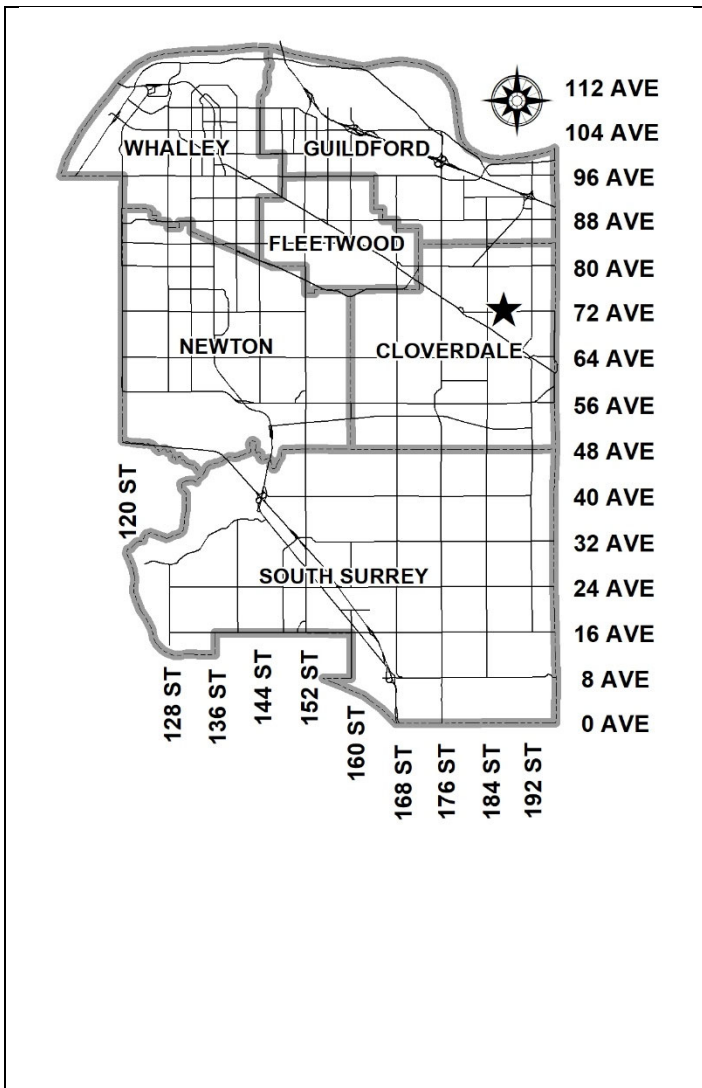


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0001-00

Planning Report Date: December 16, 2024



**PROPOSAL:**

- **OCP Amendment** for a portion of the site from Multiple Residential to Urban, a second portion of the site from Urban to Multiple Residential and a third portion of the site from Commercial to Urban
- **Rezoning** a portion of the site from RA to R4
- **NCP Amendment** to amend multiple on-site designations as well as the proposed road network in the West Clayton NCP.
- **Development Permit**
- **Development Variance Permit**

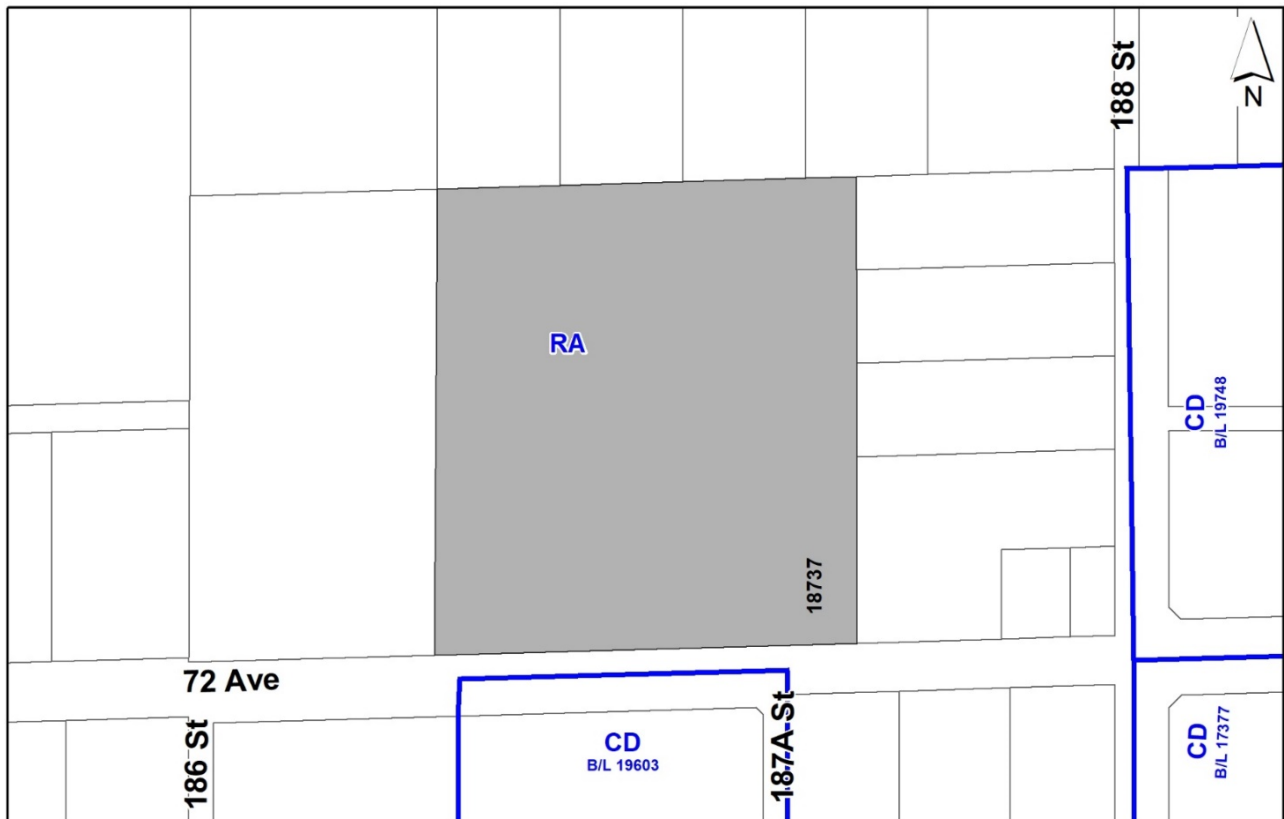
to allow subdivision into one (1) remnant lot for future redevelopment, fifteen (15) "Small Lot Residential Zone (R4)" lots and two (2) lots to be conveyed to the City for riparian and biodiversity protection purposes.

