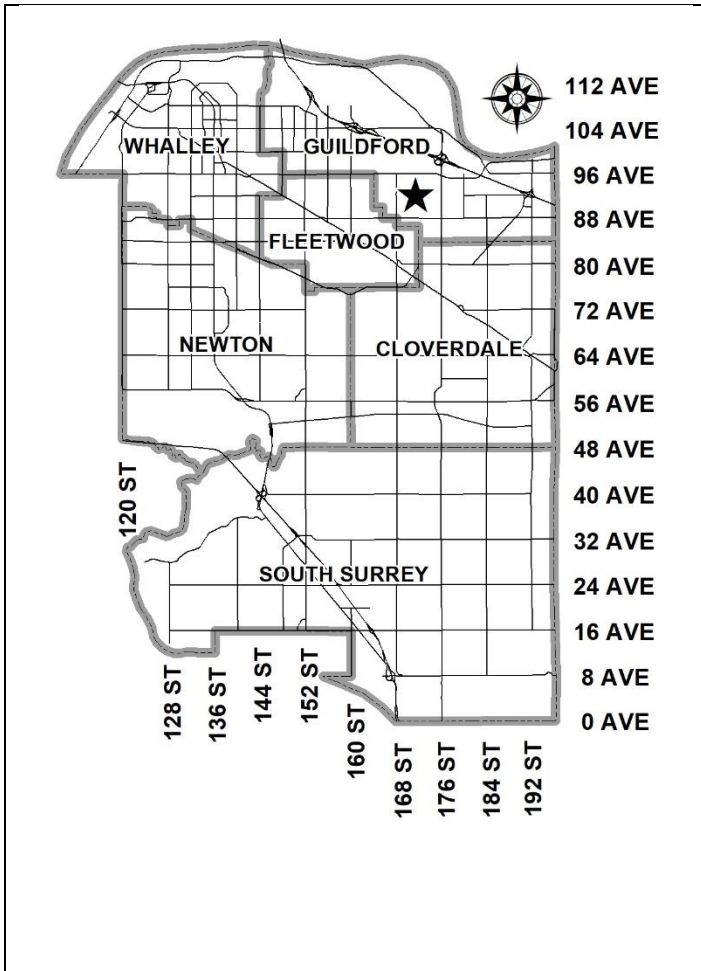


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7918-0305-00

Planning Report Date: June 10, 2024



**PROPOSAL:**

- **Revised NCP Amendment** from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Park and Low Density Cluster
- **Amend Development Permit**

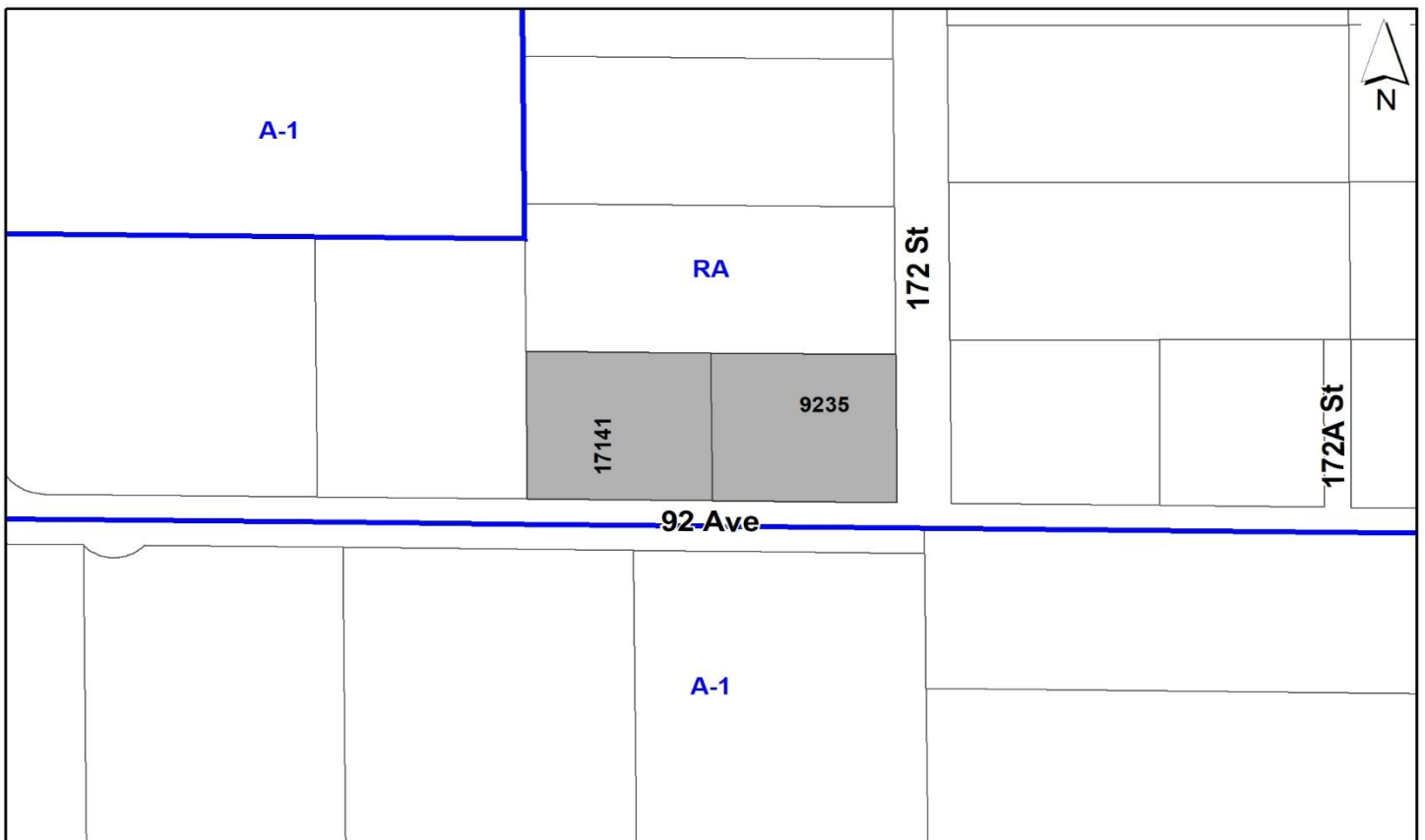
to allow for subdivision into two single family lots, one lot for municipal infrastructure, one riparian lot and one park lot. A Development Permit for Sensitive Ecosystems (Streamside Areas) is required for proposed Lots 1 and 5.

**LOCATION:** 17141 – 92 Avenue & 9235 – 172 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B



## RECOMMENDATION SUMMARY

- Approval to amend Development Permit for Sensitive Ecosystems (Streamside Areas).

## RATIONALE OF RECOMMENDATION

- At the Regular Council – Land Use Meeting on April 29, 2019, Council was asked to consider an Additional Planning Comments Report that included amendments to the servicing strategy for the Anniedale-Tynehead NCP, a partial amendment to the NCP for the subject site, a Rezoning Bylaw (No. 19750 - to rezone the subject site from RA to RF-13) and a Development Permit for Sensitive Ecosystems (Streamside Areas).
- At the time, the applicant proposed to subdivide the two parent parcels into one single family lot, two lots for municipal infrastructure (one for a sanitary pump station and one for a water quality/detention pond) as well as one lot for riparian protection (Appendix VI).
- Council granted Rezoning Bylaw No. 19750 Third Reading at the May 13, 2019 Regular Council – Public Hearing Meeting and authorized staff to draft the Development Permit.
- The applicant subsequently worked with City staff from the Engineering Department and proposes to replace the water quality/detention pond with a tight pipe system to address stormwater management requirements for the Tynehead portion of the Anniedale-Tynehead NCP. As a result, the water quality/detention pond, originally proposed on-site, is no longer deemed necessary to service the Tynehead portion.
- The applicant now proposes to provide on-site environmental compensation for the proposed infilling of the Class A (red-coded) watercourse on the north side of 92 Avenue. The on-site compensation will take place on proposed Lot 4, which will be conveyed to the City, as park. The compensation proposal is smaller in area than the original water quality/detention pond, and as a result, the applicant now proposes to create an additional single family residential (RF-13) lot at the northeast corner of the subject site (Lot 5). The applicant has secured Water Sustainability Act Change Approval for the environmental compensation.
- City staff are seeking Council endorsement of the following proposed changes to this application, as outlined in this Additional Planning Comments Report:
  - Updating the proposed NCP Amendment to reflect the current layout which involves amending the NCP from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Park and Low Density Cluster; and
  - Approval to draft a revised Sensitive Ecosystem Development Permit (Streamside Areas) for proposed Lot 1 and Lot 5.

This will facilitate an updated subdivision layout that will subdivide the two parent parcels into 5 lots (two single family lots, one lot for municipal infrastructure [pump station], one riparian lot and one park lot).

- All other aspects of the original development proposal, as presented to Council at the Regular Council – Land Use Meeting on April 29, 2019, remain unchanged.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to amend Development Permit No. 7918-0305-00 for Sensitive Ecosystems (Streamside Areas), for proposed Lot 1 and Lot 5, generally in accordance with the attached revised drawing (Appendix I) and environmental report dated May 3, 2024.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized Ecosystem Development Plan, planting plan, cost estimate and Habitat Balance Report to the satisfaction of City staff;
  - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (h) completion of a P-15 agreement for monitoring and maintenance of replanting within the conveyed riparian area (Lot 3) and park land (Lot 4) to the satisfaction of the Parks, Recreation and Culture Department;
  - (i) registration of a Section 219 Restrictive Covenant on proposed Lot 1 and Lot 5 advising the future homeowner of the potential for farm operations on the agricultural lands south of 92 Avenue;
  - (j) registration of a Section 219 Restrictive Covenant on proposed Lot 1 and Lot 5 for tree protection;
  - (k) the applicant will convey proposed Lot 2 (pump station) to the City for the purposes of municipal infrastructure with cost recovery through DCC Front-Ending Agreements as well as Development Works Agreements;
  - (l) the applicant will convey the riparian lot (Lot 3) and park lot (Lot 4) to the City, without compensation; and



- (m) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development.
3. Council pass a resolution to amend the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) to re-designate the subject site from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Park and Low Density Cluster.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following amendments to the previous proposal considered by Council in April, 2019:
  - Updating the proposed NCP Amendment to reflect the current layout which involves amending the NCP from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Park and Low Density Cluster;
  - Approval to draft a revised Sensitive Ecosystem Development Permit (Streamside Areas) for proposed Lot 1 and Lot 5; and
  - An updated subdivision layout that will subdivide the two parent parcels into 5 lots (two single family lots, one lot for municipal infrastructure [pump station], one riparian lot and one park lot).

	Proposed
<b>Lot Area</b>	
Gross Site Area:	8,093.71 sq. m.
Road Dedication:	1,618.74 sq. m.
Undevelopable Area:	4,757 sq. m.
Net Site Area:	6,474.97 sq. m.
<b>Number of Lots:</b>	2 existing 5 proposed
<b>Unit Density:</b>	Gross – 2.5 u.p.a. (based on 5 lots) Net – 3.12 u.p.a. (based on 5 lots)
<b>Range of Lot Sizes</b>	344 sq. m. - 3,406 sq. m.
<b>Range of Lot Widths</b>	13.4 m. – 36.5 m.
<b>Range of Lot Depths</b>	25.6 m. – 73.3 m.

## Referrals

- Engineering:** The Engineering Department has no objection to the revised lot layout subject to the completion of the original Engineering servicing requirements as outlined in Appendix II.
- School District:** The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 1 Elementary students at Serpentine Heights Elementary School  
1 Secondary students at North Surrey Secondary School
- (Appendix III)
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall, 2025.
- Parks, Recreation & Culture:** No additional comments on the revised proposal.
- The Anniedale-Tynehead Update Plan will provide new active park within 340 metres walking distance of the subject development. In addition, natural area parkland is being conveyed to the City as part of the subject application.

## ADDITIONAL PLANNING COMMENTS

### Background

- At the Regular Council – Land Use Meeting on December 17, 2018, Council was asked to consider the following:
  - An NCP Amendment to the Anniedale-Tynehead Stage II NCP Servicing Strategy;
  - A Partial NCP Amendment from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Sanitary Pump Station, Detention Pond and Low Density Cluster (4-6 u.p.a.);
  - Rezoning from RA to RF-13; and
  - Development Permit for Sensitive Ecosystems (Streamside Areas)

in order to allow for subdivision into one single family lot, two lots for municipal infrastructure and one riparian lot.

