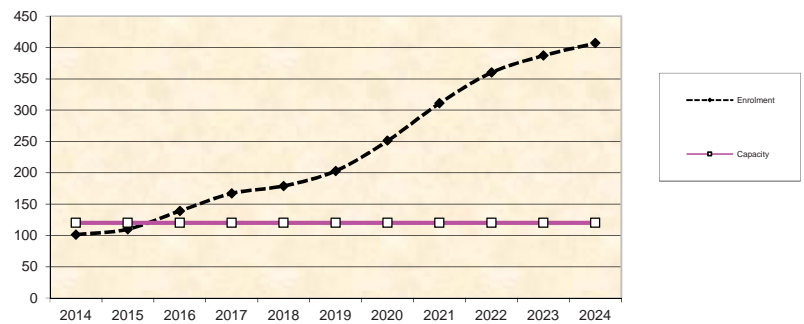
### School Enrolment Projections and Planning Update:

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

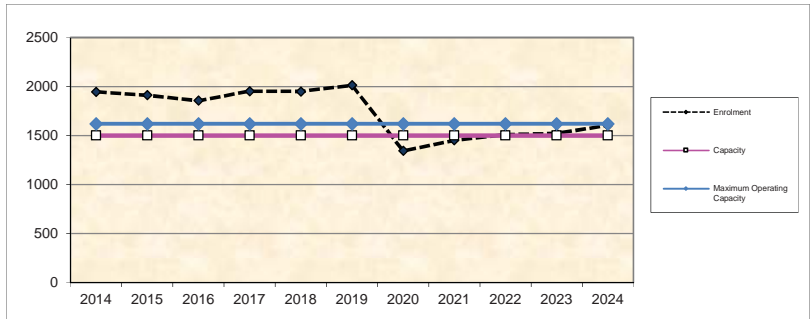
Hall's Prairie is currently over capacity. Much of the in-catchment student population attends other nearby neighbourhood schools as cross boundary students. As the existing site for Hall's Prairie is not large enough to accommodate a significant addition, the 2018/19 Capital Plan submission, prepared by School District No. 36 (Surrey), is requesting a new elementary school to be built in the Douglas Area which will relieve the pressure at Hall's Prairie. The District is anticipating a project funding approval announcement from the Ministry of Education sometime in early 2018.

Earl Marriott Secondary also exceeds its capacity. A new Grandview Area Secondary School is currently in the design stage and is targeted to be open in the Fall 2020. The new secondary school will relieve the enrollment demand on Earl Marriott. Please note in the graph below that once new Grandview Area Secondary school is open, Earl Marriott is projected to operate just below or at built capacity of the school.

Hall's Prairie Elementary



Earl Marriott Secondary



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students..  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0118-00

Issued To:

(the Owner)

Address of Owner:      Address line 1  
                                    Address line 2

Issued To:

(the Owner)

Address of Owner:      Address line 1  
                                    Address line 2

Issued To:

(the Owner)

Address of Owner:      Address line 1  
                                    Address line 2

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: 011-127-937  
North Half Lot 3 Section 12 Township 1 New Westminster District Plan 7213  
1083 - 168 Street

Parcel Identifier: 011-127-945  
North 331.70 Feet Lot 4, Except: Part On SRW Plan 25810 Section 12 Township 1  
New Westminster District Plan 7213  
1068 Highway No. 99

Parcel Identifier: 010-148-655  
Lot 13 Section 12 Township 1 New Westminster District Plan 26780  
1109 - 168 Street

Parcel Identifier: 008-866-350  
Lot 14 Section 12 Township 1 New Westminster District Plan 26780  
1177 - 168 Street

Parcel Identifier: 002-103-630  
Lot "B" Except: Part Shown on Highway Plan 25810 Section 12 Township 1  
New Westminster District Plan 12449  
919 - 168 Street

Parcel Identifier: 008-823-936  
Lot "GG" Except Part Dedicated Road on Plan BCP16160 Section 12 Township 1  
New Westminster District Plan 25810  
16620 12 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) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 167 Street and the green lane to 4.5 metres (15 ft.), except that Buildings 1, 8, 15 and 16 may be further reduced to 3.0 metres (10 ft.);
- (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 11 Avenue to 4.5 metres (15 ft.);
- (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 12 Avenue to 5.5 metres (18 ft.);
- (d) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 4.5 metres (15 ft.) for the end units of Buildings 61 and 74;
- (e) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along Highway No.99 to 6.7 metres (22 ft.) for the end unit of Building 21;
- (f) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.0 metres (16 ft.) for the end unit of Building 16;

- (g) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 3.0 metres (10 ft.) for the end unit of Building 15;
  - (h) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 5.0 metres (16 ft.) for Building 15;
  - (i) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.5 metres (18 ft.) for the end unit of Building 6; and
  - (j) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the northerly property line to 4.5 metres (15 ft.) for the end unit of Building 5.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7916-0118-00 (A) (the "Drawing") which is attached hereto and form part of this development variance permit.
  6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  10. 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 – Linda Hepner

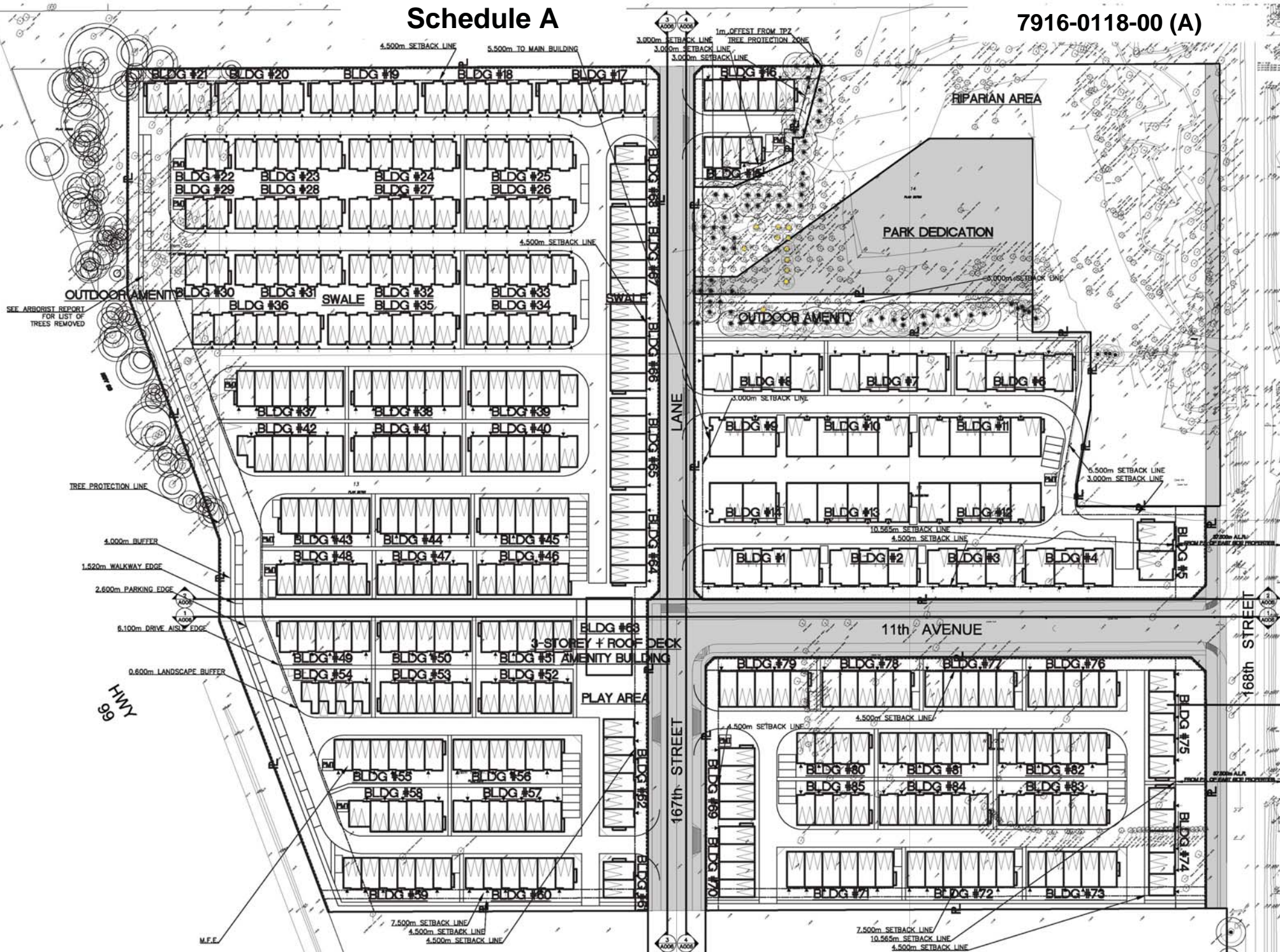
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City Clerk – Jane Sullivan