**LOCATION:** 18737 - 72 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban, Multiple Residential and Commercial

**NCP DESIGNATION:** Townhouse/Apartment Flex, Wildlife Corridor. Green Density Transfer



## RECOMMENDATION SUMMARY

- By-law Introduction and set a date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Sensitive Ecosystems (Streamside and Green Infrastructure Areas).
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from “Multiple Residential” to “Urban” for a portion of the subject lot, from “Urban” to “Multiple Residential” for a second portion of the subject and from “Commercial” to “Urban” for an third portion of the subject lot.
- Proposing to amend the West Clayton Neighbourhood Concept Plan (NCP) on the subject site as follows:
  - Amend from a portion of the subject lot from “Townhouse/Apartment Flex” to “Urban Residential”;
  - Relocate the centreline of the Wildlife Corridor to the west lot line and reduce the total width to a minimum of 30.0 metres;
  - Remove the Green Density Transfer area; and
  - Remove the existing north-south Local Road (186A Street) along the west lot line and introduce a new east-west Local Road (72A Avenue) at the mid-point of the subject lot.
- Proposing to reduce the minimum lot width requirements of the "Small Lot Residential Zone (R4)" from 13.4 metres to 12.4 metres for a Type II "Interior" lot and to permit a front-accessed, double side-by-side garage on proposed Lot 10.
- Proposing to reduce the minimum Part 7A Streamside Protection setback for an existing Class B Wetland, from 15.0 metres to a minimum of 0.0 metres, as measured from the outside edge of the wetland, for a 737-square metre portion of the total combined 3,406-square metre Part 7A streamside setback area on the subject lot.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed OCP Amendment from “Multiple Residential” to “Urban” is required in order to reflect the proposed “Small Lot Residential Zone (R4)” redevelopment of the northern portion of the subject lot.

- The proposed OCP Amendment from “Urban” to “Multiple Residential” is required in order to align the OCP designation with the existing “Townhouse/Apartment Flex” designation of the southern portion of the subject site under the West Clayton Neighbourhood Concept Plan (NCP). Though considered a housekeeping amendment this will assist in facilitating a future multi-residential development on proposed Lot 1 which is located in the Tier 3 (400 to 800 m.) radius of the Provincial Transit-Oriented Area (TOA) associated with the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway to the south-west and supporting a minimum building density and height in the OCP of 3.0 FAR (Net) and 8-storeys, respectively.
- The proposed OCP Amendment from “Commercial” to “Urban” is also considered a housekeeping amendment and is required to eliminate the approximately 315-square metre “Commercial” designated triangle at the north-east corner of the subject lot, which is entirely located within future road right-of-way.
- The proposed amendments to the West Clayton NCP better reflect the residential uses and densities as well as proposed changes to the road network and location/width of the combined Part 7A Streamside Protection and Green Infrastructure Network (GIN) corridor to be preserved under the subject development application.
- Proposed Lot 10 exceeds the minimum area and lot depth requirements of the R4 Zone for a Type II ‘Interior’ lot.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside/Green Infrastructure Areas).
- The applicant has worked extensively with both City and Provincial staff to reduce the overall impacts to the riparian and terrestrial ecosystem features on the subject lot. The proposed variance to Part 7A Streamside Protection setbacks noted above for a portion of the streamside protection area is specifically to accommodate a 20.0-metre wide road allowance for future 72A Avenue, running east-to-west and bisecting the subject site. Should Council grant Third Reading to the subject Rezoning By-law, Engineering Department staff will continue to work with the applicant on the 72A Avenue construction cross-section in order to minimize the overall disturbance within the disturbance area.
- The applicant has agreed to the voluntary conveyance, without compensation, of the entirety of the 0.3669-hectare Part 7A Streamside Protection setback and expanded wetland complex identified on the subject lot, equivalent to 16.7% of the total area of the subject property.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP By-law be introduced to:
  - (a) amend OCP Figure 3: General Land Use Designations for a portion of the subject lot from Multiple Residential to Urban;
  - (b) amend OCP Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential;
  - (c) amend OCP Figure 3: General Land Use Designations for a portion of the subject lot from Commercial to Urban; and
  - (d) amend OCP Figure 42: Major Employment Areas by removing the Commercial designation for a portion of the subject lot;
  - (e) and a date be set for Public Hearing.
2. 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.
3. A By-law be introduced to rezone a portion of the subject lot as shown as Block A on the attached Survey Plan (Appendix I) from "Acreage Residential Zone (RA)" to "Small Lot Residential Zone (R4)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0001-00 for Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the attached drawings (Appendix IV) and the finalized Ecosystem Development and Impact Mitigation Plan.
5. Council approve Development Variance Permit No. 7918-0001-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width requirement of the R4 Zone for a Type II 'Interior' lot from 13.4 metres to 12.4 metres for proposed Lot 10;
  - (b) to permit the construction of a front-accessed, side-by-side garage on a Type II 'Interior' lot with a lot width of less than 13.4 metres for proposed Lot 10; and
  - (c) to reduce the minimum Part 7A Streamside Protection setback for a portion of an existing Class B Wetland, from 15.0 metres to 0.0 metres as measured from the outside edge of the wetland, for a 737-square metre portion of the total combined 3,406-square metre streamside setback area on the subject lot.
6. 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 Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes to an existing Class B "Channelized Stream" and wetland complex;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (g) conveyance of riparian areas and Biodiversity Conservation Strategy (BCS) areas to the City;
  - (h) the applicant enter into a P-15 Agreement to regulate the restoration, maintenance and monitoring of the above noted riparian and BCS conveyance areas;
  - (i) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a Section 219 Restrictive Covenant for 'No-Build' on proposed Lot 1 until such time as it is redeveloped under a future land development application;
  - (l) registration of a Section 219 Restrictive Covenant restricting future access to proposed Lot 1 from 72 Avenue; and
  - (m) that the applicant retain a Design Consultant to conduct a character study of the surrounding neighbourhood and prepare a set of appropriate building design guidelines.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) on the subject site when the project is considered for Final Adoption as follows:
- Amend a portion of the subject lot from "Townhouse/Apartment Flex" to "Urban Residential";
  - Relocate the centreline of the Wildlife Corridor to the west lot line and reduce the total width to a minimum of 30.0 metres;
  - Remove the Green Density Transfer area on the subject site; and

- Remove the existing north-south Local Road (186A Street) along the west lot line and introduce a new east-west Local Road (72A Avenue) at the mid-point of the subject lot.

## SITE CONTEXT & BACKGROUND

| Direction                         | Existing Use  | NCP Designation  | Existing Zone               |
|-----------------------------------|---|--|-----------------------------|
| Subject Site                      | Acreage residential lot   | Townhouse/Apartment Flex, Wildlife Corridor and Green Density Transfer | RA                          |
| North (Across future 72A Avenue): | Acreage residential lot and acreage residential lots under Application No. 7916-0221-00 (Third Reading) for 166 townhouse units.  | High Density Cluster, Wildlife Corridor and Green Density Transfer     | RA                          |
| East (Across future 187A Street): | Acreage residential lot and acreage residential lots under Application No. 7924-0293-00 for two 6-storey residential buildings.   | Commercial   | RA                          |
| South (Across 72 Avenue):         | Clayton Community Centre and acreage residential lots under Application No. 7923-0115-00 (Third Reading) for one 6-storey mixed-used and one 6-storey residential building. | Public Recreation Facility and Mixed-Use Commercial/Residential        | CD (Bylaw No. 19603) and RA |
| West:                             | Acreage residential lot under Application No. 7917-0518-00 (Third Reading) for 83 townhouse units.  | Townhouse Residential  | RA                          |