- At that Council meeting, the development application was referred back to staff to provide additional information on the potential impacts in Tynehead. Staff reported back to Council at the Regular Council – Land Use Meeting on April 29, 2019 and Council authorized staff to draft the Development Permit as well as granted Third Reading to Rezoning Bylaw No. 19750 at the Regular Council – Public Hearing Meeting on May 13, 2019.
- As part of the original development proposal, the applicant would convey the sanitary pump station (Lot 2), riparian area (Lot 3) as well as the water quality/detention pond (formerly Lot 4 and Lot 5) to the City without compensation. The sanitary pump station and water quality/detention pond were important pieces of municipal infrastructure required to help open up the Tynehead portion of the Anniedale-Tynehead NCP.
- The applicant subsequently worked with Engineering staff towards implementing a drainage tight pipe system to service developments in the Tynehead portion of the NCP. As such, the water quality/detention pond is no longer necessary, as part of the larger servicing strategy. The City's Engineering Department has reviewed the revised servicing proposal and supports this conclusion.
- The applicant now proposes to provide on-site environmental compensation to offset infilling the Class A (red-coded) watercourse on the north side of 92 Avenue. The on-site compensation will take place on the former water quality/detention pond lot (Lot 4) which the applicant will convey to the City as a park lot, without compensation. The compensation proposal is smaller in area than the original water quality/detention pond, which the applicant has secured Water Sustainability Act Change Approval for.
- As a result, the applicant is now proposing to create an additional single family lot (Lot 5) at the northeast corner of the former water quality/detention pond site. This new single family lot will similarly be rezoned, with the parent parcels, to RF-13 but will be retained by the owner.
- Staff are seeking Council endorsement of the following proposed changes to the original development proposal:
  - Updating the proposed NCP Amendment to reflect the current layout which involves amending the NCP from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Park and Low Density Cluster; and
  - Approval to draft a revised Sensitive Ecosystem Development Permit (Streamside Areas) for proposed Lot 1 and Lot 5.

This will facilitate an updated subdivision layout that would allow for subdivision of two parent parcels into 5 lots (two single family lots, one lot for municipal infrastructure [pump station], one riparian lot and one park lot).

- All other aspects of the original development proposal, as presented to Council at the Regular Council – Land Use Meeting on April 29, 2019, remain unchanged.

- As the revised subdivision layout will secure the required municipal infrastructure to service the Tynehead portion of the Anniedale-Tynehead NCP as well as grant the City stewardship over the riparian area (Lot 3) and proposed on-site compensation for the Class A (red-coded) watercourse along 92 Avenue (Lot 4), staff from the Planning and Engineering Departments support the proposal.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	School District Comments
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	NCP Land-Use Redesignation Map
Appendix V.	Additional Planning Report No. 7918-0305-00, dated April 29, 2019, which includes the Initial Planning Report No. 7918-0305-00, dated December 17, 2018

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

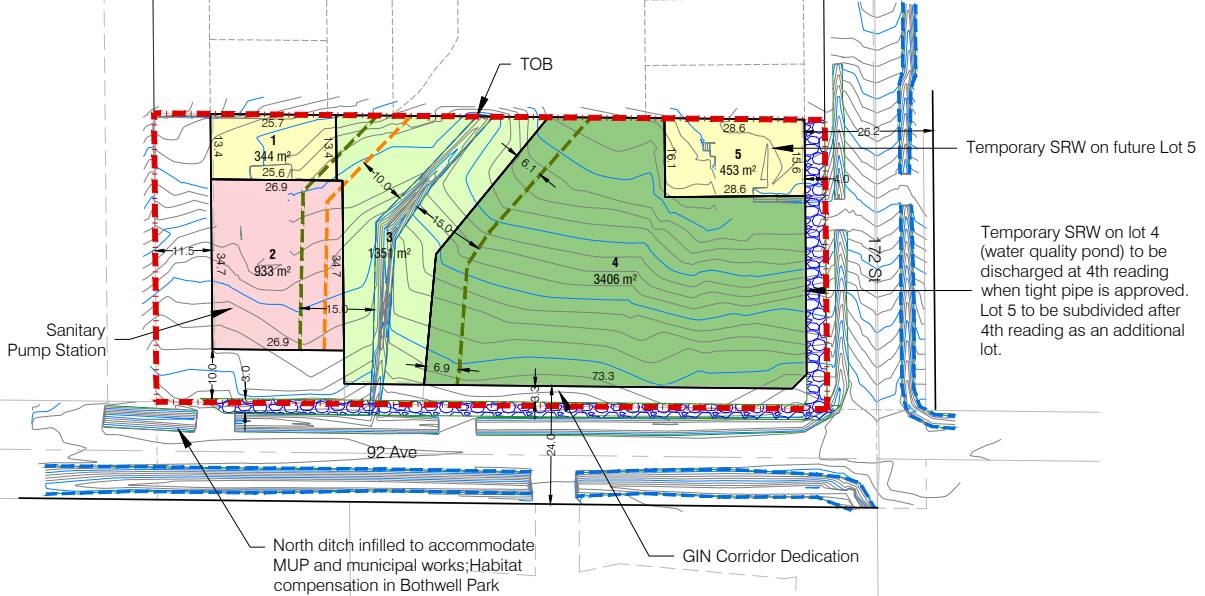
MJ/ar

# Appendix I

Anniedale-Tynehead Infrastructure

17141 92 Ave & 9235 172 St, Surrey

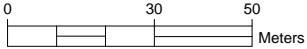
## SUBDIVISION CONCEPT



-  Subject Site
-  Residential RF-13
-  Environmental Lot
-  Habitat Compensation Lot
-  Municipal Infrastructure RF-13
-  Multi-Use Pathway
-  15m Environmental Setback
-  10m Environmental Setback

Temporary SRW on future Lot 5

Temporary SRW on lot 4 (water quality pond) to be discharged at 4th reading when tight pipe is approved. Lot 5 to be subdivided after 4th reading as an additional lot.



LEGAL DESCRIPTION  
PID 002-353-911  
PID 002-353-938

GROSS SITE AREA  
0.8 hectares / 2 acres

NET SITE AREA  
0.6 hectares / 1.6 acres

LOT YIELD  
Existing: 2 lots  
Proposed: 2 lots + 3 municipal lots

EXISTING DESIGNATIONS  
OCP: Urban  
NCP: Low Density Cluster (Green Space Transfer)  
Zoning: RA

PROPOSED DESIGNATIONS  
OCP: Urban  
NCP: Low Density Cluster  
Zoning: RF-13



Scale: 1:1000



Project 17-407  
15 / 04 / 2024  
Revised By: BJ/CEV

Drawing  
**1**

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.  
M:\PLAN\2017\17-407\DWG\PLANNING\17-407 - Shadow Concept (Simplified) - 2024-04-15.dwg

Department: **Planning and Demographics**  
Date: **March 25, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **18 0305 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	2
---	---

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	1
Secondary School =	1
<b>Total Students =</b>	<b>2</b>

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

**Summary of Impact and Commentary**

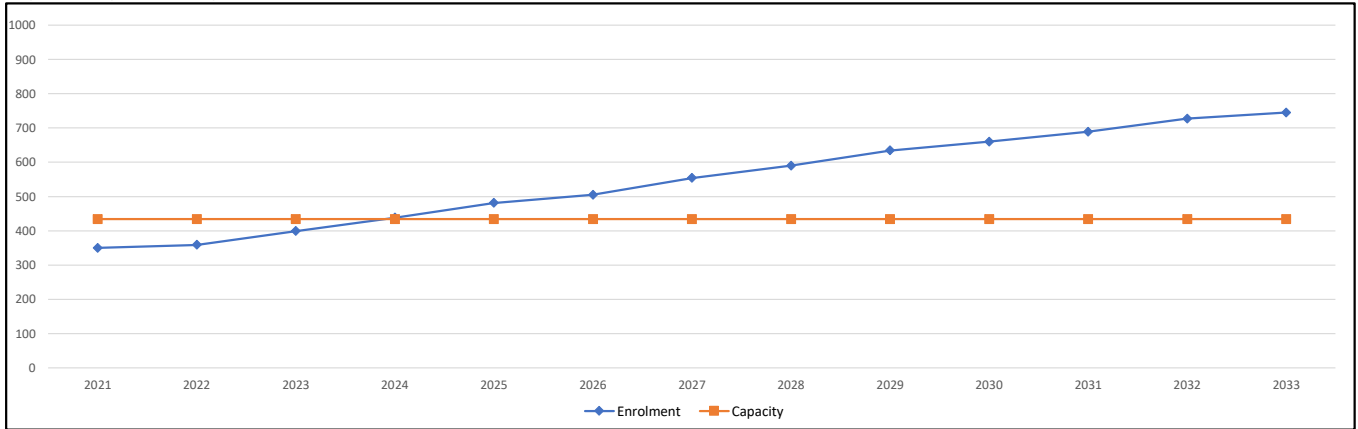
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

This school will serve the future Anniedale/Tynehead community. The District recognizes that enrolment will go up once the Anniedale/Tynehead NCP gets underway and the has submitted as part of the 2024/2025 Five Year Capital Plan submission to the Ministry of Education, to build a new 605 capacity elementary school in the area. This project has not been approved by the Ministry as of yet.

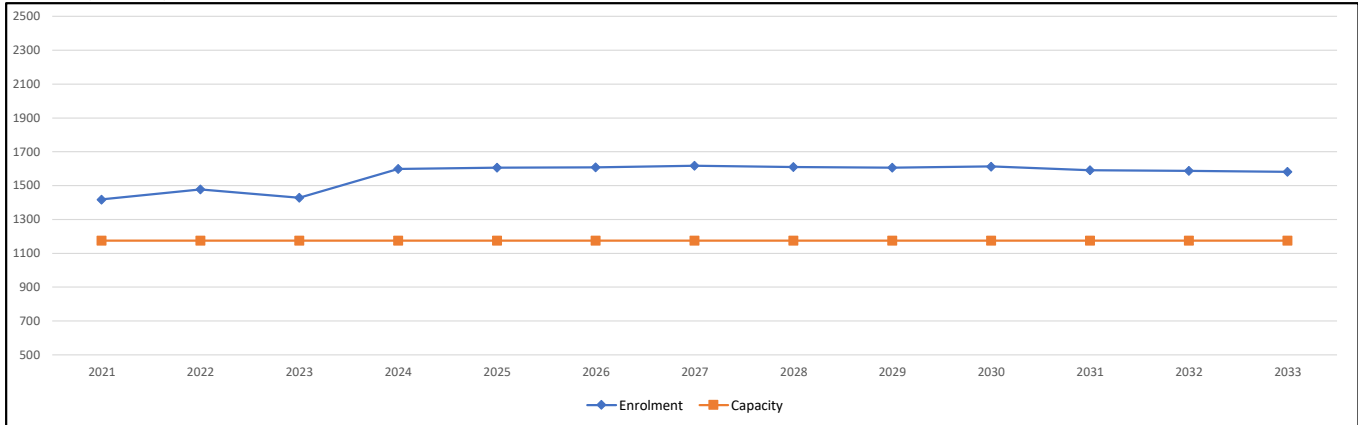
North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is conservative. As part of the 2024/2025 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

**Serpentine Heights Elementary**



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

**North Surrey Secondary**



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

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



**APPENDIX F: CITY OF SURREY SUMMARY FORM**

Surrey Project No.:  
 Project Address: **17141 92 Avenue, Surrey, BC**  
 Consulting Arborist: **Nick McMahon**

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	<b>55</b>
<b>Bylaw Protected Trees to be Removed</b>	<b>24</b>
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	<b>31</b>
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio:   6 times 1 =   6 All Other Bylaw Protected Trees at 2:1 ratio:                                   18 times 2 =  36 TOTAL:	<b>42</b>
<b>Replacement Trees Proposed</b>	<b>TBD</b>
<b>Replacement Trees in Deficit</b>	<b>TBD</b>
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	<b>16</b>

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	<b>4</b>
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio:   2 times 1 =   2 All Other Bylaw Protected Trees at 2:1 ratio:                                   2 times 2 =   4 TOTAL:	<b>6</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>6</b>

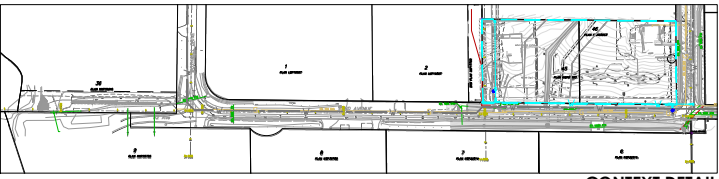
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