# Schedule A

7916-0118-00 (A)

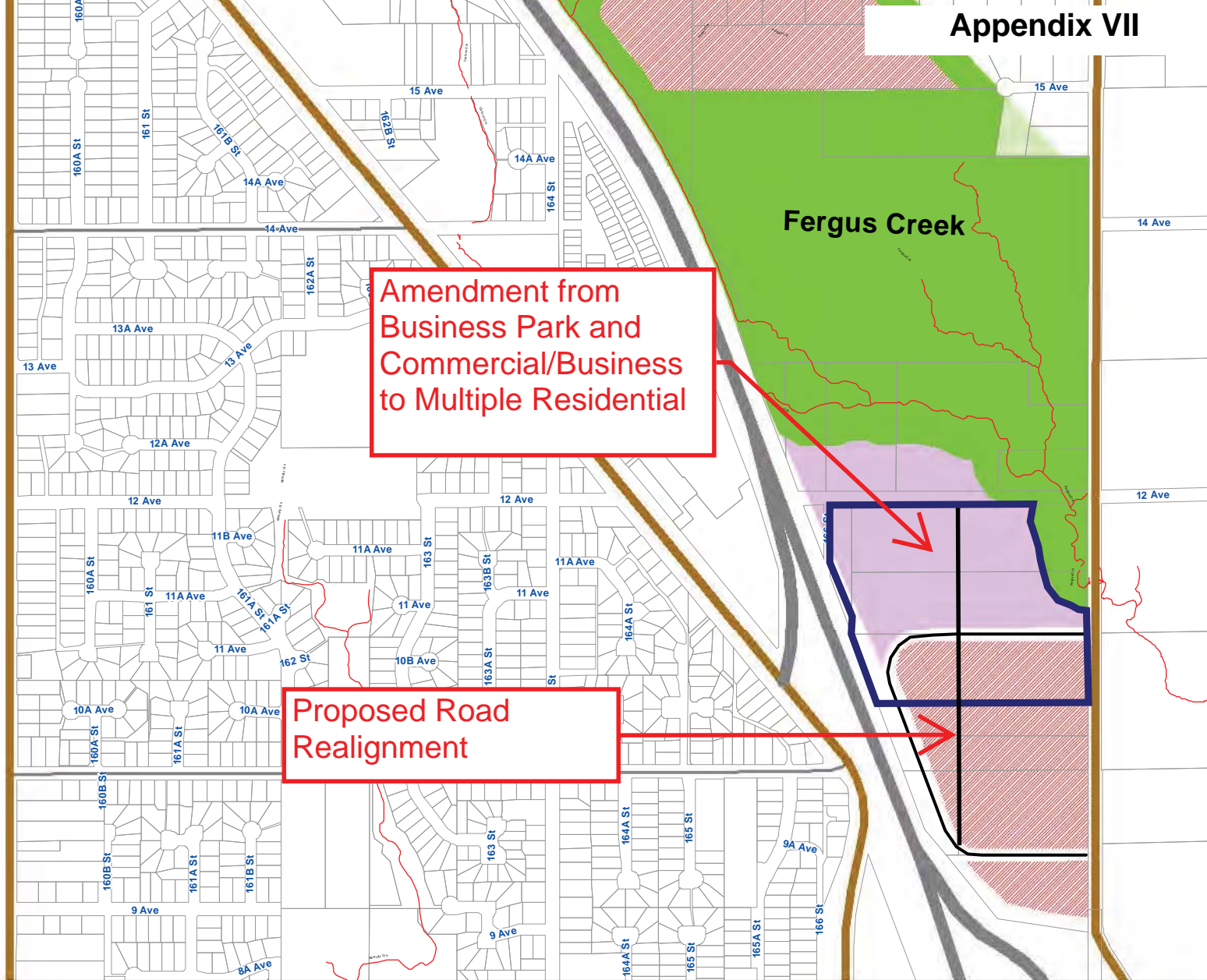




## 7916-0118-00













On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	406
<b>Protected Trees to be Removed</b>	338
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	68
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 245 X one (1) = 245 - All other Trees Requiring 2 to 1 Replacement Ratio 93 X two (2) = 186	431
<b>Replacement Trees Proposed</b>	602
<b>Replacement Trees in Deficit</b>	-171
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	307
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	2
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	3
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

Sept.28/17

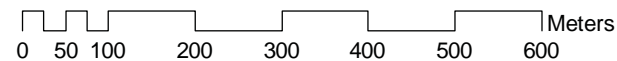


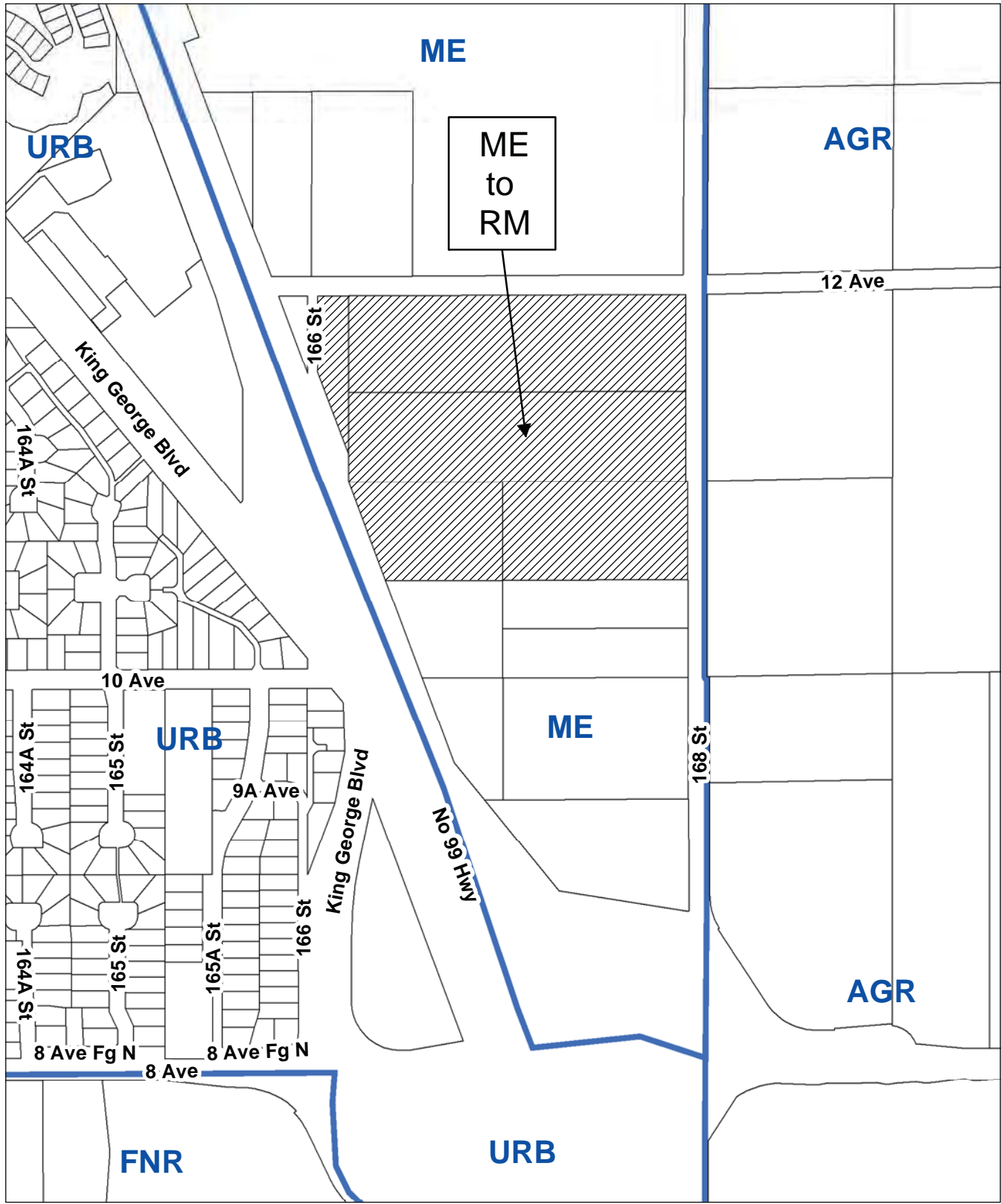
Amendment from Business Park and Commercial/Business to Multiple Residential

Proposed Road Realignment

-  MIXED COMMERCIAL RESIDENTIAL LAND USES
-  COMMERCIAL
-  COMMERCIAL/BUSINESS PARK
-  BUSINESS PARK
-  BUSINESS PARK LIGHT INDUSTRIAL
-  BUFFERS
-  HABITAT PRESERVATION AREA
-  CREEKS (CLASS A FISH BEARING)
-  HIGHWAYS
-  ARTERIAL ROADS
-  COLLECTOR ROADS
-  PROPOSED ROADS

Highway 99 Corridor LAP





### OCP Amendment 7916-0118-00

Proposed amendment from Mixed Employment to Multiple Residential



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-103-630

Lot "B" Except: Part Shown on Highway Plan 25810, Section 12 Township 1 New Westminster District Plan 12449

919 - 168 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *private school* and *child care centre*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Private schools.*
- 2. *Accessory use, limited to a child care centre, provided that the child care centre does not exceed a total floor area greater than 10% of the gross floor area on the lot.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 0.10. The maximum *floor area ratio* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 0.50.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard (east)</i>	<i>Rear Yard (west)</i>	<i>Side Yard (south)</i>	<i>Side Yard on Flanking Street (north)</i>
<i>Principal Buildings</i>		8.2 m.	30.0 m.	2.2 m.	7.5 m.
<i>Accessory Buildings and Structures</i>		[27 ft.]	[98 ft.]	[7 ft.]	[25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 12.2 metres [40 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.0 metres [13 ft.].