## Context & Background

- The 3.29-hectare subject site, located at 18737 – 72 Avenue, is designated a combination of "Urban", "Multiple Residential" and Commercial" in the Official Community Plan (OCP), as well as a combination of "Townhouse/Apartment Flex", "Wildlife Corridor" and "Green Density Transfer" in the West Clayton Neighbourhood Concept Plan (NCP). It is currently zoned "Acreage Residential Zone (RA)".
- The subject site is located within a Sensitive Ecosystems Development Permit Area for both Streamside and Green Infrastructure Network Areas due to the existence of:
  - An off-site Class B (yellow-coded) "Channelized Stream" running north-to-south along the western lot line and off-site Class B (yellow-coded) "Channelized Stream" running east-to-west along a portion of the north lot line;
  - An on-site Class B wetland complex at the north-west corner of the subject site; and

- Green Infrastructure Network Local Corridor No. 141, with a target width of 60 metres and medium ecological value, whose centreline runs parallel with the western lot line.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to allow subdivision into one (1) remnant lot for redevelopment under a future land development application, fifteen (15) "Small Lot Residential Zone (R4)" lots and two (2) lots to be conveyed to the City for riparian and biodiversity protection purposes the following is required:
  - **Rezoning** for a portion of the subject site from RA to R4;
  - **NCP Amendment** to amend the road network of the West Clayton NCP for the subject site;
  - **Development Permit** for Sensitive Ecosystems (Streamside and Green Infrastructure Areas);
  - **Development Variance Permit** to reduce the minimum lot width and permit a front-accessed, double side-by-side garage on proposed Lot 10 as well as reduced Part 7A Streamside Protection setbacks for a portion of the on-site wetland; and
  - **Subdivision** from one (1) lot to one (1) remnant RA lot for future redevelopment, fifteen (15) R4 Zone residential lots, and two (2) lots to be conveyed to the City for riparian and biodiversity protection purposes.

|                            | Proposed              |                       |
|----------------------------|-----------------------|-----------------------|
| <b>Lot Area</b>            |                       |                       |
| Gross Site Area:           | 32,929 sq.m.          |                       |
| Road Dedication:           | 6,934 sq.m.           |                       |
| Part 7A Conveyance:        | 5,770 sq.m.           |                       |
| <b>Net Site Area:</b>      | <b>20,225 sq.m.</b>   |                       |
|                            | <b>RA</b>             | <b>R4</b>             |
| <b>Number of Lots:</b>     | 1                     | 15                    |
| <b>Unit Density:</b>       | 0.73 lots per hectare | 22.4 lots per hectare |
| <b>Range of Lot Sizes</b>  | 13,554 sq.m.          | 403 to 499 sq.m.      |
| <b>Range of Lot Widths</b> | ~ 90.0 m.             | 12.4* to 15.4 m.      |
| <b>Range of Lot Depths</b> | ~146.0 m.             | 30 to 36 m.           |

\*variance required

### Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- School District: The School District was not able to provide site-specific comments for the subject development application prior to finalization of this Planning and Development Report.

Parks, Recreation & Culture:

Parks will accept the voluntary conveyance, without compensation, of the Part 7A Streamside Protection area associated with the subject development application as open space.

Clayton Park is the closest active park and contains amenities including a dog off-leash area, outdoor sports fields, outdoor sports courts, a playground and several natural areas. Clayton Park is approximately 30 metres walking distance from the subject site.

Ministry of Water, Land and Resource Stewardship:

The Ministry has reviewed the proposed EDP Site Plan with respect to the subject WSA Change Approval and have no concerns, subject to submission and review of a more detailed WSA Change Approval package.

## Transportation Considerations

### Road Network and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements as part of the subject development application:
  - Dedicate and construct the north side of 72 Avenue to Arterial Road Standard;
  - Dedicate and construct 72A Avenue to the Local Road Standard with a reduced cross-section within the proposed watercourse crossing;
  - Dedicate and construct 73 Avenue to the Local Road Standard;
  - Dedicate and construct 187A Street to the Local Road Standard;
  - Dedication of required corner cuts at all existing and proposed intersections; and
  - Registration of a 0.5-metre statutory right-of-way along all street frontages;

### Access and Parking:

- Future vehicle access for proposed Lot 1 will be from either 72A Avenue or 187A Street. A Section 219 Restrictive Covenant restricting access from 72 Avenue will be required as a condition of Final Adoption.
- Vehicle access for proposed Lots 2-16 will be from individual driveway access points along either 72A Avenue or 73 Avenue.

### Transit and/or Active Transportation Routes:

- The subject site is approximately 1.0-kilometre walking distance from the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway to the south-west.

## Natural Area Considerations

- The applicant is proposing to voluntarily convey, without compensation, the entirety of the Part 7A Streamside Protection setbacks identified on the subject site as two lots for open space, equal to approximately 0.5527-hectares or approximately 16.7% of the total area of the subject lot.



## Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposed development complies with the current "General Urban" designation of the subject site under the Metro Vancouver *Metro 2050: Regional Growth Strategy (RGS)*.

### Official Community Plan (OCP)

#### Land Use Designation

- The subject site is currently a combination of "Urban", "Multiple Residential" and "Commercial" designated sections under the OCP.
- The proposed OCP Amendment from "Multiple Residential" to "Urban" is required in order to reflect the proposed "Small Lot Residential Zone (R4)" redevelopment of the northern portion of the subject lot.
- The proposed OCP Amendment from "Urban" to "Multiple Residential" is required in order to align the OCP designation with the existing "Townhouse/Apartment Flex" designation of the southern portion of the subject site under the West Clayton Neighbourhood Concept Plan (NCP). Though considered a housekeeping amendment this will assist in facilitating a future multi-residential development on proposed Lot 1 which is located in the Tier 3 (400 to 800 m.) radius of the Provincial Transit-Oriented Area (TOA) associated with the future Hillcrest – 184 Street SkyTrain Station along Fraser Highway to the south-west and supporting a minimum building density and height in the OCP of 3.0 FAR (Net) and 8-storeys, respectively.
- The proposed OCP Amendment from "Commercial" to "Urban" is also considered a housekeeping amendment and is required to eliminate the approximately 315-square metre "Commercial" designated triangle at the north-east corner of the subject lot, which is entirely located within future road right-of-way.

#### Amendment Rationale

- The proposed OCP Amendment from "Multiple Residential" to "Urban" over the northern portion of the subject site will not be subject to Tier 2 Community-Specific Capital Projects CACs as the proposed density is less than that prescribed in the OCP.
- The proposed OCP Amendment from "Urban" to "Multiple Residential" over a portion of proposed Lot 1 will not be subject to Tier 2 Community-Specific Capital Projects CACs as the proposed amendment reflects the permitted density under the TOA.

- The proposed OCP Amendment from “Commercial” to “Urban” is considered a housekeeping amendment with the entirety of the “Commercial” designated portion of the subject site being located within future road right-of-way.

## Secondary Plans

### Land Use Designation

- The subject site is currently a combination of “Townhouse/Apartment Flex”, “Wildlife Corridor” and “Green Density Transfer” designated section under the West Clayton Neighbourhood Concept Plan (NCP). Therefore, in order to accurately reflect the current development proposal the applicant proposes to amend the West Clayton NCP on the subject lot as follows:
  - Amend a portion of the subject lot from “Townhouse/Apartment Flex” to “Urban Residential”;
  - Relocate the centreline of the Wildlife Corridor to the west lot line and reduce the total width to a minimum of 30.0 metres;
  - Remove the Green Density Transfer area on the subject site; and
  - Remove the existing north-south Local Road (186A Street) along the west lot line and introduce a new east-west Local Road (72A Avenue) at the mid-point of the subject lot.