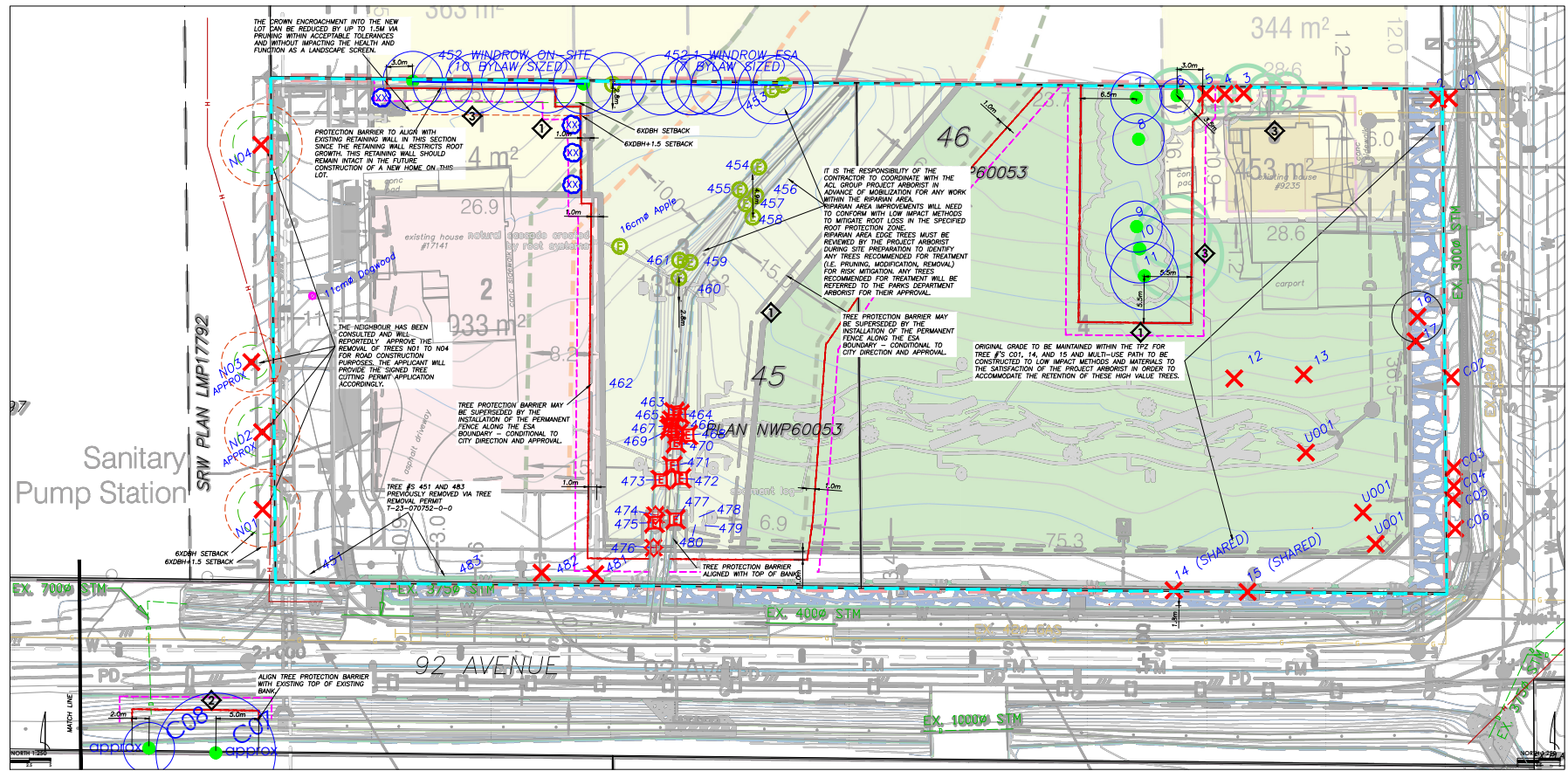
Nick McMahon, Senior Consulting Arborist

Dated: April 19, 2024

Direct: 604 812 2986  
 Email: [nick@aclgroup.ca](mailto:nick@aclgroup.ca)



CONTEXT DETAIL



TREE MANAGEMENT DETAIL

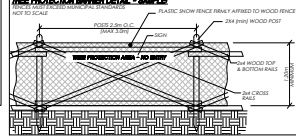
XXX	Tree to be removed
●	Tree to be retained
●	Tree to be protected
●	Tree to be replaced

**LEGEND-REPLACEMENT TREE PLANTING:**

● (circle with 'X') denotes REPLACEMENT TREE (see plant list for species)  
 ● (circle with 'R') tree planted to correct PCL/CAE specifications.

Tree ID	Species	Notes
451	16cm Apple	Previously removed via tree removal permit
452	Windrow on site	Bylaw sized
453	Windrow ESA	Bylaw sized
454-458	Various	Retained trees
459-460	Various	Retained trees
461-464	Various	Retained trees
465-467	Various	Retained trees
468-470	Various	Retained trees
471-472	Various	Retained trees
473-474	Various	Retained trees
475-476	Various	Retained trees
477-478	Various	Retained trees
479-480	Various	Retained trees

Tree ID	Species	Notes
C01	Various	High value tree
C02	Various	High value tree
C03	Various	High value tree
C04	Various	High value tree
C05	Various	High value tree
C06	Various	High value tree



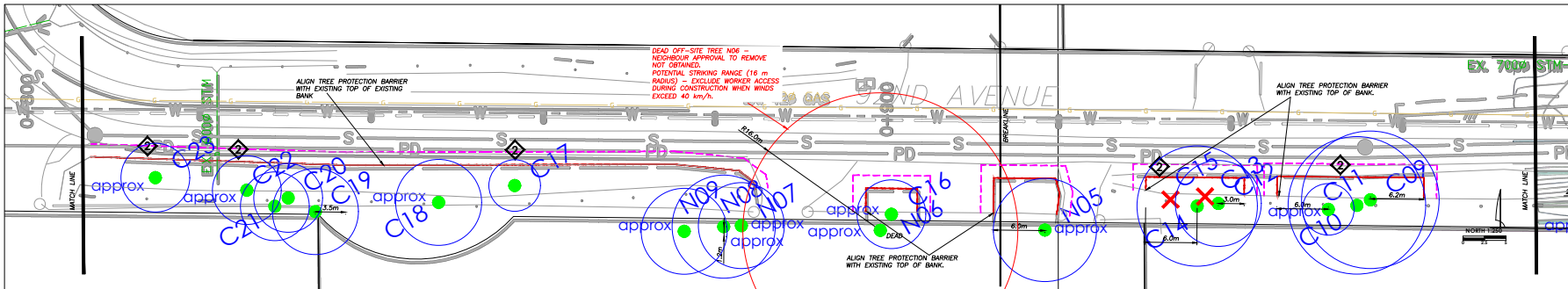
APPENDIX C: TREE MANAGEMENT DRAWING SHEET 1 OF 2

**ARBORTECH CONSULTING**  
 1732 - 1036 203 ST. ANGLIS BLVD. V2Y 2K1  
 TEL: 780-462-0222 FAX: 780-462-0223  
 WWW.ARBORTECHCONSULTING.COM

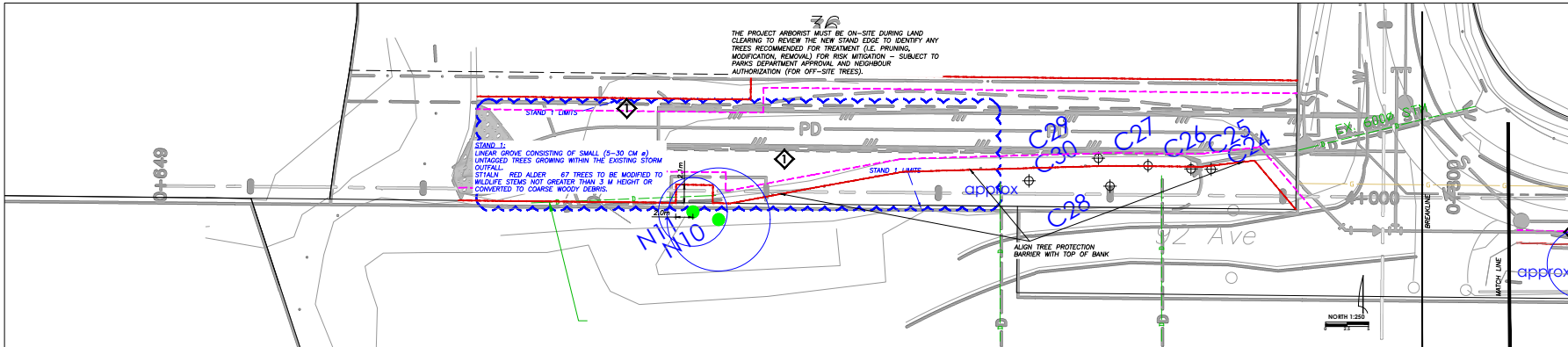
**ACL GROUP**  
 1732 - 1036 203 ST. ANGLIS BLVD. V2Y 2K1  
 TEL: 780-462-0222 FAX: 780-462-0223  
 WWW.ACLGROUP.COM

PROJECT:	OVERALL SUBDIVISION
ADDRESS:	17141 92 AVE AND 9238 172 ST SURVEY BC
CLIENT:	BEECH WESTGARD - AFLIN AND MARTIN
CITY REF:	ACL FILE 18248
LOT SIZE:	22'334' REV # 1   2   DATE: APR 19, 2024





TREE MANAGEMENT DETAIL B:



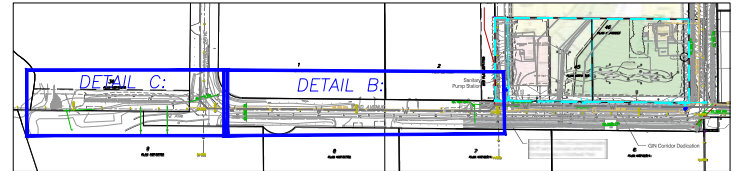
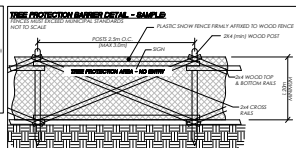
TREE MANAGEMENT DETAIL C:

**LEGEND - REPLACEMENT TREE PLANTING:**

- Green circle: 100% REPLACEMENT RATE (SEE CLIP #11 TO CLIP#16)
- Blue circle: 50% REPLACEMENT RATE (SEE CLIP #17 TO CLIP#20)
- Red circle: 25% REPLACEMENT RATE (SEE CLIP #21 TO CLIP#24)
- Yellow circle: 10% REPLACEMENT RATE (SEE CLIP #25 TO CLIP#28)
- White circle: 0% REPLACEMENT RATE (SEE CLIP #29 TO CLIP#32)

**LEGEND - TREE MANAGEMENT:**

- Green line: 100% REPLACEMENT RATE (SEE CLIP #11 TO CLIP#16)
- Blue line: 50% REPLACEMENT RATE (SEE CLIP #17 TO CLIP#20)
- Red line: 25% REPLACEMENT RATE (SEE CLIP #21 TO CLIP#24)
- Yellow line: 10% REPLACEMENT RATE (SEE CLIP #25 TO CLIP#28)
- White line: 0% REPLACEMENT RATE (SEE CLIP #29 TO CLIP#32)



CONTEXT DETAIL

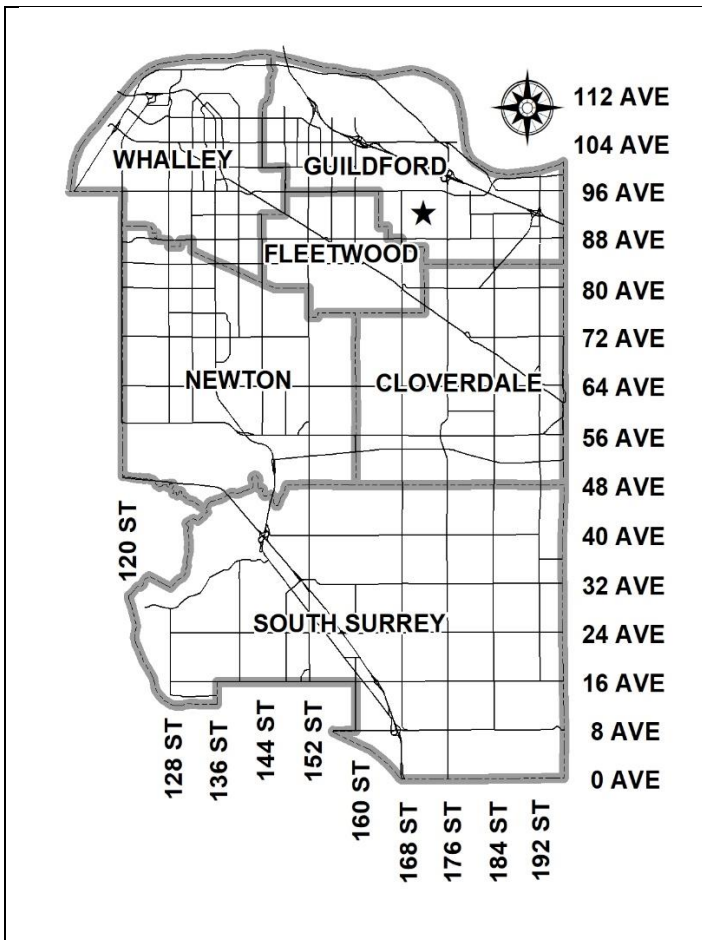
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**ADDITIONAL PLANNING COMMENTS**