**H. Off-Street Parking**

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. No off-street parking shall be permitted within the *front yard setback* or the *side yard setback* along a *flanking street*.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along all *lot lines* of the developed portion of the *lot*, a 3 metre [10 ft.] wide landscaped strip shall be provided, consisting of hedges, ground cover or a decorative fence or a combination thereof.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

**J. Special Regulations**

*Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq.m. [1 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the PA-2 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2017, No. 19017, as may be amended or replaced from time to time, and the development cost charges shall be based on the PA-2 Zone.
10. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.



3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

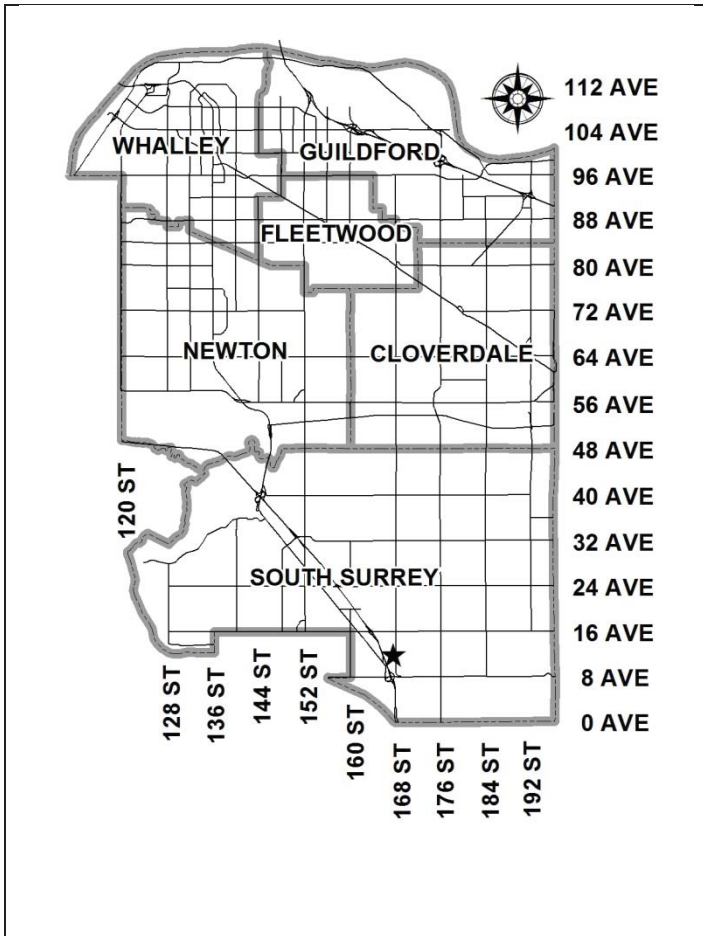
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0118-00

Planning Report Date: June 27, 2016



**PROPOSAL:**

- **OCP Amendment** from Mixed Employment to Multiple Residential
- **Rezoning** from RA to CD (based on RM-30) to permit a future townhouse development.

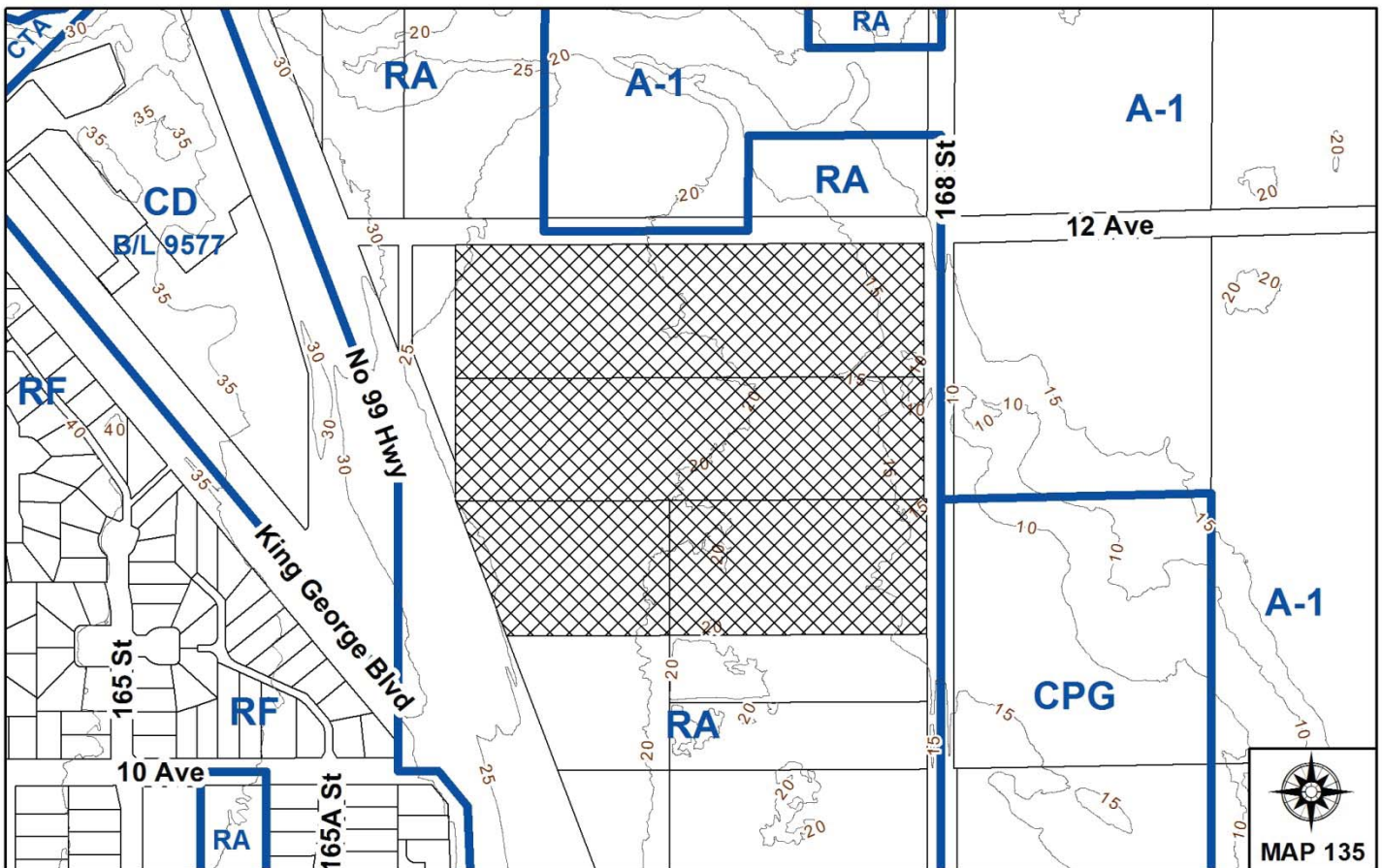
**LOCATION:** 1083, 1109, 1177 - 168 Street & 1068 No. 99 Highway

**OWNER:** o854559 BC Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park, Commercial/Business Park, and Habitat Preservation Area



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that the proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the Official Community Plan (OCP) and the Highway 99 Corridor Local Area Plan (LAP).

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies, plans and practices.

### RATIONALE OF RECOMMENDATION

- Does not comply with the site's OCP designation or with the site's Highway 99 Corridor LAP designation.
- The proposed development is a significant departure from existing City plans, policies and practices and will result in a reduction in the supply of employment lands in the City. This does not support Surrey's goal of achieving a higher job to resident ratio.
- There are ample opportunities for residential development in more appropriate areas of South Surrey, including in Grandview Heights and Douglas. Conversely, the supply of employment lands is limited, as highlighted in Metro Vancouver's *2015 Industrial Land Inventory* report. Protecting the supply of employment lands in Surrey is important to meet current and future needs of the local and regional economy.
- The proposed development, if approved, could put pressure on other Mixed Employment or Industrial lands in Surrey to be converted to residential uses, including other lands located in the Highway 99 Corridor LAP area.