## Zoning By-law

- The applicant proposes to rezone a portion of the subject site from RA to R4.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the RA and R4, streamside setbacks and parking requirements.

| RA Zone (Part 12)<br>(Lot 1) | Permitted and/or<br>Required | Proposed              |
|------------------------------|------------------------------|-----------------------|
| <b>Unit Density:</b>         | 1.2 lots per hectare         | 0.73 lots per hectare |
| <b>Lot Size</b>              |                              |                       |
| Lot Size:                    | 4,050 sq.m.                  | 13,455 sq.m.          |
| Lot Width:                   | 50.0 m.                      | 90.2 m.               |
| Lot Depth:                   | 60.0 m.                      | 146.6 m.              |

| <b>R4 Zone (Part 16)<br/>(Lots 2-16)</b>                 | <b>Permitted and/or<br/>Required</b> |               | <b>Proposed</b>   |                    |
|--|--------------------------------------|---------------|---|--------------------|
| <b>Unit Density:</b>                                     | 28 lots per hectare                  |               | 22.4 lots per hectare   |                    |
| <b>Lot Size for Type II 'Interior' and 'Corner' lots</b> |                                      |               |   |                    |
|  | <b>Interior</b>                      | <b>Corner</b> | <b>Interior</b>   | <b>Corner</b>      |
| Lot Size:  | 336 sq.m.                            | 380 sq.m.     | 403-494<br>sq.m.  | 483-499<br>sq.m.   |
| Lot Width:   | 13.4 m.                              | 15.4 m.       | 12.4 m.<br>minimum*   | 15.4 m.            |
| Lot Depth:   | 28.0 m.                              | 28.0 m.       | 30.0 m.<br>minimum  | 30.0 m.<br>minimum |
| <b>Streamside (Part 7A)</b>                              | <b>Required</b>                      |               | <b>Proposed</b>   |                    |
| <b>Streamside Setbacks</b>                               |                                      |               |   |                    |
| Class B Stream and Wetland:                              | 15.0 m.                              |               | Minimum of 0.0 m.* See<br>Streamside Variance<br>section for details. |                    |

\*variance required

#### Lot Width and Side-by-Side Garage Variances – Proposed Lot 10 (R4 Zone)

- The applicant is requesting the following variances:
  - To reduce the minimum lot width requirement of the R4 Zone for a Type II 'Interior' lot from 13.4 metres to 12.4 metres for proposed Lot 10; and
  - To permit the construction of a front-accessed, side-by-side garage on a Type II 'Interior' lot with a lot width of less than 13.4 metres for proposed Lot 10.
- Proposed Lot 10 exceeds the minimum area and lot depth requirements of the R4 Zone for a Type II 'Interior' lot and is intended to accommodate a streamside protection area.
- The proposed variance represents only a 1.0-metre or 7.5% reduction to the minimum lot width requirements.
- The applicant will be required to provide sample house elevations for proposed Lot 10, prepared by the Design Consultant, to ensure that any future dwellings will have an attractive street presentation with a front accessed, side-by-side garage that does not dominate the front façade.
- Staff support the requested variances to proceed for consideration.

#### Streamside Variance

- The applicant is requesting the following streamside variance:
  - To reduce the minimum Part 7A Streamside Protection setback for an existing Class B Wetland, from 15.0 metres to a minimum of 0.0 metres, as measured from the outside edge of the wetland, for a 737-square metre portion of the total combined 3,406-square metre Part 7A streamside setback area on the subject lot.

- The applicant has worked extensively with both City and Provincial staff to reduce the overall impacts to the riparian and terrestrial ecosystem features on the subject lot. The proposed variance to Part 7A Streamside Protection setbacks noted above is only for the portion of the site specifically intended to accommodate a 20.0-metre wide road allowance for future 72A Avenue, running east-to-west and bisecting the subject site. Should Council grant Third Reading to the subject Rezoning By-law, Engineering Department staff will continue to work with the applicant on the 72A Avenue cross-section in order to minimize the overall disturbance within the disturbance area.
- The applicant has agreed to the voluntary conveyance, without compensation, of the entirety of the 0.3669-hectare Part 7A Streamside Protection setback and expanded wetland complex identified on the subject property, equivalent to 16.7% of the total area of the subject property.
- The proposal complies with the Maximum Safeguarding provisions of the Sensitive Ecosystems Development Permit Area guidelines in the OCP.
- Staff support the requested variance to proceed for consideration.

#### Lot Grading and Building Scheme

- Prior to Final Adoption of the Rezoning By-law the applicant will be required to retain a Design Consultant to conduct a character study of the surrounding homes and based on the findings of the study, propose a set of appropriate building design guidelines.
- A preliminary lot grading plan, submitted by Hub Engineering, and dated December 12, 2024, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

#### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.Ro46;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the West Clayton Plan designation.

## Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,113.92.00 per new lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

- For the previous iteration of the subject development application, which included a combination of ground-oriented townhouses and non-ground oriented low rise residential buildings, pre-notification letters were sent on January 27, 2020 and a Development Proposal Sign installed on the subject site on September 22, 2020. No responses from neighbouring residents were received.
- As a result of the ongoing Canada Postal Workers job action, pre-notification letters were not able to be sent for the revised proposal under consideration. Residents will have the opportunity to provide comments and/or concerns to Council directly in response to the Public Notification. A revised Development Proposal Sign was installed on December 7, 2024, with no responses from neighbouring residents received to date.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside and Green Infrastructure Areas) Development Permit Requirements

- The subject site is located within a Sensitive Ecosystems Development Permit Area for both Streamside and Green Infrastructure Network Areas due to the existence of:
  - An off-site Class B (yellow-coded) "Channelized Stream" running north-to-south along the western lot line and off-site Class B (yellow-coded) "Channelized Stream" running east-to-west along a portion of the north lot line;
  - An on-site Class B wetland complex at the north-west corner of the subject site; and
  - Green Infrastructure Network Local Corridor No. 141, with a target width of 60 metres and medium ecological value, whose centreline runs parallel with the western lot line.
- The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) Channelized Stream and Wetland and requires a minimum streamside setback of 15.0 metres, as measured from the top of bank and outside edge of the wetland. In addition, a Provincial 30.0-metre Riparian Areas Protection Regulation (RAPR) setback applies to the south of the wetland to account for shade protection. The proposed setbacks generally comply with the requirements outlined in the Zoning By-law as well as Provincial regulations, except for that portion of the Part 7A Streamside Protection area noted in the Zoning By-law section of this report which is impacted by the proposed 72A Avenue.