File: 7918-0305-00

Planning Report Date: April 29, 2019



**PROPOSAL:**

- **NCP Amendment** to the Anniedale-Tynehead Stage II NCP Servicing Strategy
- **Partial NCP Amendment** from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Sanitary Pump Station and Detention Pond
- **Rezoning** from RA to RF-13
- **Development Permit**

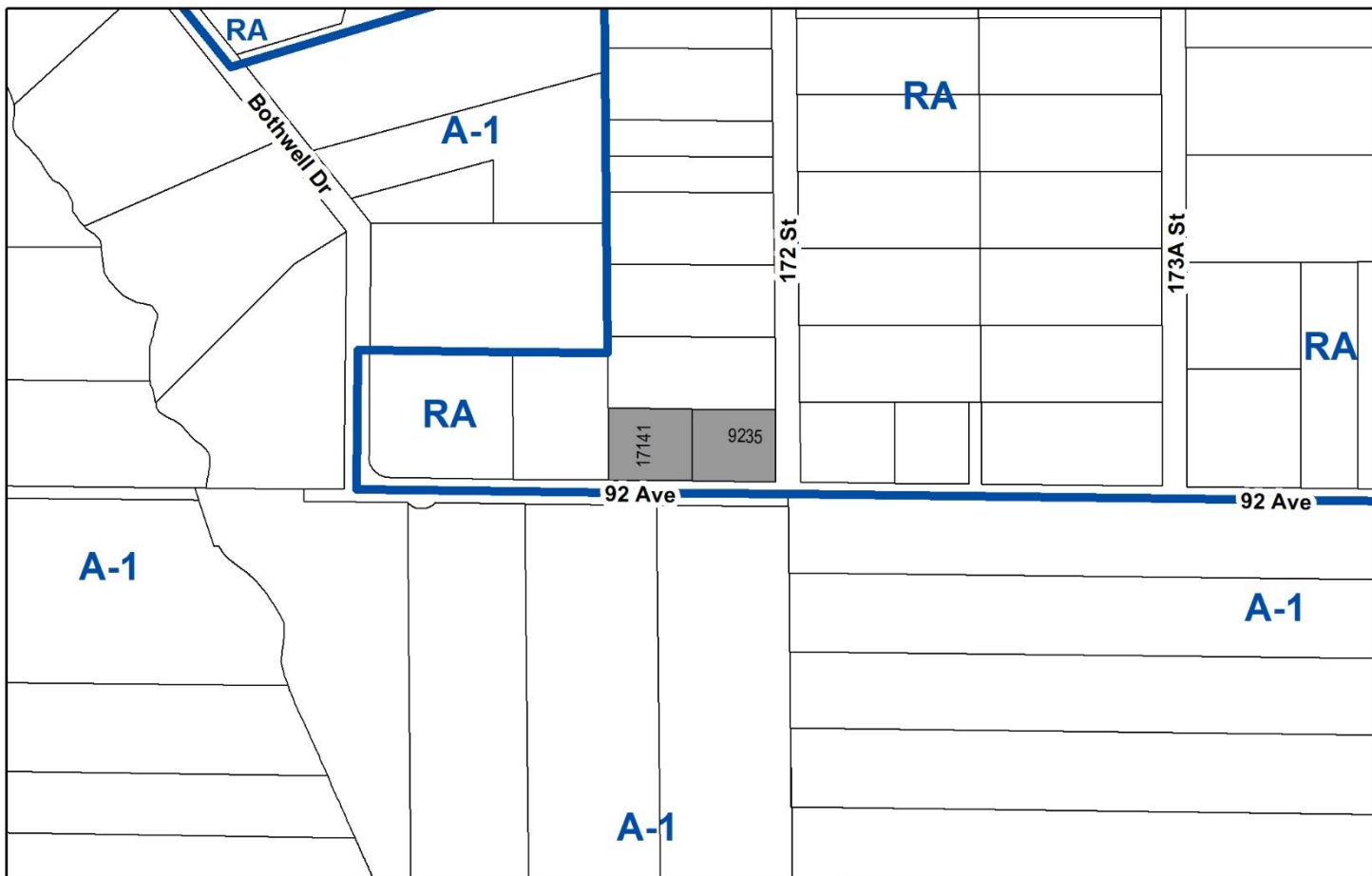
to allow for subdivision into one single family lot, two lots for municipal infrastructure and one riparian lot. A Development Permit for Sensitive Ecosystems (Streamside Areas) is required for proposed Lot 1.

**LOCATION:** 17141 – 92 Avenue, 9235 – 172 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B





### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### RATIONALE OF RECOMMENDATION

- At the Regular Council – Land-Use Meeting on December 17, 2018, the subject application was referred back to staff to provide additional information regarding the potential impacts of the development application in the Tynehead area. This Additional Planning Comments Report outlines additional information relative to the public consultation process for the Anniedale-Tynehead NCP, school capacity and school planning issues within the NCP area, the servicing strategy and results of public notification on the subject proposal.
- The Anniedale-Tynehead Neighbourhood Concept Plan (NCP) was approved by Council in April 2012 after extensive public consultation with stakeholder groups, the Citizen Advisory Committee, government agencies and local residents.
- The School District has advised that school capacity and future school projects within the Anniedale-Tynehead NCP Area will be prioritized higher on the School District's Five-Year Capital Plan due to increased density resulting from including secondary suites in single family land uses and residential construction in the area. As such, the subject development application which will provide the engineering infrastructure necessary to support (re-) development will provide the catalyst for the School District to review the 2020/2021 Five-Year Capital Plan. Therefore, school projects within the NCP Area will be given a higher priority in order to accommodate the increase in students generated by (re-) development.
- In order to encourage (re-)development within the Anniedale-Tynehead NCP area, multiple constraints related to the high-cost of servicing must be resolved. Until now, little or no (re-) development has taken place within the NCP area given the need for a substantial initial engineering infrastructure investment through a front-ending developer.
- The subject development application will satisfy the conditions in Corporate Report Ro87 2018 and enable the applicant to establish 20-year terms for qualifying Development Cost Charges (DCC) Front-Ending Agreements (DCCFEAs) and Development Works Agreements (DWAs) in the Anniedale-Tynehead NCP.
- As the servicing works are DCC items, the developer is entitled to be reimbursed up to the amounts contained in the 10-Year Servicing Plan; staff will prepare a future Corporate Report requesting Council approval to use the DCCFEAs to reimburse the front-ending developer. As the cost of the works are greater than the 10-Year Servicing Plan amounts, the front-ending developer has petitioned the benefiting owners to pay the difference through the DWAs which have been submitted to staff for review of sufficiency and to prepare a future Corporate Report requesting Council approval to use DWAs to reimburse the developer. The DCCFEAs and DWAs will provide the initial backbone of infrastructure required to enable the (re-)development of 425 hectares (1,050 acres) of land within the NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0305-00 for Sensitive Ecosystems (Streamside Areas), for proposed Lot 1, generally in accordance with the attached drawings (Appendix II) and environmental reports dated December 4, 2018.
3. 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) input and approval from the Ministry of Forests, Lands and Natural Resource Operations under the *Water Sustainability Act* for the proposed relocation of the Class A (red-coded) watercourse on the north side of 92 Avenue;
  - (d) submission of a finalized Ecosystem Development Plan and Habitat Balance Report to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (i) completion of a P-15 agreement for monitoring and maintenance of replanting within the conveyed riparian areas and Bothwell Park to the satisfaction of the Parks, Recreation and Culture Department;
  - (j) registration of a Section 219 Restrictive Covenant on proposed Lot 1 advising the future homeowner of the potential for farm operations on the agricultural lands south of 92 Avenue;
  - (k) registration of a Section 219 Restrictive Covenant on proposed Lot 1 for tree protection;
  - (l) the applicant will convey proposed Lot 3 to the City, without compensation, for the purposes of riparian protection;

- (m) the applicant will convey proposed Lot 2 (pump station) and Lot 4 (water quality/ detention pond) to the City for the purposes of municipal infrastructure with cost recovery through DCC Front-Ending Agreements as well as Development Works Agreements;
  - (n) 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; and
  - (o) registration of a Section 219 Restrictive Covenant (No Build) on the properties at 9400 - 172 Street, 9424 - 172 Street, 9450 - 172 Street, 17246 - 96 Avenue, 17252 - 96 Avenue and 17266 - 96 Avenue pending the outcome of a review by the Surrey School Board on whether to acquire these properties for a future school site in the Anniedale-Tynehead NCP area.
4. Council pass a resolution to amend the servicing strategy for the Anniedale-Tynehead NCP.
  5. Council pass a resolution to amend the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) to re-designate a portion of the subject site from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30 m to Riparian Area, Trail, Sanitary Pump Station and Detention Pond.
  6. Council direct staff to make the appropriate amendments to the Anniedale-Tynehead NCP (Figure 6.1, 6.2, 7.7a, 7.7b, 8.2a, 8.2c, 8.3 and 8.4) as well as South Port Kells General Land-Use Plan (Figure 9) to maintain consistency and reflect the proposed servicing changes, as discussed in this report.

## ADDITIONAL PLANNING COMMENTS

### Background

- A Planning Report for Development Application No. 7918-0305-00 was forwarded to Council for consideration at the December 17, 2018 Regular Council – Land-Use Meeting (Appendix III). At the Council meeting, the subject application was referred back to staff to provide additional information regarding the potential impacts of the development application on the Tynehead area.
- This Additional Planning Comments Report outlines additional information relative to the public consultation process for the Anniedale-Tynehead NCP, school capacity and school planning issues within the NCP area, the servicing strategy and results of public notification on the subject proposal.

### Anniedale-Tynehead Neighbourhood Concept Plan (NCP) Consultation Process

- The subject site is located within the South Port Kells General Land Use Plan (GLUP) which was adopted by Council in June 2005. The lands within the GLUP were further divided into three distinct neighbourhoods (Anniedale, Port Kells and Tynehead).

- In 2009, Council received Corporate Report No. R034 which authorized staff to prepare the Terms of Reference for the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The NCP was approved by Council in April 2012 and includes approximately 408 hectares (1,008 acres) of land.
- The public consultation process for developing the NCP involved meeting with stakeholder groups, the City Advisory Committee, government agencies and local residents. The consultation process was based on a multi-stakeholder approach which helped to shape the preferred development concept and Stage 2 Land Use Concept Plan.
- The Anniedale-Tynehead Citizen Advisory Committee (CAC) was created early in the NCP planning process through a community representative nomination and voting process. The CAC consisted of 13 property owners or their representatives, two association members that resided within the plan area and residents from the surrounding neighbourhoods. The CAC met monthly during Stage 1 of the planning process to provide input into the development of the Land Use Concept and at key points in Stage 2 as engineering servicing and/or financing strategies were being finalized.
- The Anniedale-Tynehead CAC assisted in creating a set of General Planning Principles and Guiding Principles (Appendix IV) that helped to guide the land use plan for the NCP. These principles reflect the overall sustainability principles identified in the Port Kells GLUP and City of Surrey's Sustainability Charter.
- A number of public meetings and open houses were held by staff at key milestones throughout the NCP planning process to provide opportunities for the public to comment on the preferred development concept, utilities strategies and transportation infrastructure.
- Several meetings were held with external agencies during the NCP planning process that included representatives from the Ministry of Transportation and Infrastructure (MOTI), Ministry of Agriculture, Translink, B.C. Hydro, Fortis B.C. and the Surrey School District.
- In addition, the NCP planning process included presentations to various Committees of Council including the Development Advisory Committee, Heritage Advisory Committee, Agricultural Advisory Committee and Environmental Advisory Committee.

### School Capacity

- The Surrey School District worked closely with City staff on development of the Anniedale-Tynehead NCP. At the time the NCP was adopted, the School District identified the following:
  - A total of 4 elementary schools would be required to serve the NCP area.
  - Secondary school students would be accommodated at either the existing North Surrey Secondary School or Salish Secondary School.
  - The School District would need to replace and construct a larger Port Kells Elementary School.
  - The School District would need to acquire 3 new elementary school sites.