RECOMMENDATION

The Planning & Development Department recommends that development application no. 7916-0118-00 be referred back to the applicant to consider major revisions to the proposal that are consistent with the Official Community Plan (OCP) and the Highway 99 Corridor Local Area Plan (LAP).

If, however, Council feels that there is merit to the application, Council may direct staff to work with the applicant to review the proposed townhouse project in detail (i.e. site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection), and once all issues are resolved, bring the project back to Council for consideration.

REFERRALS

Engineering:	The Engineering Department has not completed a detailed review of the proposal yet but does not anticipate significant issues that cannot be resolved. If the application proceeds to the detailed planning stage, detailed Engineering Comments will be provided to ensure necessary infrastructure is provided to service the site, including an updated road network.
School District:	The school district is under extreme enrolment pressure in parts of South Surrey and would not be supportive of the proposed shift from Mixed Employment to Multiple Residential. If the City wishes to entertain additional residential development within the Highway 99 Corridor Local Area Plan, the School District's preferred approach would be a comprehensive review of the entire plan area with updated residential projections to inform school capital planning.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision for this portion of the Highway 99 Corridor Local Area Plan. If residential development is supported in this location, provision of an active, public park in addition to riparian area and Biodiversity Conservation Area protection will be required.  Parks notes this proposal is adjacent to Fergus Watershed Biodiversity Preserve for which there is a Council adopted management plan. The application must adhere to the management plan's objectives.
Department of Fisheries and Oceans (DFO):	If the application proceeds to the detailed planning stage, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian issues.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted.

Surrey Fire Department: If the application proceeds to the detailed planning stage, detailed Fire Department Comments will be provided.

Agricultural and Food Security Advisory Committee (AFSAC): If the application proceeds to the detailed planning stage, the proposal will be presented to AFSAC for review and comment.

### SITE CHARACTERISTICS

Existing Land Use: Large vacant parcels.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 12 Avenue [unopened]):	Fergus Watershed Biodiversity Preserve, and two vacant lots.	Mixed Employment/ Business Park and Habitat Preservation Area	A-1 and RA
East (Across 168 Street):	Golf course and single family dwelling.	Agricultural	CPG and A-1
South:	Single family dwelling and a vacant lot.	Mixed Employment/ Commercial/Business Park	RA
West (North Portion/ Adjacent):	Vacant lot.	Mixed Employment/ Business Park	RA
West (South Portion/ Across Highway No. 99):	Hotel.	Urban/ Tourist Commercial (King George Highway Corridor LAP)	CD (By-law No. 9577)

### DEVELOPMENT CONSIDERATIONS

#### Site Description and Background

- The subject site (10.0 hectares/24.7 acres) consists of 4 parcels located at 1083, 1109, 1177 - 168 Street and 1068 No. 99 Highway. The site contains pasture land, some forested area and also the Fergus Creek watercourse. The site is zoned "One-Acre Residential Zone" (RA) and is designated Mixed Employment in the Official Community Plan (OCP) and Business Park,

Commercial/Business Park, and Habitat Preservation Area in the Highway 99 Corridor Local Area Plan (LAP).

- The site is located between No. 99 Highway and 168 Street, immediately south of the Fergus Watershed Biodiversity Preserve. Meridian Golf Par 3 golf course is located to the east across 168 Street, within the Agricultural Land Reserve (ALR). There are several large acreage parcels to the south of the site.
- In 2009, the owner of the site applied for a rezoning and a General Development Permit to allow for a casino, hotel and convention centre on the site (File No. 7909-0169-00). The rezoning by-law was given Third Reading on February 1, 2010. This by-law remains at Third Reading.
- Subsequent to this Development Application, the owner applied for a gaming license in 2012 (No. 7912-0299-00). This application was denied by Council at the Regular Council – Public Hearing meeting of January 18, 2013.

#### Proposed Development

- The applicant is proposing an OCP amendment from Mixed Employment to Multiple Residential, and to rezone the site from “One-Acre Residential Zone” (RA) to “Comprehensive Development Zone” (CD) [based on “Multiple Residential 30 Zone” (RM-30)] to permit the future development of approximately 450 townhouse units and dedication of over 1.6 hectares (4.0 acres) for preservation and protection of Fergus Creek (Appendix V).
- Only the proposed OCP amendment and Rezoning, and not a Development Permit, are being presented for Council’s consideration at this time. Given the significant departure from the City’s plans, policies and practices that the proposal entails, it was deemed appropriate to consult Council on the larger land use issue before proceeding further to detailed development planning of the site, which typically is done through a Development Permit application.
- The applicant has apprised staff that they also have the 1.8-hectare (4.4-acre) property at 919 - 168 Street, about 200 metres (650 ft.) south of the subject site, under contract to purchase. The applicant has indicated that upon receiving an indication of support for the subject application, they intend to make an application on 919 – 168 Street for either a four star full-service hotel, convention centre, restaurant and a 3-storey retail/office building, or for a three-storey private elementary school (Appendix V). The applicant advises that the purchase and sale agreement for this property closes in October 2016.
- In addition, the applicant has provided a letter from TNB Hotel Management LLC stating that they “would be interested in bringing an extended stay IHG brand to [this] location”, and a letter from La Terrazza Italian Restaurant indicating “our commitment to opening a La Terrazza Bistro within the proposed four-star, full-service hotel development at 919 - 168 Street”. The applicant has provided a letter from Caus Capital indicating their interest “to explore the potential for opening a private school on [919 – 168 Street]”.



- The applicant has also provided a letter from Site Economics Ltd. which indicates that “the townhouse scenario would spur development in the area and be absorbed much more quickly and with far less risk [than business park industrial uses]”, and that “the highest and best land use... is residential”.
- The applicant has provided a rationale in support of their proposal (Appendix VI). The applicant provides a number of reasons why their proposed amendment should be supported, including:
  - The site is isolated from the rest of Surrey and the Lower Mainland and is not an ideal commercial/business park location;
  - With business park uses, the site would take 20-30 years to be fully occupied; and
  - A residential development would be a lower risk development and would act as a catalyst for commercial development in the area.
- It should be noted that the applicant has not followed the local road pattern identified in the Highway 99 Corridor LAP, and also that road access through the subject site would need to be provided to the adjacent northerly parcels at 16589 and 16631 – 12 Avenue and a portion of 1277 – 168 Street. These site layout details would be addressed through a Development Permit process should Council deem that there is merit in supporting the subject proposal.

### Policy Considerations

- In considering an OCP amendment to redesignate the subject site from Mixed Employment to Multiple Residential to allow for the proposed residential land use, there are a number of City and Metro Vancouver policies that are required to be considered. These policies are considered below.

#### *Surrey OCP (2014)*

- The protection of employment lands is a key objective of the City of Surrey. Surrey’s OCP contains policies that are designed to “prohibit the conversion of industrial, business park or mixed-employment lands to residential or other non-employment uses” (Policy E1.13). These policies seek to “encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare” (Policy E1.5).
- Preserving lands designated Mixed Employment for employment uses will help Surrey achieve a higher job to resident ratio, which will result in a more complete city where residents can both live and work within the city (Policy E2.2).

#### *Surrey Employment Lands Strategy (2008)*

- Surrey’s *Employment Lands Strategy*, adopted by Council in 2008, outlines the City’s commitment to maintaining employment lands for employment uses, as the below excerpts indicate:

- "conversion from an employment use to a non-employment use is only supported where development will align with the City's objectives to create thriving, transit oriented, mixed-use centres and corridors" (page 12); and
- "the City acknowledges port lands and key transportation corridors as contributors to local economic well-being and is committed to protecting employment lands in these areas" (page 9).

#### *Metro Vancouver*

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS) (2010). The General Urban designation is intended for residential neighbourhoods and centres, which are supported by shopping, services, institutions, recreational facilities and parks. As such, the proposal for townhouses would not require an RGS amendment.
- However, the RGS identifies the protection of industrial land as a key goal in maintaining and enhancing the region's economic well-being. Preservation of industrial lands in the region and within Surrey provides the land base needed to support the local economy and employment.
- In April 2016 Metro Vancouver released the *2015 Industrial Land Inventory* report. The report notes that from 2010 to 2015 there was a net reduction of 350 hectares (865 acres) of industrial lands in Metro Vancouver, due to competition from other land uses. The report also notes that the net industrial land absorption was 76 hectares (188 acres) per year, based on 2010-15, and at this rate, the vacant industrial land in the region may be substantially absorbed by the 2030s.