- The entirety of the Part 7A Streamside Protection area is proposed to be conveyed to the City as a lot for conservation/open space purposes as a condition of Final Adoption of the subject Rezoning By-law, in compliance with the OCP.
- The development proposal conserves approximately 2,865 square meters of GIN Corridor No. 141 on the subject site through conveyance for Open Space purposes. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- Although that portion of the Part 7A streamside setback area overlapping GIN Corridor No. 141 south of the future 72A Avenue is less than the on-site target width, approximately 15.0 metres compared to 30.0 metres as measured from the west lot line, the increased width of the Part 7A streamside setback area north of the future 72A Avenue containing the existing wetland complex will function as a significantly expanded GIN Hub through the protection and enhancement of riparian and terrestrial ecosystem features.
- An Ecosystem Development and Impact Mitigation Plan, prepared by Ian Whyte, *R.P. Bio.*, of Envirowest Consultants Ltd. and dated July 24, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

## TREES

- Joey Banh, ISA-Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix III):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

|  | Existing   | Remove    | Retain    |
|--|------------|-----------|-----------|
| Alder/Cottonwood (outside riparian area)           | 2          | 2         | 0         |
| Alder/Cottonwood (within riparian area)            | 17         | 2         | 15        |
| Deciduous Trees                                    | 8          | 6         | 2         |
| Coniferous Trees                                   | 90         | 38        | 52        |
| <b>Onsite Tree Totals</b>                          | <b>117</b> | <b>48</b> | <b>69</b> |
| <b>Onsite Replacement Trees Proposed</b>           | <b>30</b>  |           |           |
| <b>Total Onsite Retained and Replacement Trees</b> | <b>99</b>  |           |           |

- The Arborist Assessment states that there is a total of 117 bylaw protected trees on the site (82 within proposed Lots 1-16 or proposed road dedication area and 35 within the on-site Part 7A streamside protection area to be conveyed to the City).

- Additionally, the Arborist Assessment identified 72 bylaw protected off-site trees in close proximity to the subject site (42 within off-site areas to be developed via adjacent, in-stream land development applications and 30 within off-site streamside protection areas to be conveyed to the City via Development Application No. 7917-0518-00 to the immediate west).
- The applicant proposes to retain 69 on-site trees as part of this development proposal (36 within proposed Lot 1 and 33 within the streamside setback area to be conveyed to the City). The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. All off-site trees outside of identified off-site streamside protection areas, totaling 42 of 72 identified bylaw protected off-site trees, are proposed for removal in order to accommodate the dedication and construction of 73 Avenue and 187A Street to the north and east of the subject site respectively.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed planting in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees, including those Alder and Cottonwood trees that are within a streamside protection area. This will require a proposed total of approximately 94 replacement trees on the site. As only 30 replacement trees can be accommodated within the fifteen (15) proposed R4 Zone lots, based on a maximum of two (2) replacement trees per lot, the proposed deficit of 64 replacement trees will require an estimated cash-in-lieu payment of \$25,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 99 trees are proposed to be retained or replaced on the site with an estimated contribution of \$25,600 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Rezoning Block Plan and Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix IV. Ecosystem Development and Impact Mitigation Site Plan
- Appendix V. OCP Amendment Maps: Figure 3 and Figure 42
- Appendix VI. West Clayton NCP Land Use Plan
- Appendix VII. Development Variance Permit No. 7918-0001-00

*approved by Shawn Low*

Ron Gill  
General Manager  
Planning and Development

CRL/cb



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF LOT 1 SECTION 21 TOWNSHIP 8  
NEW WESTMINSTER DISTRICT PLAN 8008**

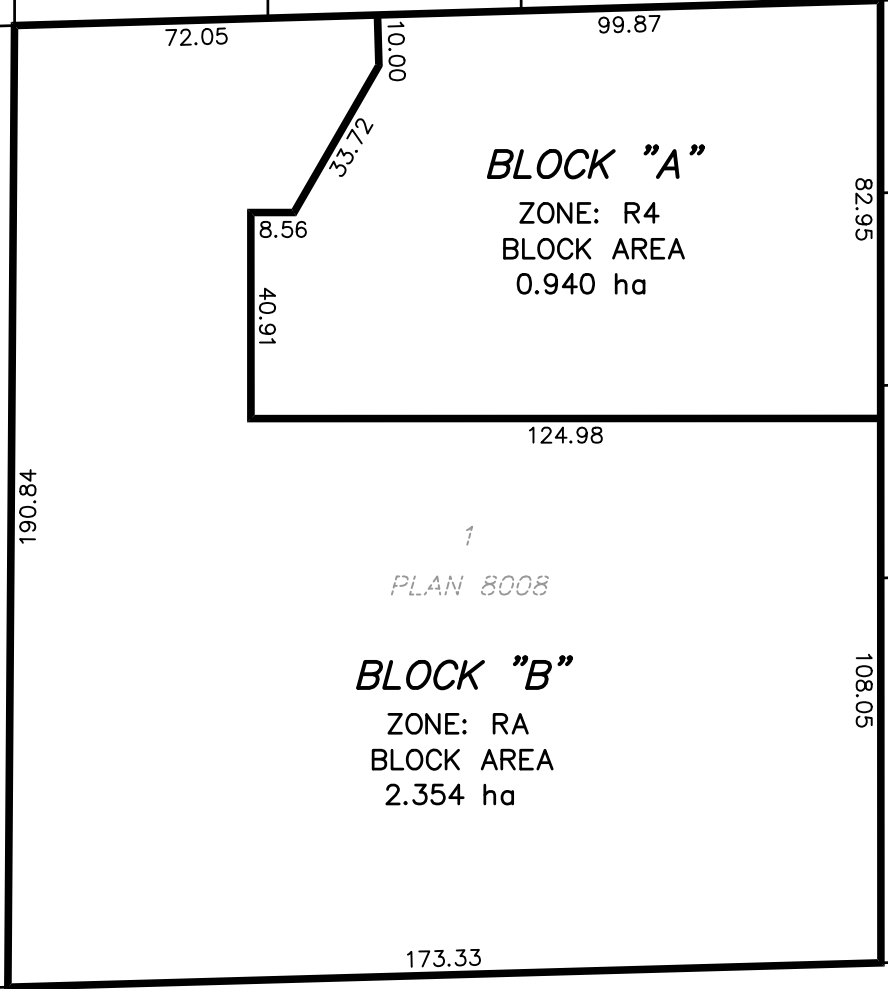
CITY OF SURREY  
B.C.G.S. 92G.017  
SCALE = 1:1500

"ALL DISTANCES ARE IN METRES"

P L A N 3 0 2 5 5  
41 | 40 | 39 | 38 | Rem 3  
PLAN 8008

**SECTION 21  
TOWNSHIP 8**

Rem A  
REF. PLAN 4666



**BLOCK "A"**  
ZONE: R4  
BLOCK AREA  
0.940 ha

**BLOCK "B"**  
ZONE: RA  
BLOCK AREA  
2.354 ha

72nd AVE

SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
TELEPHONE: 604 599-1886  
FILE: 191274-ZONE

THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 13th DAY OF DECEMBER 2024

*Gene Paul Nikula*  
GENE PAUL NIKULA B.C.L.S. (303)



## INTER-OFFICE MEMO

---

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **December 11, 2024**

PROJECT FILE: **7818-0001-00**

---

RE: **Engineering Requirements**  
**Location: 18737 72 Ave**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 4.942m along 72 Avenue.
- Dedicate 20.0m for 72A Avenue.
- Dedicate 10.0m for 73 Avenue local road allowance.
- Dedicate varying widths (8.5m to 11.5m) for 187A Street.
- Dedicate corner cuts as required.
- Register 0.5m SRW along all development frontages.

#### *Works and Services*

- Construct north side of 72 Avenue.
- Construct 72A Avenue.
- Construct south side of 73 Avenue.
- Construct west side of 187A Street.
- Complete sanitary and storm catchment analysis and address downstream constraints.
- Construct adequately sized downstream and frontage water, sanitary and storm mains.
- Construct water, sanitary and storm service connections, and driveways to each lot.
- Implement on-site storm mitigation and water quality treatment as per West Clayton NCP and Clayton ISMP.
- Register restrictive covenants as determined through the Servicing Agreement process.