- The School District has purchased two new elementary school sites within the NCP area:
  - 18995 – 87A Avenue: The site is located on the north side of 87A Avenue, just west of 192 Street. The future elementary school site will serve the residents east of 184 Street along with the existing Port Kells Elementary School.
  - 17909 – 92 Avenue: the site is located between Highway 15 (176 Street) and 184 Street. The future elementary school site will serve the neighbourhoods south of Tynehead Regional Park (located at 168 Street and 96 Avenue).
- At present, there are no operational elementary schools on the two new elementary school sites, noted above, purchased by the School District within the NCP Area.
- The School District will continue to review and monitor school capacity to determine whether the 4 elementary schools originally anticipated within the NCP Area are able to accommodate the increase in density resulting from including secondary suites in single-family land uses that would likely result from services being provided to the area under Development Application No. 7918-0305-00. This may include a separate secondary school to serve the South Port Kells area.
- In the 2019/2020 Five Year Capital Plan, the School District has identified the following:
  - The existing Port Kells Elementary School serves all of South Port Kells. The school has been identified for a future site expansion and replacement at a larger capacity.
  - Priority No. 32 includes a request for a new 605 capacity elementary school to be constructed within the NCP area.
  - Priority No. 29 includes a request for a third new elementary school within the South Port Kells area.
  - None of the projections have been approved or received capital funding from the Ministry of Education.
- All capital funding to purchase land and/or construct new schools comes from the Ministry of Education. The School District's Five-Year Capital Plan is the first step in starting the request for school funding. Although the list of items on the Capital Plan are updated and submitted annually, the Ministry of Education typically only recommends 1 to 5 projects to move to the feasibility stage. After the feasibility report is completed, the Ministry of Education approves the school design/construction or site acquisition funds on a project-by-project basis.
- School capacity and future school projects within the Anniedale-Tynehead NCP Area will be prioritized higher on the School District's Five-Year Capital Plan due to increased density resulting from including secondary suites in single-family land uses and residential construction in the area. As such, the subject development application which will provide the engineering infrastructure necessary to support (re-)development will provide the catalyst for the School District to review the 2020/2021 Five-Year Capital Plan. Therefore, school projects within the NCP Area will be given a higher priority in order to accommodate the increase in students generated by (re-)development.



- In recent months, the developer (Beech Westgard Developments Ltd.) has met with staff from the Surrey School Board to discuss the potential for securing a third school site located within the Anniedale-Tynehead NCP area to accommodate anticipated population projections. Until the Surrey School Board is able to make a business case to the Ministry of Education, it would be difficult for the School Board to purchase another future school site within the NCP area. By providing the necessary engineering infrastructure to allow for future (re-)development within the NCP area, the Surrey School Board would be able to provide proof that (re-)development of the NCP area is moving forward.
- The developer has discussed with City staff the possibility of reserving a portion of land on 172 Street (Appendix V) for the Surrey School Board to accommodate a potential future school site within the Anniedale-Tynehead NCP area. The portion of land reserved for a future school site would be available for purchase by the Surrey School Board for a specified period of time and at a set price. This would provide the Surrey School board with time to develop a business case for the purchase of another school site within the NCP as well as provide City staff and the Surrey School Board with time to review future student capacity requirements within the NCP and/or determine the appropriate location, if required, for a third school site. A Section 219 Restrictive Covenant (No Build) will be registered on title for the properties pending the outcome of this review and the Surrey School Board's decision on whether to acquire the properties.

#### Servicing Constraints for Anniedale-Tynehead NCP

- In order to encourage (re-)development within the Anniedale-Tynehead NCP area, multiple constraints related to the high-cost of servicing must be resolved. In particular, the NCP area is required to connect to a water source at Cherry Hill and, ultimately to a future Fleetwood Reservoir, as well as construct 5 sanitary pump stations and install 8 storm water quality/ detention ponds to intercept the increased run-off generated from future (re-) development.
- Until now, there has been little or no (re-)development potential within the Anniedale-Tynehead NCP area given that a significant amount of engineering infrastructure is required to support any form of (re-)development. As such, substantial initial engineering infrastructure investment is required through a front-ending developer.
- This development application will satisfy the conditions in Corporate Report R087;2018 and enable the applicant to establish 20-year terms for qualifying Development Cost Charges (DCC) Front-Ending Agreements (DCCFEAs) and Development Works Agreements (DWAs) in the Anniedale-Tynehead NCP proposed under Surrey Utility Extension Project 7818-0122-00 which is a stand-alone project for engineering infrastructure servicing only.
- As the servicing works are DCC items, the developer is entitled to be reimbursed up to the amounts contained in the 10-Year Servicing Plan; staff will prepare a future Corporate Report requesting Council approval to use the DCCFEAs to reimburse the front-ending developer. As the cost of the works are greater than the 10-Year Servicing Plan amounts, the front-ending developer has petitioned the benefiting owners to pay the difference through the DWAs which have been submitted to staff for review of sufficiency and to prepare a future Corporate Report requesting Council approval to use DWAs to reimburse the developer. The DCCFEAs and DWAs will provide the initial backbone of infrastructure required to enable the (re-)development of 425 hectares (1,050 acres) of land within the NCP.

- The developer, Beech Westgard Developments Ltd. through Anniedale Limited Partnership, is proposing to provide sanitary services as part of Surrey Utility Extension Project 7818-0122-00 with an estimated construction cost of \$15.75 million. In addition, the water services provided in Phase 1 will service a maximum population of 4,321 with an estimated construction cost of \$23 million. In Phase 2, the estimated construction cost to extend water services to the future Fleetwood Reservoir is \$34 million and will support the ultimate projected build-out population of 27,042 within the NCP Area. As such, the development application on the subject site will provide sanitary and water services for the NCP Area with no up-front cost to the City, and the front-ending developer will recover the costs upon collection of DCCs and DWA charges when developments occur.

#### Proposed Water Servicing Strategy Amendment

- In order to verify the proposed water system design for Development Application No. 7918-0305-00 will meet the water service requirements for both the interim and ultimate water supply and development conditions, the applicant submitted a technical memorandum prepared by Aplin & Martin Consultants Ltd. The memorandum included a review and update to the proposed water supply system based on revised population projections and water supply source information.
- The technical memorandum to City staff indicated that revised population projections and water supply information for the Anniedale-Tynehead NCP and Port Kells area will require updates to the water supply system proposed in the 2012 Anniedale-Tynehead NCP.
- The proposed servicing strategy amendment will provide services to support an increase in density resulting from including secondary suites in single-family land uses within the Anniedale-Tynehead NCP as well as additional pipe upsizing to allow for increased population projections for Port Kells.
- The Engineering Department has reviewed the technical memorandum submitted by Aplin & Martin Consultants Ltd. (noted above) and supports the proposed NCP Servicing Amendment in principle. In order to implement the amendment, the extent of the benefiting lands for the proposed feeder mains will need to be defined appropriately for Anniedale-Tynehead as well as the future West Clayton, North Clayton and Port Kells areas.

#### Proposed Sanitary Pump Station and Water Quality/Detention Pond

- As part of Development Application No. 7918-0305-00, the applicant proposes to amend the Anniedale-Tynehead NCP in order to relocate a sanitary pump station (Lot 2) and water quality/detention pond (Lot 4) on the subject site.
- With the proposed municipal infrastructure constructed on the subject site (i.e. sanitary pump station and water quality/detention pond), the majority of properties within Tynehead, west of 176 Street, will be able to access the services necessary to encourage (re-)development.

Sanitary Pump Station (Lot 2)

- The Anniedale-Tynehead NCP identifies the need for five sanitary pump stations to support increased density resulting from including secondary suites in single-family land uses and encourage (re-)development. At present, there are no sanitary pump stations within the NCP area.
- The applicant is proposing to relocate the sanitary pump station currently shown in the Anniedale-Tynehead NCP on the east side of 173A Street, just north of 92 Avenue, to the subject site (Lot 2).
- The applicant has submitted a Pre-Design Report, prepared by Aplin & Martin Consultants Ltd., which provides a conceptual analysis of the overall pumping systems and forcemains within the Anniedale-Tynehead NCP.
- The Pre-Design Report prepared by Aplin & Martin Consultants Ltd. for the proposed sanitary pump station on the subject site was reviewed by the Engineering Department and found to be generally acceptable.
- The applicant will continue to work with City staff to design the sanitary pump station in order to meet the servicing requirements necessary to support increased density within the Anniedale-Tynehead NCP as well as accommodate the Green Infrastructure Network (GIN) corridor located along the north side of 92 Avenue. The ultimate location, size and design of the sanitary pump station will require further discussion and detailed design review by the Engineering Department but will be resolved before Final Adoption of the Rezoning By-law.

Water Quality/Detention Pond (Lot 4)

- In order to support increased density resulting from including secondary suites in single-family land uses, the applicant is required to provide a drainage plan to service the area west of 176 Street, per the Anniedale-Tynehead NCP.
- Aplin & Martin Consultants Ltd. completed a thorough review of the existing drainage and site conditions for the Anniedale-Tynehead NCP area west of 176 Street and proposes an alternate stormwater management concept in order to meet the stormwater objectives of the City and respond to the constraints imposed by downstream drainage.
- The three stormwater management concept options proposed by Aplin & Martin Consultants Ltd. would be adequate to meet the stormwater management objectives of the City as well as the downstream drainage constraints. The applicant is currently in the process of negotiating the required right-of-ways to accommodate the stormwater infrastructure. If a right-of-way is not obtained, the applicant will continue to investigate and identify any infrastructure sizing requirements in order to support increased density within the Anniedale-Tynehead NCP.

- The Engineering Department has reviewed the technical memorandum submitted by Aplin & Martin Consultants Ltd. and indicated that any of the three options, if explored further, could address the stormwater management issue. As such, the applicant will continue to work with City staff to identify the most appropriate option and, if necessary, re-design the water quality/ detention pond on proposed Lot 3. The ultimate location and size of the water quality/ detention pond will require further discussion and detailed design review by the Engineering Department but will be resolved before Final Adoption of the Rezoning By-law.

### PRE-NOTIFICATION

Following the Regular Council – Land-Use Meeting on December 17, 2018, staff received the following responses from the public notification process (staff comments in italics):

#### Comments in Favour of Development Application No. 7918-0305-00

- Twenty-seven individuals provided comments in favour of encouraging (re-)development within the Anniedale-Tynehead NCP area and Development Application No. 7918-0305-00 including the following:
  - Encouraging (re-)development within the Anniedale-Tynehead NCP area will accompany the necessary investments in engineering infrastructure required to extend services to current residents and provide access to municipal water, storm and sanitary systems. In addition, current residents will directly benefit from improvements including street lighting, sidewalks, on-street parking, etc.
  - Encouraging (re-)development and increased density within the Anniedale-Tynehead NCP area will provide affordable housing options as well as commercial development opportunities which are necessary to promote a well-planned and vibrant community.
  - Encouraging (re-)development within the Anniedale-Tynehead NCP area will allow current residents to receive fair market value for their property without significant up-front costs to individual property owners. In contrast, the front-ending developer will provide the up-front costs associated with financing the necessary engineering infrastructure required to service the NCP.
  - Encouraging (re-)development within the Anniedale-Tynehead NCP area will allow for existing properties to (re-)develop instead of remaining vacant which results in crime, neglect, transient ownership, unsightly premises and deteriorating property values.
  - Encouraging (re-)development within the Anniedale-Tynehead NCP area will provide valuable industrial land and support the City of Surrey's Employment Lands Strategy.
  - The Anniedale-Tynehead NCP area is well-served by existing transportation corridors (No. 1 Highway, No. 15 Highway, South Fraser Perimeter Road as well as Golden Ears Connector).

Comments in Opposition to Development Application No. 7918-0305-00 (With Staff and Applicant's Response in Italics)

- Two individuals expressed concern the development proposal sign installed on the subject site is not visible to passing motorists along 96 Avenue or individuals visiting the nearby Tynehead Regional Park or Tynehead Hatchery.

*(According to City Policy No. O-8, development applications that involve rezoning or subdivision require a development proposal sign be installed on the subject site. If the subject site fronts more than one unopened road allowance, a development proposal sign may be required along each of the frontages. For Development Application No. 7918-0305-00, the applicant installed two signs [one on 92 Avenue and one on 172 Street]. A concerned resident later notified City staff that the development proposal sign on 92 Avenue had been removed. The applicant ensured the sign was reinstalled within 48 hours of being notified by City staff.)*

- Three individuals expressed concern about the lack of public consultation, especially with respect to the far-reaching impacts associated with encouraging (re-)development within the Anniedale-Tynehead NCP area. One individual requested greater public access to any information regarding the impact of development on local watersheds, all environmental impact studies as well as consultation efforts with the Department of Fisheries and Oceans (DFO).

*(As part of the public notification process, a development proposal sign was installed on the subject site and pre-notification letters were mailed to all residents within 100 metres [300 ft.] of the subject site. In addition, the applicant has submitted an Ecosystem Development Plan and Habitat Balance Compensation Plan for the subject site which are available, upon request, from City staff.*

*All future development applications submitted for properties located within the Anniedale-Tynehead NCP area are subject to detailed review by City staff and the public consultation process. Each application will be assessed individually. In addition, information submitted by the applicant, in support of the development proposal, is made available to the public.)*

- Four individuals expressed concern about the applicant's proposal to eliminate the Class A (red-coded) watercourse located along the north side of 92 Avenue.