#### PRE-NOTIFICATION

Pre-notification letters were sent on June 14, 2016, and a development proposal sign was installed on the subject site on May 24, 2016. Staff received 3 phone calls and 2 letters regarding the proposal. The callers had general questions about the proposal and did not indicate any concerns with the proposal.

The Little Campbell Watershed Society's (LCWS) was also notified of the proposal as part of the notification process. The LCWS advised that they would like to see the portion of Fergus Creek that lies on the subject site to be protected and that stormwater from the site should be uncontaminated. The Meridian Golf Par 3 golf course, which is adjacent to the site across 168 Street, expressed support for the proposal.

*(If the application proceeds to the detailed planning stage, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian issues, and protection of the Fergus Creek corridor.)*

#### PROJECT EVALUATION

- While the applicant has proposed to make application for a four star full-service hotel, convention centre, restaurant and a 3-storey retail/office building, or for a 3-storey private

elementary school, at 919 – 168 Street, this does address the fundamental Planning issues and concerns associated with residential development being proposed in the Highway 99 Corridor LAP area.

- The proposed development is a significant departure from the City’s existing plans, policies and practices. The key concerns are summarized as follows:
  - The proposed development will reduce the available supply of employment lands in Surrey, which does not support Surrey’s goal of achieving a higher job to resident ratio. There are ample opportunities for residential development in the area, including in Grandview Heights and Douglas. Conversely, the supply of employment lands is limited, as highlighted in Metro Vancouver’s *2015 Industrial Land Inventory* report.
  - The proposed development, if approved, may also put pressure on other “Mixed Employment” or “Industrial” designated lands in Surrey to be converted to residential uses, particularly those located within the Highway 99 Corridor LAP area. To date Surrey has not supported any OCP amendments from Mixed Employment to allow for residential uses.
  - The applicant’s proposal to make an application on the nearby property at 919 - 168 Street for a full-service hotel, convention centre, restaurant and a 3-storey retail/office building, or for a private school, should not be contingent on receiving approval for the proposed OCP amendment. It is noted that a proposal for a hotel, convention centre, restaurant and a 3-storey retail/office building or a 3-storey private elementary school currently conforms with the property’s OCP and LAP designations, and a stand-alone application may be pursued at any time for this.

## CONCLUSION

Staff understands the applicant’s proposal to develop the site for a residential use may be viable in the short term. However, in light of the broader and longer term plan of the City to protect and to ensure a sufficient supply of employment lands to meet the current and future needs of the local and regional economy, staff is not supportive of proposed residential development at this location.

Accordingly, staff recommends that the subject development application be referred back to the applicant to consider major revisions to the proposal that are consistent with the Official Community Plan (OCP) and the Highway 99 Corridor Local Area Plan (LAP).

If, however, Council feels that there is merit to the application, Council may direct staff to work with the applicant to review the proposed townhouse project in detail (i.e. site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection) and once all issues are resolved, bring the project back to Council for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan
- Appendix III. OCP Redesignation Map
- Appendix IV. Highway 99 Corridor LAP Map
- Appendix V. Site Plan of Subject Site and Options for 919 – 168 Street
- Appendix VI. Applicant's Rationale Letter

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/dk

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KD 6/23/16 1:26 PM

Information for City Clerk

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

1. (a) Agent: Name: Sarah Atkinson

Address: #409, 928 Homer Street  
Vancouver, BC V6B 1T7

Tel: 604-355-5611

2. Properties involved in the Application

(a) Civic Address: 1083 - 168 Street  
1068 No. 99 Highway  
1109 - 168 Street  
1177 - 168 Street

(b) Civic Address: 1083 - 168 Street  
Owner: 0854559 BC Ltd.  
Directors:  
Michael C Burns  
Newton Glassman  
Anthony Santo  
Gabriel de Alba

Officer Information as at January 19, 2015

Gabriel de Alba (CFO, Other Offices(s))  
Robert (Bob) Kocienski (Other Office(s))  
Scott Phillips (Other Office(s))  
Anthony Santo (CEO)

PID: 011-127-937  
North Half Lot 3 Section 12 Township 1 New Westminster District Plan 7213

(c) Civic Address: 1068 No. 99 Hwy  
Owner: 0854559 BC Ltd.  
Directors:  
Michael C Burns  
Newton Glassman  
Anthony Santo  
Gabriel de Alba

Officer Information as at January 19, 2015

Gabriel de Alba (CFO, Other Offices(s))  
Robert (Bob) Kocienski (Other Office(s))  
Scott Phillips (Other Office(s))  
Anthony Santo (CEO)

PID: 011-127-945  
North 331.70 Feet Lot 4, Except: Part On SRW Plan 25810 Section 12 Township 1 New Westminister District Plan 7213

- (d) Civic Address: 1109 - 168 Street  
Owner: 0854559 BC Ltd.  
Directors:  
Michael C Burns  
Newton Glassman  
Anthony Santo  
Gabriel de Alba

Officer Information as at January 19, 2015  
Gabriel de Alba (CFO, Other Offices(s))  
Robert (Bob) Kocienski (Other Office(s))  
Scott Phillips (Other Office(s))  
Anthony Santo (CEO)

PID: 010-148-655  
Lot 13 Section 12 Township 1 New Westminister District Plan 26780

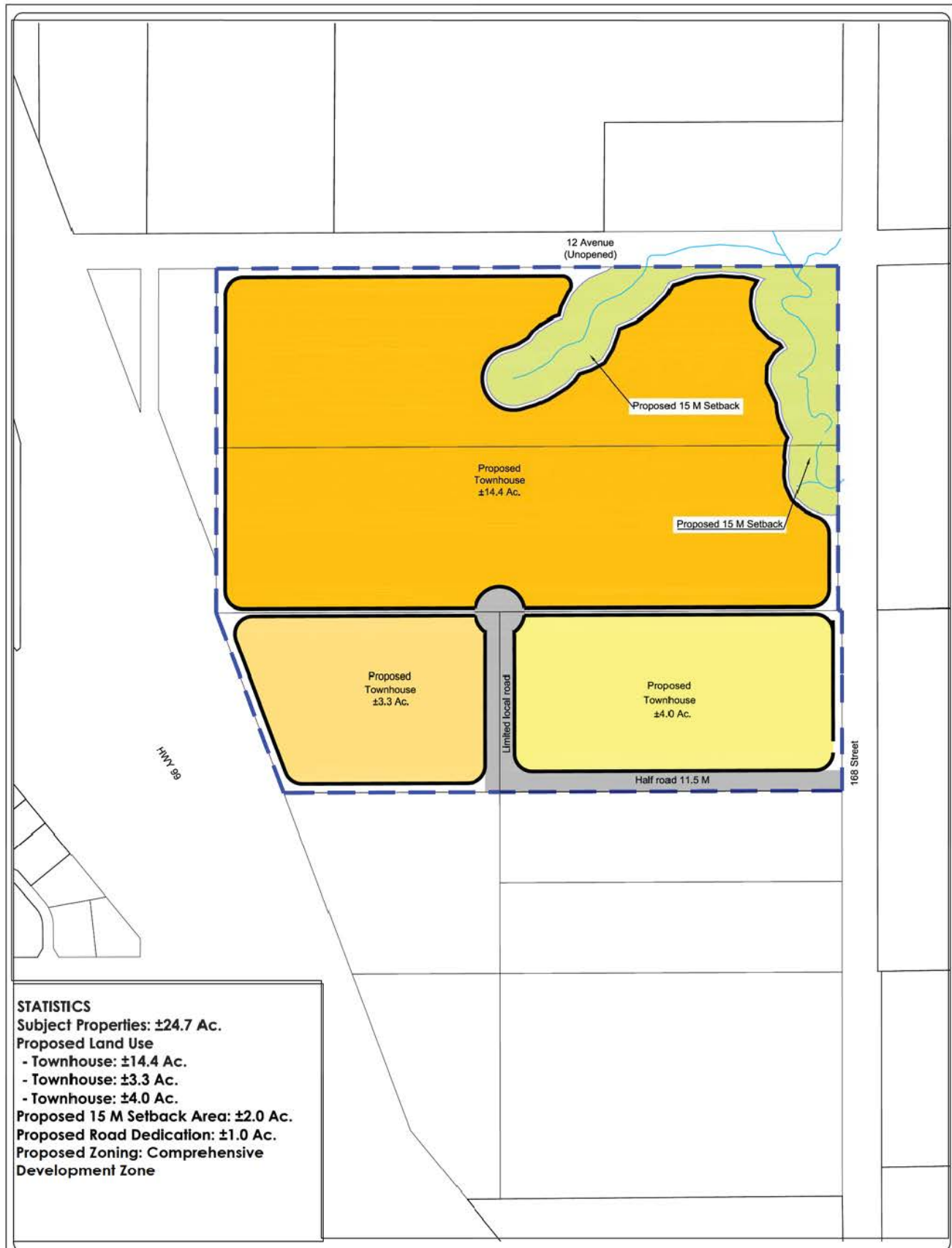
- (e) Civic Address: 1177 - 168 Street  
Owner: 0854559 BC Ltd.  
Directors:  
Michael C Burns  
Newton Glassman  
Anthony Santo  
Gabriel de Alba