A Servicing Agreement is required prior to Final Adoption.

### NCP AMENDMENT/DEVELOPMENT PERMIT

There are no additional Engineering requirements associated with the NCP Amendment and Development Permit.



Jeff Pang, P.Eng.  
Director, Land Development  
RH

NOTE: Detailed Land Development Engineering Review available on file

## 4.0 Tree Preservation Summary

Surrey File Number: N/A

Date of Report/Revision: December 10, 2024

Address: 18737 72 Ave, Surrey

Arborist Signature

Arborist: Joey Banh

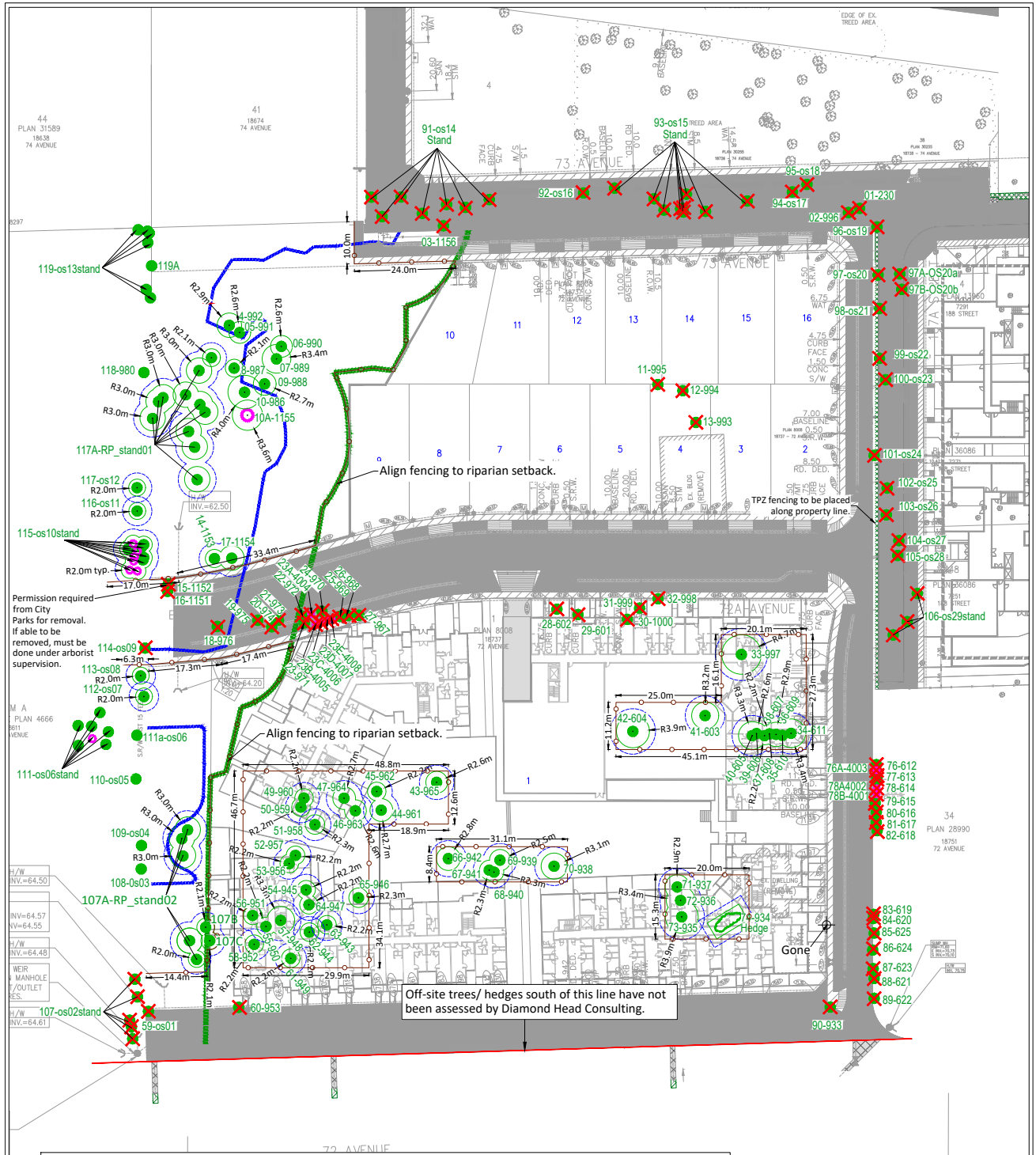


\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

| ON-SITE TREES   |         | Number of Trees   |
|---|---------|-------------------|
| Existing Bylaw Trees  |         | <u>117</u>        |
| Proposed Removed Bylaw Trees                                  |         | <u>48</u>         |
| Proposed Retained Bylaw Trees                                 |         | <u>69</u>         |
| <b>Total Replacement Trees Required</b>                       |         |                   |
| Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio   |         |                   |
|   | Removed | Subtotal          |
|   | 2 x 1   | 2                 |
| Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio   |         |                   |
|   | Removed | Subtotal          |
|   | 2 x 2   | 4                 |
| Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio |         |                   |
|   | Removed | Subtotal          |
|   | 44 x 2  | 88                |
| Required Replacement Trees                                    |         | <u>94</u>         |
| Proposed Replacement Trees                                    |         | <u>94</u>         |
| Deficit of Replacement Trees                                  |         | <u>0</u>          |
| <b>Total Onsite Retained and Replacement Trees</b>            |         | <b><u>163</u></b> |

| OFF-SITE TREES  |         | Number of Trees  |
|---|---------|------------------|
| Existing Bylaw Trees  |         | <u>72</u>        |
| Proposed Removed Bylaw Trees                                  |         | <u>40</u>        |
| Proposed Retained Bylaw Trees                                 |         | <u>32</u>        |
| <b>Total Replacement Trees Required</b>                       |         |                  |
| Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio   |         |                  |
|   | Removed | Subtotal         |
|   | 25 x 1  | 25               |
| Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio   |         |                  |
|   | Removed | Subtotal         |
|   | 0 x 2   | 0                |
| Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio |         |                  |
|   | Removed | Subtotal         |
|   | 15 x 2  | 30               |
| Required Replacement Trees (To be taken as cash-in-lieu)      |         | <u>55</u>        |
| <b>Total Off-site Retained Trees</b>                          |         | <b><u>32</u></b> |

| CITY TREES          | Existing | Removed  | Retained |
|---------------------|----------|----------|----------|
| Park/City Lot Trees | 0        | 0        | 0        |
| Boulevard Trees     | 0        | 0        | 0        |
| <b>Total</b>        | <b>0</b> | <b>0</b> | <b>0</b> |



**Arborist Notes:**

- Survey file shown on this TMP is from April 17, 2017. DHC did the field work on June 30, 2022 and July 4, 2022.
- Any TPZ fencing within ESAs to be confirmed by QEP.
- 107-os02stand is in conflict with proposed road. Tree 59-os01 is in conflict with proposed sidewalk. City of Surrey Parks will need to determine retention.
- After tree removals occur and prior to construction commencing, DHC recommends a Tree Risk Assessment be undertaken to review the retention status of the remaining trees.
- Arborist supervision required for any works within 1.5 m of the TPZ of protected trees..



|        |  |  |  |
|--------|--|--|--|
| LEGEND | <span style="color: green;">—</span> CRITICAL ROOT ZONE              | <span style="border: 1px solid red; border-radius: 50%; padding: 2px;"> </span> TREE PROTECTION ZONE AND FENCE | <span style="color: magenta;">●</span> UN-SURVEYED TREE TO BE RETAINED |
|        | <span style="border-bottom: 1px dashed blue;"> </span> NO-BUILD ZONE | <span style="color: green;">●</span> SURVEYED TREE TO BE RETAINED  | <span style="color: red;">X</span> TREE TO BE REMOVED                  |

- REFERENCE DRAWINGS**
1. Base Survey by Amray Land Surveying dated April 17, 2017.
  2. Site Plan and Civil Plan provided by client.