*(The applicant's proposal to eliminate the Class A [red-coded] watercourse along the north side of 92 Avenue is subject to input and approval from the Ministry of Forests, Lands and Natural Resource Operations [MFLNRO] under the Water Sustainability Act.*

*The applicant acknowledges that Development Application No. 7918-0305-00 is proceeding to Council without input or approval from MFLNRO and, if the applicant cannot obtain approval, the proposed layout may not be feasible and may require further revision as well as review by City staff.)*

- Ten individuals expressed concern that the proposed development on the subject site will result in the reduction of tree canopy and contribute to climate change.

*(A total of fifteen by-law sized trees were identified on the subject site. Five trees are proposed to be removed to accommodate development and road widening for 171 Street. A total of ten on-site trees will be retained with an additional 5 replacement trees proposed on Lot 1. An additional 33 by-law sized trees were identified within the proposed riparian area [Lot 3]. The trees within the riparian lot will be retained, except where removal is required due to hazardous conditions. This will be determined at a later date, in consultation with City staff from the Parks, Recreation and Culture Department.*

*All trees located within Lot 2 [sanitary pump station] and Lot 4 [water quality/detention pond] will be retained, except where removal is deemed necessary due to hazardous conditions or to facilitate the construction of municipal infrastructure.)*

- Six individuals expressed concern the proposed development on the subject site will negatively impact riparian habitat and the Green Infrastructure Network (GIN) corridor on the north side of 92 Avenue.

*(The applicant will dedicate the riparian area [Lot 3] to the City, without compensation, as part of this development application. The riparian area includes a Class B [yellow-coded watercourse] and complies with the minimum 15 metre [49 ft.] setback from top-of-bank required under Part 7A of Zoning By-law No. 12000 [Streamside Protection].*

*In addition, the applicant is dedicating a further 10 metres [33 ft.] of area to the City from the proposed pump station [Lot 2] in order to provide sufficient width to maintain a suitable GIN corridor along the north side of 92 Avenue. The reduced GIN corridor width on proposed Lot 2 is offset by dedication of the water quality/detention pond on proposed Lot 4 which provides additional wildlife habitat.*

*In total, the riparian area [Lot 3] and green space provided on the sanitary pump station and water quality/detention pond lots is approximately 6,138 square metres [66,069 sq. ft.] of the subject site or 76% of the total gross site area.)*

- One individual expressed concern that Development Application No. 7918-0305-00 will result in increased flooding. In addition, the individual expressed concerns that the proposed water quality-detention pond may be insufficient to prevent future flooding.

*(The Anniedale-Tynehead NCP Rainwater Management Plan and the City of Surrey's Design Criteria for stormwater management both ensure that the impacts from development are mitigated and controlled to pre-development levels. The applicant has been working with City staff from the Engineering Department to ensure that these criteria are met. The City of Surrey has undertaken the implementation of a low-land flood management strategy to mitigate the effects of development to the low-land properties.*

*Development Application No. 7918-0305-00 will create a water quality/detention pond [Lot 4]. In addition to on-site source controls on the single-family residential lot [Lot 1], the pond will be sized in accordance with City of Surrey engineering design criteria.)*

- One individual expressed concern that the development proposal on the subject site under Development Application No. 7918-0305-00 does not include a minimum 30 metre (98 ft.) wide buffer adjacent the Agricultural Land Reserve (ALR).

*(The proposed single-family dwelling on Lot 1 will be located roughly 65 metres [213 ft.] from the ALR boundary. The remaining lots [Lot 2, 3 and 4] will be conveyed to the City for the purposes of riparian protection and municipal infrastructure. As a result, the City lots will form a natural buffer between future residential development, north of 92 Avenue, and the ALR boundary.*

*Furthermore, there are several man-made buffer elements including the sanitary pump station [Lot 2], riparian area [Lot 3] and water quality/detention pond [Lot 4] as well as variable road allowance for 92 Avenue, all of which are located on the urban side of the ALR boundary. The development application proceeded to the Agriculture and Food Security Advisory Committee [AFSAC] in November 2018 for information purposes and was generally accepted.)*

- Two individuals highlighted the importance of Tynehead Regional Park to residents of the Lower Mainland and expressed concerns that permitting (re-)development in the Anniedale-Tynehead NCP area could negatively impact this open space.

*(The potential for [re-]development within the Anniedale-Tynehead NCP area will benefit from the proximity to Tynehead Regional Park. The regional park will have new users, but this will not be a negative impact. There will be trail and walkways constructed as part of the development in the NCP area that will be an extension of the trail system in the park. Access to and use of the trail system will be a benefit to the community.*

*In addition, the Anniedale-Tynehead NCP was designed to mitigate any possible impact to the park drainage system and/or ecology.)*

- Sixteen individuals expressed concern that encouraging (re-)development within the Anniedale-Tynehead NCP area will negatively impact natural habitat and green/open space.

*(The Anniedale-Tynehead NCP has prescriptive and detailed requirements related to open space, habitat preservation, tree retention and Green Infrastructure Networks [GINs]. Following provincial regulations, City of Surrey by-laws and requirements of the NCP, [re-]development of properties within the NCP area will help secure parks and open space as well as habitat corridors adjacent to watercourses. In some cases, there will be improvements and restoration within existing habitat corridors. The development of the NCP lands will also ensure that green and open space areas are protected in public ownership rather than being owned by private land owners which does not afford the same level of protection for ecological areas.)*

- Two individuals expressed concern that there are approximately twenty watercourses located within the Anniedale-Tynehead NCP area that require protection.

*(Future development applications submitted for properties within the Anniedale-Tynehead NCP area will be assessed individually. All properties with on-site watercourses or located within a Development Permit Area [DPA] for Sensitive Ecosystems [Streamside Protection] are expected to follow the DP Guidelines outlined in the OCP.)*

- Nine individuals expressed concern that encouraging (re-)development and allowing increased density within the Anniedale-Tynehead NCP area will negatively impact the Serpentine headwaters which provide the source water for small streams and several larger branches including the Serpentine River and Latimer Creek. Specifically, these individuals expressed the following concerns:
  - Redevelopment is accompanied by increases in impervious areas which promote surface runoff over groundwater recharge.
  - Increased impervious areas will negatively impact existing fish bearing streams by increasing the incidence of flash flooding which is extremely dangerous for spawning beds and leads to reduced water flow in summer months.
  - Commercial and industrial (re-)development significantly increases the probability of toxic spills into sensitive waterways.

*(Increased runoff will be mitigated through the use of on-site best management practices [BMPs] to promote retention and infiltration of stormwater runoff. Implementation of BMPs allow for runoff to be retained on-site and infiltrated back into the groundwater system. It is anticipated that on-site BMPs will intercept 90% of the rainfall and will maintain base flows.*

*The use of on-site stormwater detention facilities and BMPs will help to mitigate flooding and increased flow from rainfall events. Rainfall within the NCP area is directed to drainage ditches in the ALR floodplain. The ALR lands drainage system has been designed to accommodate the development of all up-lands in Surrey.*

*All commercial and industrial developments are required to have on-site facilities that prevent the release of pollutants into the municipal storm system. These facilities include oil/water separators and stormwater treatment manholes with Restrictive Covenants registered on commercial and industrial lots for the operation and maintenance of these facilities by the owner.)*

- One resident expressed concern that encouraging (re-)development within the Anniedale-Tynehead NCP area could result in groundwater contamination from decommissioning of existing wells and/or septic systems.

*(The decommissioning of existing wells is subject to Provincial legislation under the Water Sustainability Act's Groundwater Protection Regulation. In addition, any decommissioning of existing septic systems must follow Fraser Health requirements and should be undertaken in accordance with best management practices.)*

- Five individuals expressed concern that encouraging redevelopment within the Anniedale-Tynehead NCP area will negatively impact well water, aquifers, existing drainage systems and result in greater flooding of low-lying areas and pressure on dyke systems, especially within the ALR.



*(Stormwater management principles in the NCP promote infiltration of runoff back into the ground so there will be no impact to wells and/or aquifers. Drainage conveyance systems will be designed in accordance with City of Surrey engineering design criteria so that flows are safely conveyed. This, in conjunction with stormwater detention/infiltration, will mitigate any risks of flooding associated with development in the Anniedale-Tynehead NCP area.)*

- One individual expressed concern that Surrey residents will ultimately be responsible for the on-going costs of infrastructure maintenance for schools, recreation facilities, hospitals and emergency service personnel with redevelopment of the Anniedale-Tynehead NCP area.

*(All future [re-]development within the Anniedale-Tynehead NCP area will generate additional property tax revenue for the City and, thereby, assist in maintenance and operation of municipal infrastructure in the NCP area. The funding for schools and hospitals is provided by the Province and will not generate any additional financial burden for Surrey residents.)*

- Five individuals expressed concern that encouraging (re-)development within the Anniedale-Tynehead NCP area will result in increased density without the associated improvements in necessary infrastructure to support these developments (e.g. schools, hospitals, community centres, civic facilities, widening roadways, installing sidewalks, etc.).

*(Any [re-]development within the Anniedale-Tynehead NCP area is responsible for all associated infrastructure. Developers are required to fund and construct road widening, including sidewalks and streetlights, etc. In addition, the NCP outlines areas that are to be used for schools, parks as well as civic facilities.)*

- One individual expressed concern that encouraging (re-)development and increased density within the Anniedale-Tynehead NCP area will negatively impact school students who will have to contend with increased traffic as residential properties adjacent to existing/future schools redevelop.

*(Any [re-]development within the Anniedale-Tynehead NCP area is responsible for all associated infrastructure. Developers are required to fund and construct road widening, including sidewalks and streetlights. The improvements to roadways and sidewalks will accommodate vehicle traffic and pedestrians within the vicinity of existing/future schools.)*

- Two individuals expressed concern that encouraging (re-)development and increased density within the Anniedale-Tynehead NCP area will increase traffic congestion and result in lower traffic safety.

*(The transportation management requirements outlined in the NCP are based on a detailed Transportation Impact Study [TIS] conducted for the City. Developers will be responsible for construction of the ultimate roads fronting development lands to accommodate increases in traffic related to development. In addition, the city can require other related transportation improvements if there is a development that meets a threshold in traffic that requires added measures.*

*In addition, the Provincial Government and City of Surrey have invested in improvements to 96 Avenue, 88 Avenue, Golden Ears Connector, South Fraser Perimeter Road and No. 1 Highway. As such, the actual road capacity in this area of Surrey will exceed projected traffic volumes.)*

- Seven individuals expressed concern that encouraging (re-)development and increased density within the Anniedale-Tynehead NCP area does not reflect smart development guidelines.

*(Development Application No. 7918-0305-00 will comply with the Anniedale-Tynehead NCP and provides key components of municipal infrastructure that is required to service the NCP area. In addition, the municipal infrastructure will be completed prior to other development applications within the NCP area proceeding to Council. Furthermore, the developer is coordinating with the Surrey School District to secure a third school site within the NCP area to accommodate future growth.)*

- One resident asked for additional information on the Development Works Agreement (DWA) petition and further clarification on the financial obligations for developers and homeowners that tie into the proposed services at a later date.

*(The DWAs are payable at the first opportunity available with connection to the service. This would include a building permit that requires connection to the applicable service [storm, water, sanitary], subdivision and/or rezoning and development of a property. If the developer or property owner does not develop, rezone, subdivide and/or require the service as part of a Building Permit on the property during the term of the DWA is applicable, before expiry, then no payment would be collected by the City.)*

- Nine individuals expressed concern that encouraging (re-)development and allowing increased density within the Anniedale-Tynehead NCP area will negatively impact the neighbouring Port Kells area. Specifically, the following concerns were raised by residents of Port Kells:
  - Future redevelopment within the Anniedale-Tynehead NCP will result in increased traffic through Port Kells which is already subject to higher traffic that resulted from densification in Clayton and Langley.
  - The residents of Port Kells are opposed to widening of arterial roads that could result in increased traffic (e.g. 192 Street, 88 Avenue, 184 Street, 90 Avenue and 180 Street).
  - The existing roads in Port Kells are subject to flooding and slow-moving vehicles.
  - More roads would result in greater noise, pollution and safety concerns.
  - Existing roads in Port Kells are subject to increased wear, unsightly trash and damage to street-side shoulders.
  - The wildlife habitat and open space areas in Port Kells need to be preserved.
  - Future redevelopment within the Anniedale-Tynehead NCP area will change the quiet semi-rural village character of Port Kells which includes small farms and home-based businesses.