Officer Information as at January 19, 2015  
Gabriel de Alba (CFO, Other Offices(s))  
Robert (Bob) Kocienski (Other Office(s))  
Scott Phillips (Other Office(s))  
Anthony Santo (CEO)

PID: 008-866-350  
Lot 14 Section 12 Township 1 New Westminister District Plan 26780

### 3. Summary of Actions for City Clerk's Office





**STATISTICS**

Subject Properties: ±24.7 Ac.  
 Proposed Land Use  
 - Townhouse: ±14.4 Ac.  
 - Townhouse: ±3.3 Ac.  
 - Townhouse: ±4.0 Ac.  
 Proposed 15 M Setback Area: ±2.0 Ac.  
 Proposed Road Dedication: ±1.0 Ac.  
 Proposed Zoning: Comprehensive Development Zone

CLIENT:			
PROJECT: 10 Avenue & 168 Street, Surrey			
DRAWING TITLE: Land Use Proposal			
PROJECT No. 15-1281	DATE: March 8, 2016	DRAWING: 00	SCALE: 1:2000

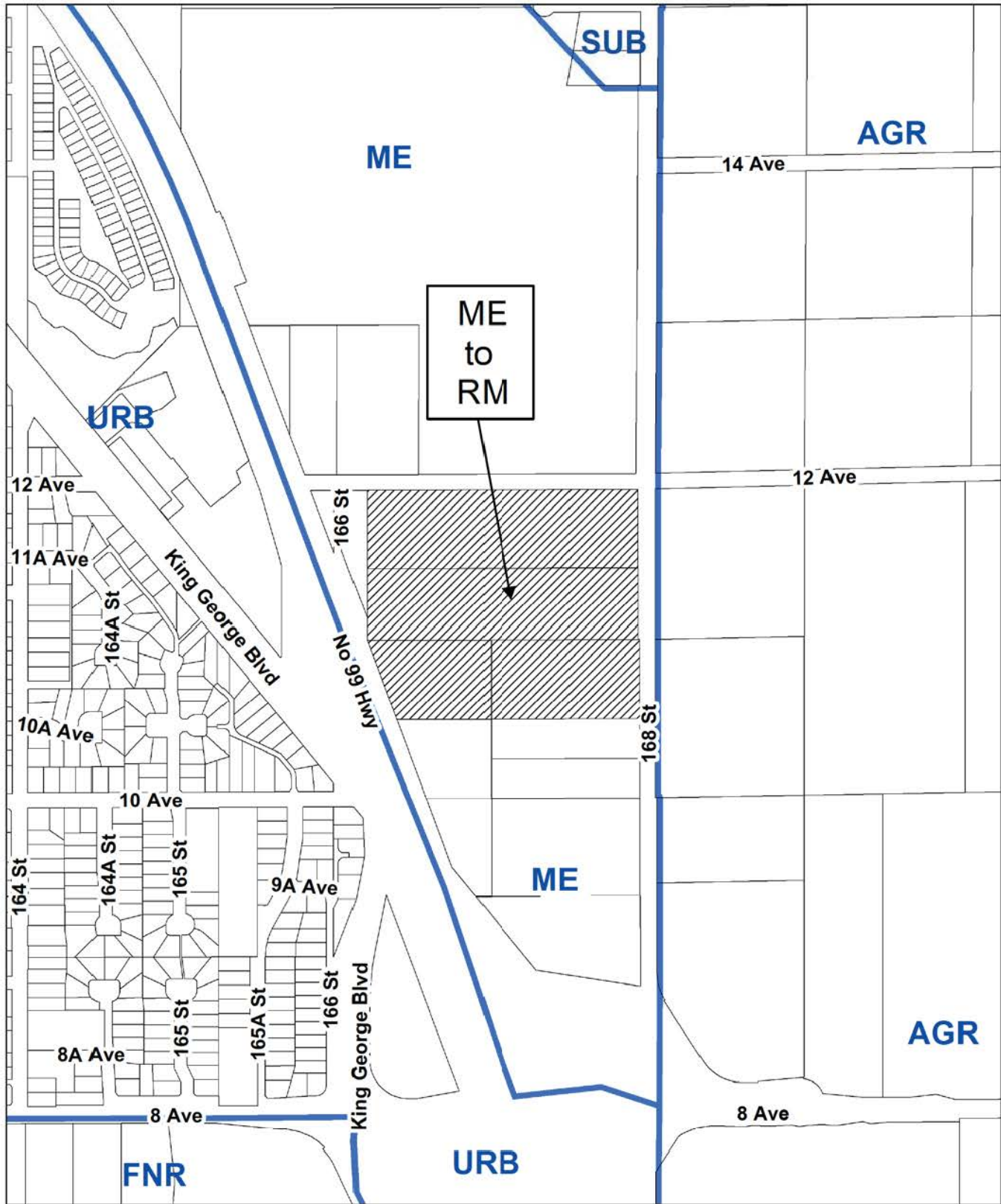


**PACIFIC LAND GROUP**  
 Land Use, Development & Environmental Strategists

**Pacific Land Resource Group Inc.**

Suite 212 - 12992 76 Avenue  
 Surrey, British Columbia  
 Canada V3W 2V6

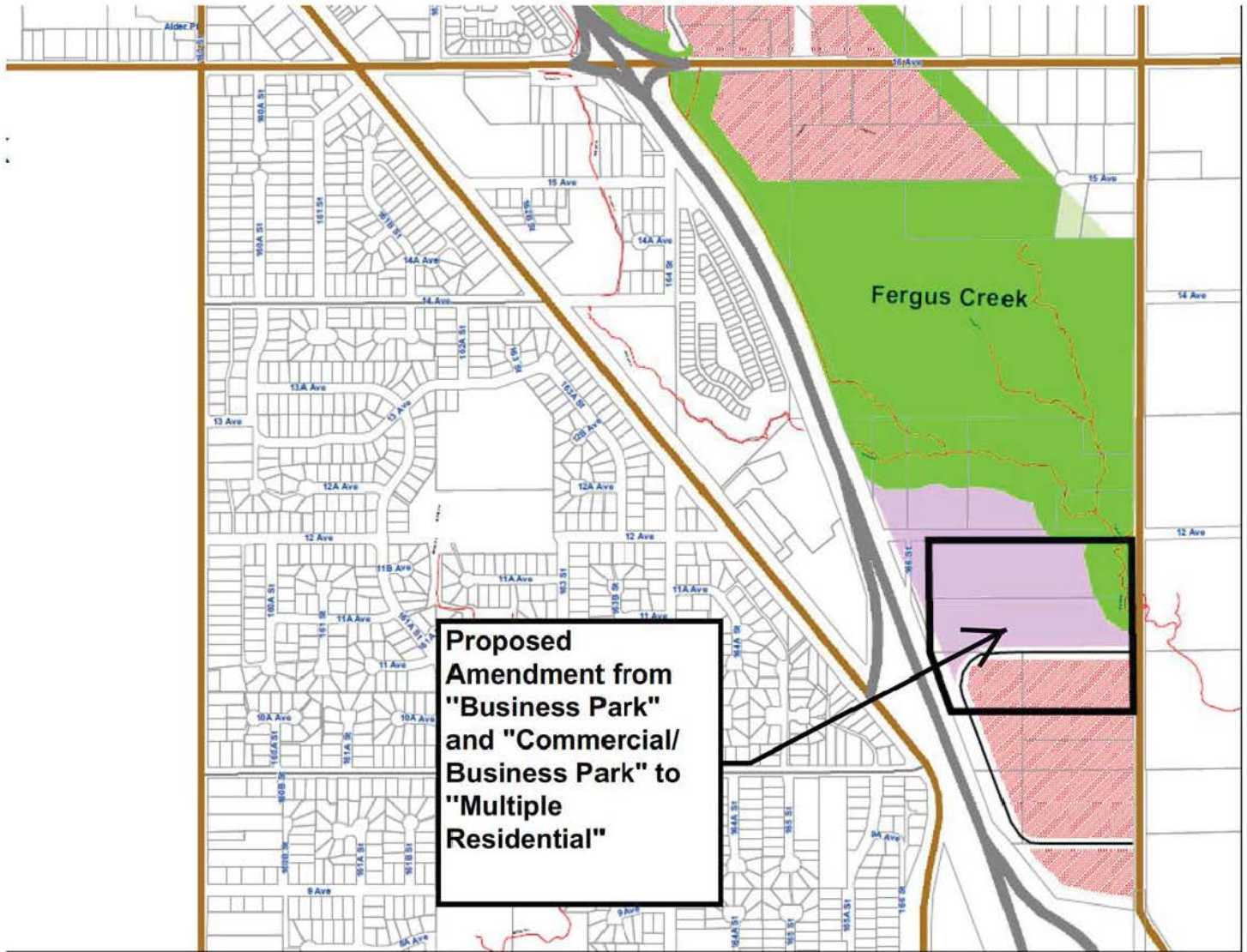
Tel: 604-501-1624  
 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca




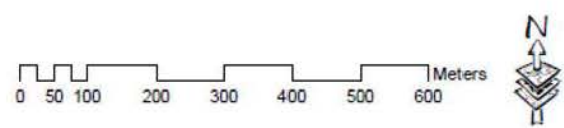
OCP Amendment 7916-0118-00  
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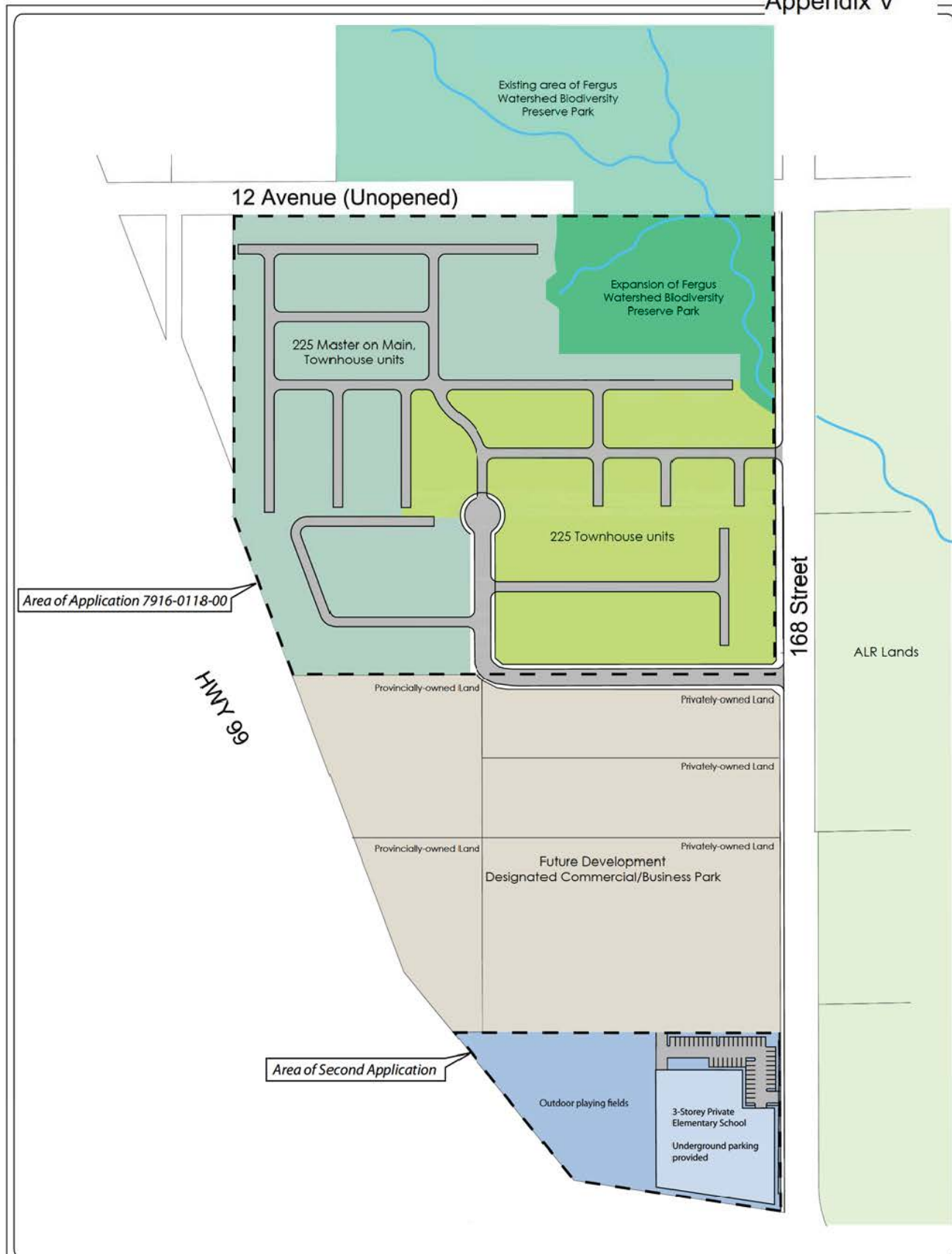
# Highway 99 Corridor Local Area Plan



- |  |   |
|--|---|
|  MIXED COMMERCIAL RESIDENTIAL LAND USES |  CREEKS (CLASS A FISH BEARING) |
|  COMMERCIAL                             |  HIGHWAYS                      |
|  COMMERCIAL/BUSINESS PARK               |  ARTERIAL ROADS                |
|  BUSINESS PARK                          |  COLLECTOR ROADS               |
|  BUSINESS PARK LIGHT INDUSTRIAL         |  PROPOSED ROADS                |
|  BUFFERS                                |   |
|  HABITAT PRESERVATION AREA              |   |







CLIENT:			
PROJECT: <b>10 Avenue &amp; 168 Street, Surrey</b>			
DRAWING TITLE: <b>Conceptual Master Plan - Option 2</b>			
PROJECT No. <b>15-1281</b>	DATE: <b>June 16, 2016</b>	DRAWING: <b>01</b>	SCALE: <b>1:2000</b>
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			



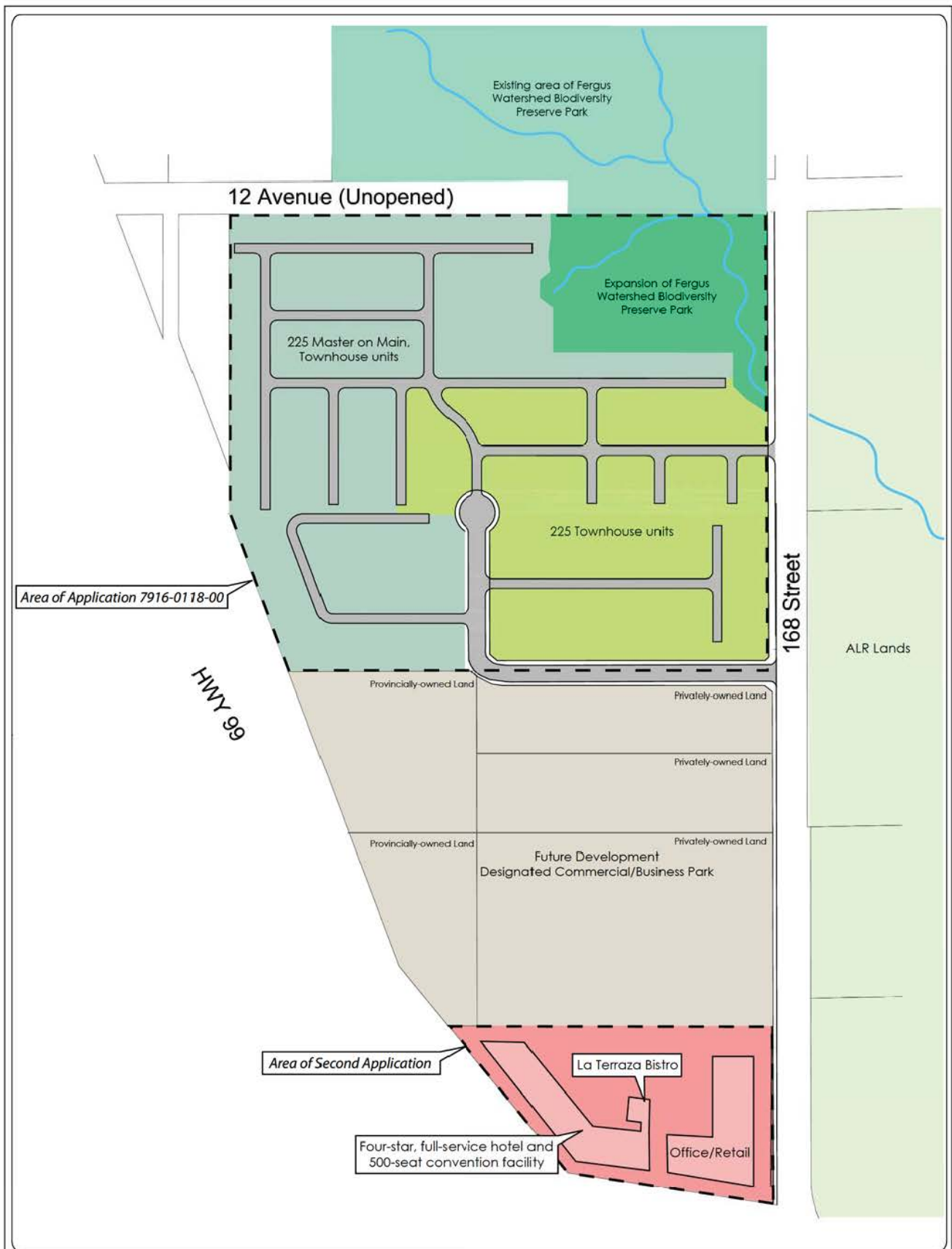
**PACIFIC LAND GROUP**  
*Land Use, Development & Environmental Strategists*