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. ( $\frac{1}{3}$  the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886

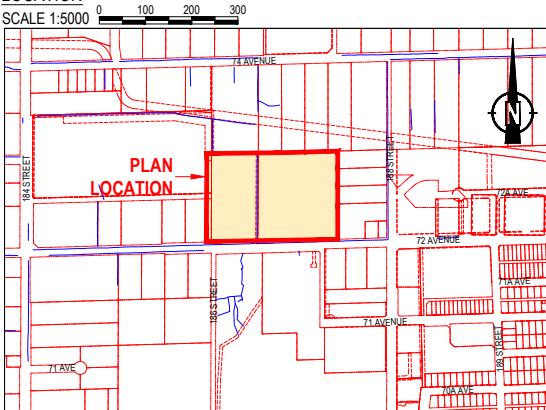
Drawing title: Tree Management Plan  
Project address: 18737 72nd Avenue, Surrey BC  
Client: Mortise Group

Drawing No: 006  
Date: 2024/12/10  
Drawn by: JB/DBE  
Page Size: TABLOID 11"x17"

Page #  
1 of 1

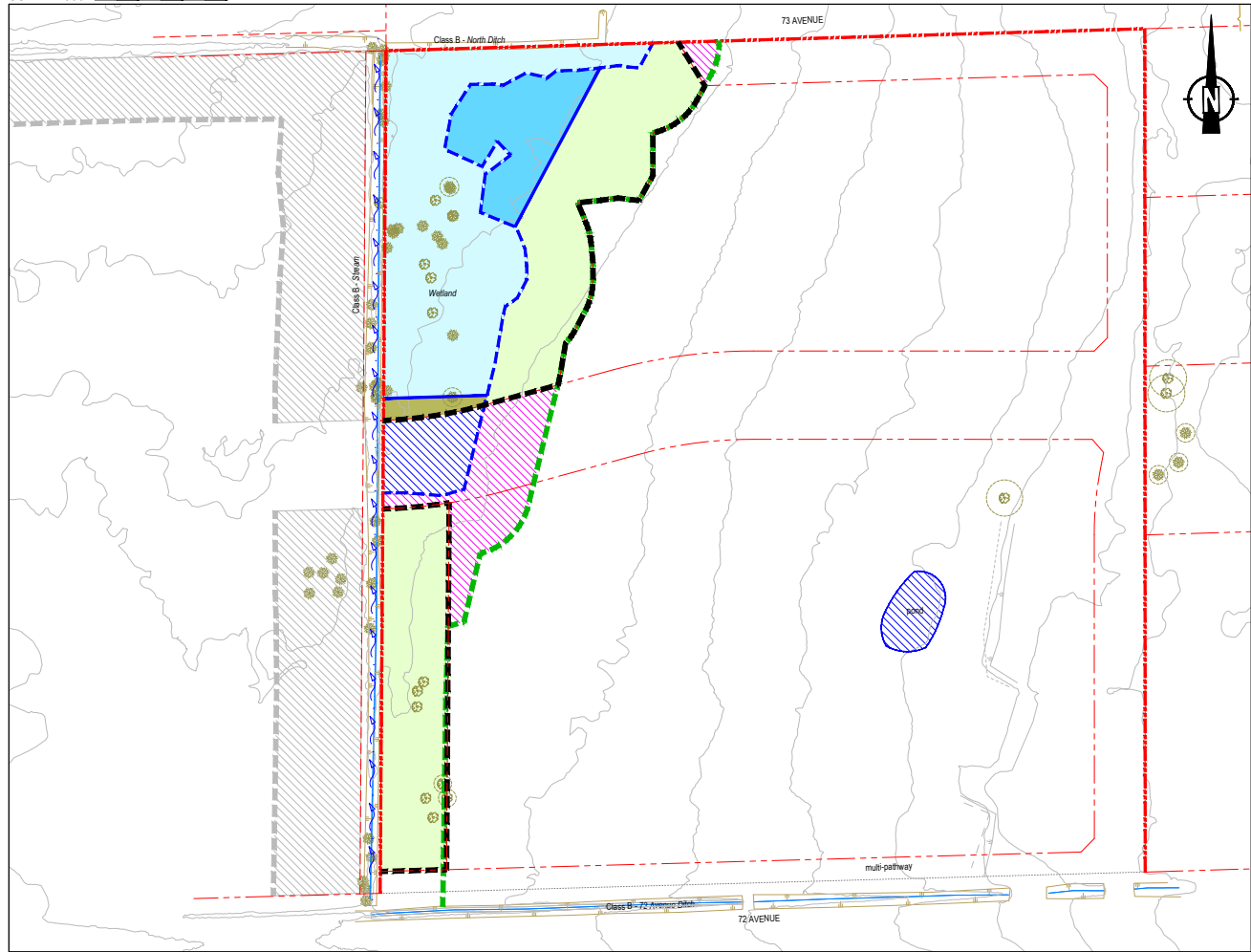
LOCATION

SCALE 1:5000



PLAN

SCALE 1:500



| LEGEND |  |
|--------|--|
|        | Project Boundary                                 |
|        | Existing Setback                                 |
|        | Proposed Setback                                 |
|        | Stream Boundary                                  |
|        | Proposed Stream Boundary                         |
|        | Retained Wetland Habitat (2,120m <sup>2</sup> )  |
|        | Potential Wetland Expand (645m <sup>2</sup> )    |
|        | Retained Riparian Habitat (2,669m <sup>2</sup> ) |
|        | Wetland/Pond Habitat Loss (552m <sup>2</sup> )   |
|        | Riparian Habitat Loss (734m <sup>2</sup> )       |
|        | Riparian Habitat Gain (27m <sup>2</sup> )        |
|        | Wetland to Riparian (93m <sup>2</sup> )          |

REFERENCE DRAWINGS

1. Email: ACAD-par-base.dwg. Received March 29, 2023; Hub Engineering Inc.
2. Email: ACAD-Lot Layout - Op 55 - Jul 19, 2024.dwg. Received July 22, 2024; Mortise Group of Companies.
3. 2020 Legal Base from City of Surrey.
4. 2013 Contours from City of Surrey.