- The planning process should include retail merchants to ensure sufficient commercial services will be available within the Anniedale-Tynehead NCP area for future residents so they will not need to travel through Port Kells to access services in Langley (e.g. yoga studios, medical offices, grocery stores, etc.).

*(The Anniedale-Tynehead NCP was approved in April 2012 after an extensive public consultation process. The NCP includes provisions for Green Infrastructure Network [GIN] corridors, riparian area protection, public parks and open space as well as transportation infrastructure to promote a finer-grained road network which help to address transportation and environmental concerns.)*

- The Port Kells Community Association submitted a letter requesting that Council direct staff to undertake a detailed planning process and initiate a Neighbourhood Concept Plan (NCP) for the Port Kells area.

*(At present, City staff are working on developing or revisiting existing secondary plans with a focus on growth areas such as City Centre, Town Centres and areas along frequent and future rapid transit routes. Given that the Port Kells area will be serviced through Anniedale-Tynehead (i.e. sanitary and water), the detailed planning process for Port Kells would likely not occur until the services become available with the gradual build-out in Anniedale-Tynehead.)*

- A citizen group expressed the following concerns about Development Application No. 7918-0305-00 and encouraging (re-)development within the Anniedale-Tynehead NCP area:
  - The applicant's proposal to eliminate the Class A (red-coded) watercourse on the north side of 92 Avenue under Development Application No. 7918-0305-00 would pose a serious threat to salmonoids. In addition, the development is located within close proximity to Tynehead Regional Park and Tynehead Hatchery. Therefore, the proposed development could negatively impact the Serpentine headwaters.
  - The removal of on-site trees to accommodate (re-)development may contribute to slope instability and increased flooding. In addition, road widening and impacts on watercourses also contribute to rain/water management and flows to area aquifers. The current roads adjacent the ALR are already at risk of flooding in heavy rain. As such, additional development could increase flooding that already occurs.
  - The Anniedale-Tynehead NCP area lacks transportation infrastructure (e.g. limited bus service or access to Skytrain) which contributes to additional vehicle traffic, a major cause of global warming.
  - Investments in transportation infrastructure is required in conjunction with growth.
  - The Metro Vancouver Regional Growth Strategy advises focusing growth and development in Frequent Transit Development Areas (FTDAs). The Anniedale-Tynehead NCP area is not located within a FTDA.
  - The Metro Vancouver Regional Growth Strategy identifies major natural hazard risks including slope instability, flooding and earthquakes. Development Application No. 7918-0305-00 includes two properties on a slope, located above a 200-year floodplain and directly adjacent to the Agricultural Land Reserve.

- The Metro Vancouver Regional Growth Strategy recommends assessing the overall health implications of proposed new communities, infrastructure and transportation services, including air quality and noise, with input from public health authorities. As part of Development Application No. 7918-0305-00, public health authorities should provide these assessments given the subject application will open the entire NCP area for future redevelopment.

*(The Anniedale-Tynehead NCP was approved in April 2012 after an extensive public consultation process. The NCP includes provisions for Green Infrastructure Network [GIN] corridors, riparian area protection, public parks and open space as well as transportation infrastructure to promote a finer-grained road network which help to address transportation and environmental concerns.)*
- City staff received a petition, signed by 12 individuals, who expressed the following concerns with regard to Development Application No. 7918-0305-00 and encouraging (re-)development within the Anniedale-Tynehead NCP area:
  - The applicant is proposing to eliminate the Class A (red-coded) watercourse on the north side of 92 Avenue under Development Application No. 7918-0305-00.
  - The NCP area includes natural habitat and diverse vegetation.
  - The NCP area includes an important tributary system for the Serpentine River which provides spawning grounds for fish and wildlife habitat for animals that inhabit the watershed.
  - Development could result in population increases with an estimated density that exceeds 20,000 residents.
  - Development will have a profound impact on the watershed and contribute to increased flooding.
  - Development will result in the loss of critical salmon habitat and result in damage to riparian areas.
  - Development will result in arterial road widening and increased traffic congestion which further harms the environment, wildlife and Surrey residents.
  - Development should be paused until all impact studies are complete and made available to Mayor and Council as well as the public.
  - Development should be paused to allow for infrastructure investments to catch-up (e.g. sidewalks, schools, etc.) before permitting more dense development proposals to proceed to Council.

- Development within the Anniedale-Tynehead NCP area does not reflect smart development guidelines.  
  
*(The Anniedale-Tynehead NCP was approved in April 2012 after an extensive public consultation process. The NCP includes provisions for Green Infrastructure Network [GIN] corridors, riparian area protection, public parks and open space as well as transportation infrastructure to promote a finer-grained road network which help to address transportation and environmental concerns.)*
- On April 5, 2019, City staff facilitated a meeting between the developer (Beech Westgard Developments Ltd.) and several local residents to provide additional clarification, a better understanding of the development proposal and discuss any concerns these residents have regarding this proposal. At the meeting, the developer and City staff provided the following information:
  - The review process and public notification process for development applications.
  - The engineering infrastructure requirements to provide services to the Anniedale-Tynehead NCP area.
  - The anticipated population projections for the Anniedale-Tynehead NCP area.
  - The current school capacity and future planning/school site acquisition within the Anniedale-Tynehead NCP area.
  - The decommissioning requirements for septic systems.
  - The stormwater catchment and run-off mitigation measures.
  - The Development Works Agreements (DWAs).
- In addition, staff note there are currently two on-line petitions that started in response to Development Application No. 7918-0305-00 and the potential for (re-)development within the Anniedale-Tynehead NCP area. One petition, signed by 234 individuals, is in favour of encouraging (re-)development within the NCP area. In contrast, 307 individuals signed the petition opposed to (re-)development within the Anniedale-Tynehead NCP area. Staff have noted that the comments expressed in favour of and opposed to future (re-)development in the on-line petitions are similar to those comments received through the public notification process, as outlined in this report.

### RECOMMENDATION

- In order to encourage (re-)development within the Anniedale-Tynehead NCP, the NCP area must overcome multiple constraints related to the high-cost of utilities servicing. Until now, little or no (re-)development has taken place within the NCP given the need for a substantial initial engineering infrastructure investment through a front-ending developer.

- The developer, Beech Westgard Developments Ltd. through Anniedale Limited Partnership, is proposing to provide sanitary services as part of Surrey Utility Extension Project 7818-0122-00 with an estimated construction cost of \$15.75 million. In addition, the water services provided in Phase 1 will service a maximum population of 4,321 with an estimated construction cost of \$23 million. In Phase 2, the estimated construction cost to extend water services to the future Fleetwood Reservoir is \$34 million and will support the ultimate projected build-out population of 27,402 within the NCP area. As such, the development application on the subject site will provide sanitary and water services for the NCP area with no up-front cost to the City, and the front-ending developer will recover the costs upon collection of DCCs and DWA charges when developments occur.
- With (re-)development in the Anniedale-Tynehead NCP area, the School District will be able to assign a higher priority to school site acquisition and construction projects in order to help support the increase in density that will result from the availability of services and additional residential construction. In addition, the applicant is proposing to reserve a portion of land on 172 Street (Appendix V) for the Surrey School Board to accommodate a potential future school site within the NCP area. A Section 219 Restrictive Covenant (No Build) would be registered on title thereby allowing the Surrey School Board to make a business case, review future student capacity requirements within the NCP and/or determine the appropriate location, if required, for a third school site.
- As such, the Planning and Development Department recommends that a by-law be introduced by Council to rezone the site and date be set for Public Hearing and that Council direct staff to draft the Development Permit.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan
Appendix III.	Planning Report – December 17, 2018
Appendix IV.	General Planning Principles and Guiding Principles from Anniedale-Tynehead CAC
Appendix V.	Possible Future School Site Within the Anniedale-Tynehead NCP Area

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



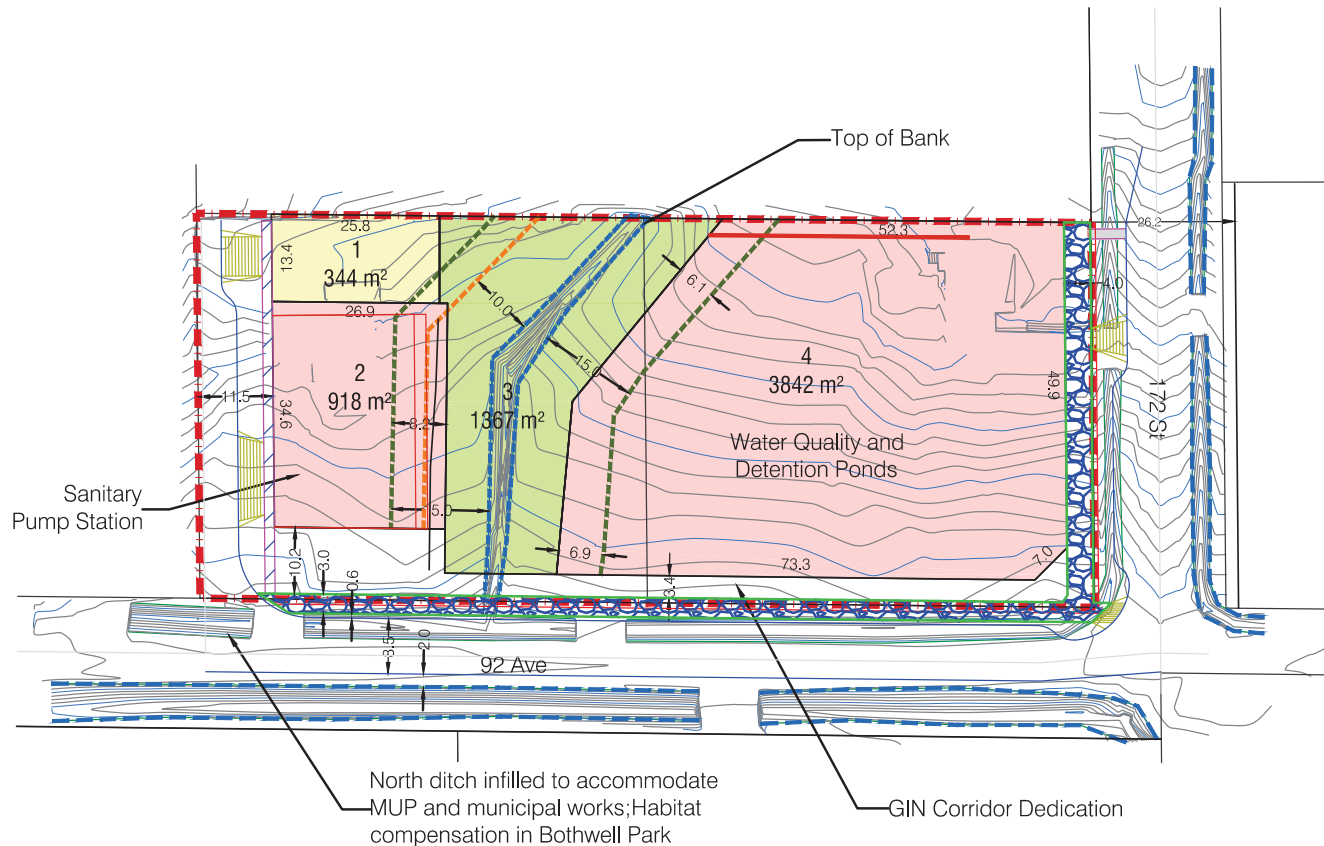
# Appendix II

17141 92 Ave & 9235 172 St, Surrey

## SUBDIVISION CONCEPT

### LEGEND

- Residential RF-13
- Environmental Lot
- Municipal Infrastructure RF-13
- Multi-Use Pathway
- Statutory Right of Way
- 15m Environmental Setback
- 10m Environmental Setback



#### LEGAL DESCRIPTION

PID 002-353-911  
PID 002-353-938

#### GROSS SITE AREA

0.8 hectares / 2 acres

#### NET SITE AREA

0.6 hectares / 1.6 acres

#### LOT YIELD

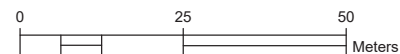
Existing: 2 lots  
Proposed: 1 lot + 3 municipal lots