**Pacific Land Resource Group Inc.**

Suite 212 - 12992 76 Avenue  
 Surrey, British Columbia  
 Canada V3W 2V6

Tel: 604-501-1624  
 Fax: 604-501-1625

www.pacificlandgroup.ca  
 info@pacificlandgroup.ca



CLIENT:			
PROJECT: <b>10 Avenue &amp; 168 Street, Surrey</b>			
DRAWING TITLE: <b>Conceptual Master Plan - Option 1</b>			
PROJECT No. <b>15-1281</b>	DATE: <b>June 16, 2016</b>	DRAWING: <b>01</b>	SCALE: <b>1:2000</b>



**PACIFIC LAND GROUP**  
*Land Use, Development & Environmental Strategists*  
**Pacific Land Resource Group Inc.**  
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 Surrey, British Columbia  
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**RE: 7916-0118-00 | OCP AMENDMENT AND REZONING APPLICATION FOR THE PROPERTIES AT 1083, 1109, and 1177 168 STREET, and 1068 NO. 99 HIGHWAY**

**Proposal**

The current application proposes an OCP amendment from “Mixed Employment” to “Multiple Residential” and Rezoning from RA to CD (based on RM-30), to permit approximately 225 master on main townhouse units and 225 townhouse units on approximately 21 acres. The proposed development falls within the Regional Growth Strategy’s designation of the site as “General Urban” and the density proposed is in line with **Goal 1 of the RGS: Create a Compact Urban Area**. The application also includes dedication over 4 acres for the preservation and enhancement of the sensitive Fergus Biodiversity Preserve Park.

At this time, the proponent owns a site located to the south of the subject property that is designated “Commercial” and is preparing to submit a joint application to provide either:

- four-star, full-service hotel with 120 rooms; 500-seat convention centre; La Terrazza Bistro; and three-storey office development with ground-floor retail; or
- a private school on 5 acres

If Council supports the current proposal for residential the proponent seeks Council guidance on their preference for a hotel/convention centre and office; or a private school on the southern property.

**Background**

Understanding the importance of preserving employment lands throughout the region and considering the current designation, the proponent engaged Richard Wozny of Site Economics to guide the economic considerations of the current employment designation versus the proposed residential/live work designation.

The study highlighted the fact that the subject property is located in an isolated pocket of land, which creates a challenging site to design, operate, and attract an industrial business.

*The site location within very close proximity of the U.S. border and extensive ALR severely restricts its usefulness for most general commercial businesses whether they occupy retail or business park premises. Traffic volumes are relatively low for a major highway. In addition, the U.S. border creates a market void in the trade area, similar to locating near water or unpopulated areas. This would not be a problem in most instances, however this property is also on the edge of the metro area. Such a location will ensure only moderate market demand until such time as business park uses are no longer possible on more centrally located sites. The high profile location on Highway 99 is not as significant a factor as the remoteness which makes the site isolated and not ideal for most businesses.*

*The site is a gateway to Canada, BC, and Surrey and heavy industrial uses would not be suitable. Even business park uses would not be as appealing visually as residential. Commercial and business park uses would typically be more suitable on the 8th Avenue interchange.*

-Excerpt from Site Economics’ report

The study concluded that the subject property is not suitable for business park uses at this time and would only build out when other, more central locations were absorbed. This would take 20-30 years and even at that stage the property would experience higher than normal vacancies compared to more central locations.



The Site Economics study further concluded that the highest and best use for the subject property is residential. This would allow for a lower risk development that would provide the necessary servicing and act as a catalyst for extensive commercial development to the south. A letter from Site Economics outlining these conclusions is attached.

### **Master Planning**

The Highway 99 Corridor Local Area Plan is now twelve years old and many of the principles important to the City and the region have shifted over this time. With the above study in mind the proponent has undertaken a master planning exercise to catalyze development in the corridor, while enhancing the potential for employment.

We have created and attached a concept plan for the entire block of land along 168 Street. This concept plan was created to ensure that land uses are complementary to each other and do not impact the ability of one landowner from developing in the future. The only proposed change in use is for the subject properties.

A context plan is also attached to demonstrate the relationship of the proposed applications to the existing area of the Fergus Watershed Biodiversity Preserve Park.

Our analysis started from the following principles, which are also supported by the five goals outlined in the RGS:

1. Create a Compact Urban Area
2. Create jobs where people live
3. Walkable communities
4. Environmental enhancement
5. Creating transit corridors

#### **1. Create a Compact Urban Area**

The subject property is designated “General Urban” in the Regional Growth Strategy. The application, 7916-0118-00, and the proposed application for a hotel and commercial uses, are in line with **Goal 1 of the RGS to create a compact urban area**, by developing in existing urban areas.

#### **2. Creating Jobs Where People Live**

Providing employment close to where people live is in-line with **Goal 2 of the RGS: Support a Sustainable Economy**; and justification for amending the Highway 99 Corridor Local Area Plan is supported by the 390-490 employees that can be provided in the next 3-5 years by the following proposed uses:

##### Full Service Hotel, Convention Centre and La Terrazza Bistro

A four-star, full-service hotel with 120 rooms, a 500-seat convention centre, and a La Terrazza Bistro. The owner currently operates a high end restaurant and four hotels.

**Estimated to employ between 200 and 300 people.**

##### Retail and Office

One floor of commercial retail and 2-5 storeys of office.

**Estimated to employ 190 people.**

### Proposal vs Current Designation

If the existing land use designation of Commercial / Business Park is not amended, as per the current application, a range of employment uses could be accommodated on the site. The most likely uses are: storage warehouse, distribution facility, office/outdoor storage facility, manufacturer and office.

Based on the most likely uses that would be attracted to this area, under the current plan, the number of employees that could be accommodated on the sites currently owned by the proponent, is estimated to be between 72 – 950. However, as Richard Wozny's report stipulates this would take 20-30 years and even at that stage the property would experience higher than normal vacancies compared to more central locations.

#### **1. Walkable/Complete Communities**

Residential development in the Highway 99 Corridor helps support **Goal 4 of the RGS: Develop Complete Communities**. By providing a mix of land uses, the proposed development supports a walkable community by providing employment, restaurants, and retail shopping within walking distance of the proposed neighbourhood.

#### **2. Environmental Enhancement**

The subject property is located directly south of the sensitive Fergus Watershed Biodiversity Preserve Park. The proponent has met with the Fergus Watershed Advisory Committee, including the Little Campbell Watershed Society and Surrey Environment Partners, and with the support of City staff, will work to protect and enhance the environmentally sensitive Fergus Creek, a salmon bearing stream. In keeping with **Goal 3 of the RGS: Protect the Environment and Respond to Climate Change Impacts**, the current application proposes dedication of over four acres to the preservation and enhancement of the creek.

The Little Campbell Watershed Society has indicated a preference for residential use on this property because the uses are synergetic, and the residents can become stewards of the Biodiversity Preserve. The Society has also indicated a preference for the residential over industrial/business park land uses because residential development will provide more greenspace and areas for infiltration, rather than large expanses of asphalt directly adjacent to a very sensitive habitat. Please see the attached letters of support.

#### **3. Creating Transit Corridors**

One of the challenges faced by the commercial component of the Highway 99 Corridor will remain access to transit. By providing residential density in this area, it is more likely that a transit route may one day be justified in this area. This will enhance not only the neighbourhood but also the retail/employment potential on the site. Coordination of a mix of land uses will reduce reliance on single occupancy vehicle trips; **Goal 5 of the RGS: Support Sustainable Transportation Goals**.

#### **Alternate Proposal**

There has been much discussion about the need for another private school in the South Surrey area to alleviate the current over-crowding in the public school system. While the proponent is not in the business of operating private schools they are amenable to designating the southern site for a private school. If Council gives the appropriate direction, the proponent will make an application on

the southern property for a private school rather than a hotel, convention centre, restaurant and office.

**Requested Council Recommendation**

The proponent requests Council to support the current application with the proviso that an application for the commercial component or private school must be submitted and processed concurrently with 7916-0118-00 (the current application). This would provide the proponent the certainty required to proceed with the site for a hotel, convention centre, and commercial office/retail.; or private school.