MORTISE GROUP  
Surrey, BC

18737 - 72 AVENUE  
Surrey, BC

enviowest  
www.enviowest.ca

enviowest consultants inc.  
2000 Hartley Avenue  
Coquitlam, British Columbia  
Canada V3K 6W5

office: 604-944-0502  
facsimile: 604-944-0507  
saper-vedere@enviowest.ca

**DRAFT**  
HABITAT BALANCE

| DESIGN: | DRAWN:         | CHECKED:        | REVISION:       | REVISION DATE: |
|---------|----------------|-----------------|-----------------|----------------|
| JLI/IWW | RK/SCM         | IWW             | 03              | July 24, 2024  |
| SCALE:  | As Shown       | PROJECT NUMBER: | DRAWING NUMBER: |                |
| DATE:   | April 21, 2023 | 1942-07         | 1942-07-12      |                |

2024/07/24 11:41:23 AM  
 C:\Users\jli\OneDrive\Documents\Projects\18737-72 Avenue\18737-72 Avenue.dwg  
 18737-72 Avenue.dwg



Figure 3  
From "Multiple Residential" to "Urban".

Figure 3  
From "Commercial" to "Urban"

URB

MR

COM

72-Ave

Figure 3  
From "Urban" to "Multiple Residential".

186 St

187A St





Delete from OCP Figure 42:  
Major Employment Areas by  
removing the "Commercial" designation.

URB

COM

MR

COM

72 Ave

186 St

187A St







CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0001-00

**Issued To:**

**("the Owner")**

**Address of Owner:**

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

Parcel Identifier: 011-298-600  
Lot 1 Section 21 Township 8 New Westminster District Plan 8008  
18737 - 72 Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-Section C.2 Subdivision of Part 16 “Small Lot Residential Zone (R4)” the minimum lot width of a Type II ‘Interior’ lot is reduced from 13.4 metres to 12.4 metres for proposed Lot 10;
  - (b) In Sub-Section H.3.(a) Off-Street Parking and Loading/Unloading of Part 14 “Small Lot Residential Zone (R4)” a front-accessed, side-by-side garage shall be permitted on a lot less than 13.4 metres wide for proposed Lot 10.
  - (c) In Sub-Section B.1 Streamside Setback Areas of Part 7A “Streamside Protection” the minimum setback for a Class B wetland is reduced from 15.0 metres to 0.0 metres, as measured from the outside edge of the wetland, for a 737-square metre portion of the total combined 3,406-square metre streamside setback area on the subject lot.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF     , 20   .

ISSUED THIS    DAY OF     , 20   .

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Mayor – Brenda Locke

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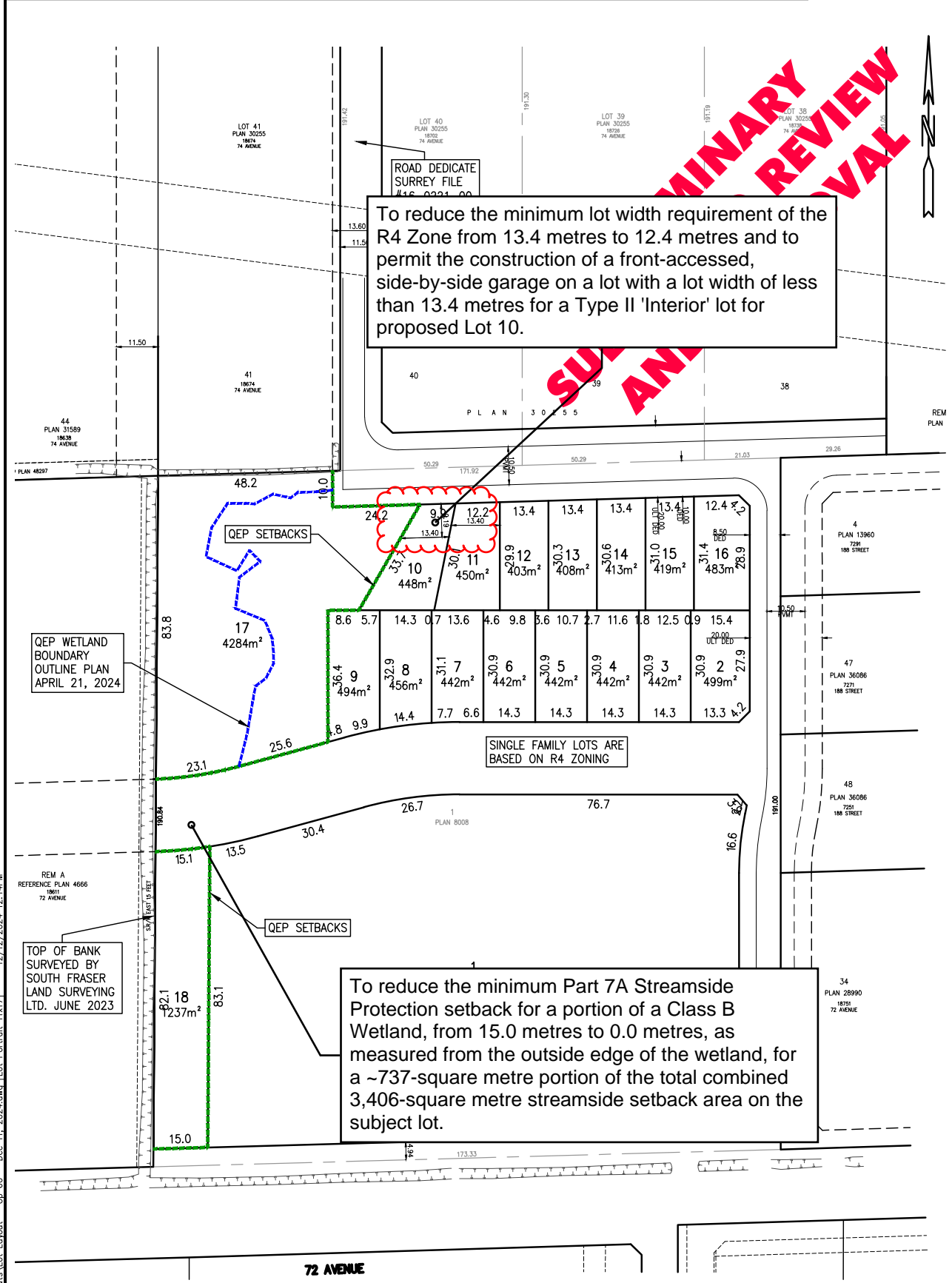
City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

To reduce the minimum lot width requirement of the R4 Zone from 13.4 metres to 12.4 metres and to permit the construction of a front-accessed, side-by-side garage on a lot with a lot width of less than 13.4 metres for a Type II 'Interior' lot for proposed Lot 10.

To reduce the minimum Part 7A Streamside Protection setback for a portion of a Class B Wetland, from 15.0 metres to 0.0 metres, as measured from the outside edge of the wetland, for a ~737-square metre portion of the total combined 3,406-square metre streamside setback area on the subject lot.

SINGLE FAMILY LOTS ARE BASED ON R4 ZONING

SUBMITTAL FOR PRELIMINARY REVIEW AND APPROVAL



## Hub Engineering Inc.

Engineering and Development Consultants

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

|   |                |                         |               |
|---|----------------|-------------------------|---------------|
| CLIENT:                                 | PROJECT:       | 18737 72 AVENUE, SURREY |               |
| DRAWING TITLE: SUBDIVISION - GROSS AREA |                |                         |               |
| PROJECT No. 16046                       | DATE: DEC 2024 | LEGAL:                  | SCALE: 1:1000 |
|   |                | MUNICIPAL PROJECT No:   |               |

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