#### EXISTING DESIGNATIONS

OCP: Urban  
NCP: Low Density Cluster (Green Space Transfer)  
Zoning: RA

#### PROPOSED DESIGNATIONS

OCP: Urban  
NCP: Low Density Cluster  
Zoning: RF-13



Scale : 1:750



Project 17-407  
28 / 11 / 2018

Drawing

1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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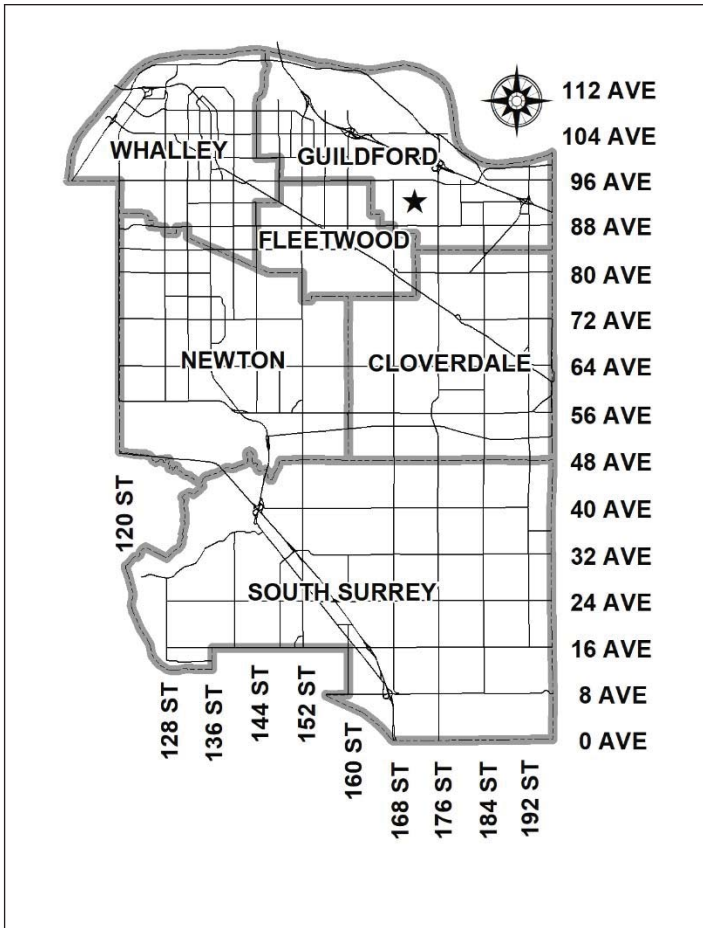


# Appendix III

## PLANNING & DEVELOPMENT REPORT

File: 7918-0305-00

Planning Report Date: December 17, 2018



### PROPOSAL:

- **NCP Amendment** to the Anniedale-Tynehead Stage II NCP Servicing Strategy
- **Partial NCP Amendment** from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Sanitary Pump Station and Detention Pond
- **Rezoning** from RA to RF-13
- **Development Permit**

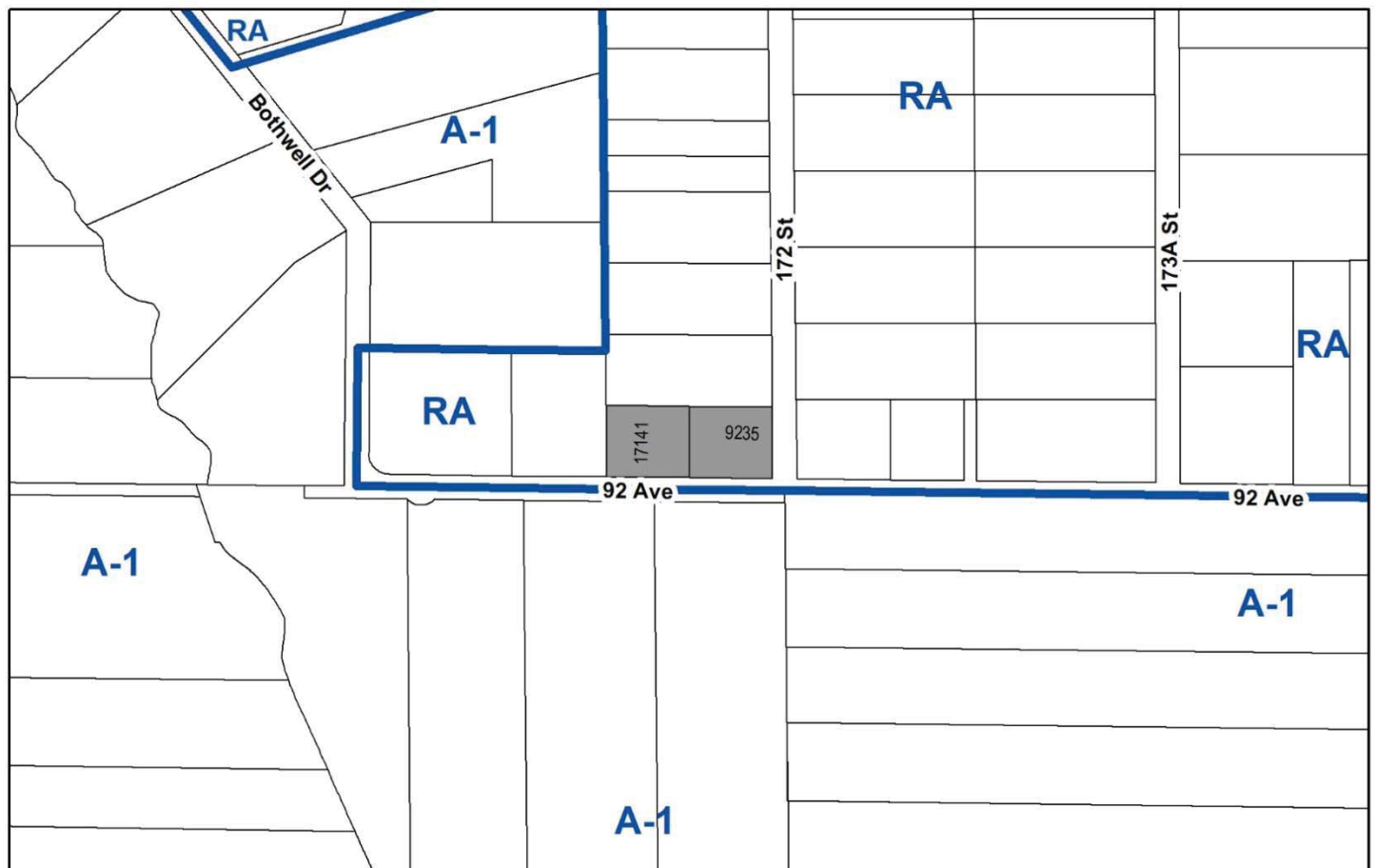
to allow for subdivision into one single family lot, two lots for municipal infrastructure and one riparian lot. A Development Permit for Sensitive Ecosystems (Streamside Areas) is required for proposed Lot 1.

**LOCATION:** 17141 - 92 Avenue, 9235 - 172 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the servicing strategy for the water system, identified within the Anniedale-Tynehead NCP Stage II report, to encourage (re-)development as well as support increased densities.
- Proposed amendment to the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) in order to re-designate a portion of the subject site from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail as and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Sanitary Pump Station and Detention Pond.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the "Urban" Official Community Plan (OCP) Designation.
- An NCP Amendment is necessary in order to accommodate a sanitary pump station (Lot 2), riparian protection area (Lot 3) and water quality/detention pond (Lot 4) on the subject site.
- With the proposed municipal infrastructure on the subject site (i.e. pump station and water quality/detention pond), the majority of properties within Tynehead, west of 176 Street, will be able to access the services necessary to encourage (re-)development.
- The applicant has undertaken a review and proposes updates to the water supply system for the Anniedale-Tynehead NCP based upon revised population projections and water supply source information. The analysis suggests that changes to the servicing strategy, identified within the NCP, could result in cost benefits as well as support higher densities within the Anniedale-Tynehead NCP and Port Kells area, as outlined later in this report.
- Until now, there has been little or no (re-)development potential within the Anniedale-Tynehead NCP given that a significant amount of engineering infrastructure is required to support any form of (re-)development within the NCP area. As such, substantial initial engineering infrastructure investment is required through a front-ending developer.

- This development application will satisfy the conditions in Corporate Report Ro87 (May 2, 2018) and enable the applicant to establish 20-year terms for qualifying Development Cost Charges (DCC) front-ending agreements and Development Works Agreements within the Anniedale-Tynehead NCP.
- The Development Cost Charge Front-Ending Agreements (DCCFEAs) will help to reimburse developers for the construction costs associated with DCC eligible infrastructure required to support growth. The DCCFEAs will provide the initial backbone of infrastructure required to enable the (re-)development of 425 hectares (1,050 acres) of land within the NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0305-00 for Sensitive Ecosystems (Streamside Areas), for proposed Lot 1, generally in accordance with the attached drawings (Appendix II) and environmental report(s) dated December 4, 2018.
3. 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) input and approval from the Ministry of Forests, Lands and Natural Resource Operations under the *Water Sustainability Act* for the proposed relocation of the Class A (red-coded) watercourse on the north side of 92 Avenue;
  - (d) submission of a finalized Ecosystem Development Plan and Habitat Balance Report to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (i) completion of a P-15 agreement for monitoring and maintenance of replanting within the conveyed riparian areas and Bothwell Park to the satisfaction of the Parks, Recreation and Culture Department;
  - (j) registration of a Section 219 Restrictive Covenant on proposed Lot 1 advising the future homeowner of the potential for farm operations on the agricultural lands south of 92 Avenue;
  - (k) registration of a Section 219 Restrictive Covenant on proposed Lot 1 for tree protection;
  - (l) the applicant will convey proposed Lot 3 to the City, without compensation, for the purposes of riparian protection;

- (m) the applicant will convey proposed Lot 2 (pump station) and Lot 4 (water quality/ detention pond) to the City for the purposes of municipal infrastructure with cost recovery through DCC Front-Ending Agreements as well as Development Works Agreements; and
  - (n) 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.
4. Council pass a resolution to amend the servicing strategy for the Anniedale-Tynehead NCP.
  5. Council pass a resolution to amend the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) to re-designate a portion of the subject site from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30 m to Riparian Area, Trail, Sanitary Pump Station and Detention Pond.
  6. Council direct staff to make the appropriate amendments to the Anniedale-Tynehead NCP (Figure 6.1, 6.2, 7.7a, 7.7b, 8.2a, 8.2c, 8.3 and 8.4) as well as South Port Kells General Land-Use Plan (Figure 9) to maintain consistency and reflect the proposed servicing changes, as discussed in this report.

#### 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:	<p><b>Projected number of students from this development:</b></p> <p>1 Elementary student at Serpentine Heights Elementary School 0 Secondary students at North Surrey Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling unit in this project is expected to be constructed and ready for occupancy by May, 2020.</p>
Parks, Recreation & Culture:	The applicant is required to enter into a P-15 agreement for monitoring and maintenance of replanting in the conveyed riparian areas and Bothwell Park. In addition, WSA approval is required for proposed works within Bothwell Park.
Agricultural and Food Security Advisory Committee (AFSAC):	The application was presented to AFSAC on November 1, 2018 for information purposes. No concerns were expressed given that the single family residential lot (Lot 1) was not directly adjacent to the Agricultural Land Reserve (ALR) and proposed Lots 2, 3 and 4 will provide sufficient buffering from agricultural activities taking place within the ALR.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential	Urban/Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer) and Fish Class 15m & 30m Buffer Class B	RA
West and East (Across 172 Street):	Single family residential	Urban/Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B	RA
South (Across 92 Avenue):	Vacant agricultural parcels	Agricultural	A-1

JUSTIFICATION FOR PLAN AMENDMENTBackground

- The subject site is located within the South Port Kells General Land Use Plan (GLUP) which was adopted by Council in June, 2005. The lands within the GLUP were further divided into three distinct neighbourhoods (Anniedale, Port Kells and Tynehead).
- In 2009, Council received Corporate Report No. R034 which authorized staff to prepare the Terms of Reference for the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The NCP was approved by Council in April, 2012 and includes approximately 408 hectares (1,008 acres) of land.
- The Anniedale-Tynehead NCP contains a mixture of low-, medium- and high-density residential, commercial, light industrial/business park and institutional land-uses (e.g. community centres, schools, parks, etc.).
- At the time the NCP was adopted in 2012, there were approximately 374 individual properties within the NCP area. The properties are primarily zoned "One-Acre Residential Zone (RA)" or "General Agricultural Zone (A-1)".

- In order to encourage (re-)development, the NCP area must overcome multiple constraints related to the high-cost of servicing. In particular, the NCP area is required to connect to a water source at Cherry Hill and, ultimately Fleetwood Reservoir, as well as construction of 5 sanitary pump stations and installation of 8 stormwater detention ponds which are required to intercept the increased run-off generated from future (re-)development.

#### Constraints on (Re-)development

- Until now, there has been little or no (re-)development potential within the Anniedale-Tynehead NCP given that a significant amount of engineering infrastructure is required to support any form of (re-)development within the NCP area. As such, substantial initial engineering infrastructure investment is required through a front-ending developer.
- This development application will satisfy the conditions in Corporate Report Ro87 (May 2, 2018) and enable the applicant to establish 20-year terms for qualifying Development Cost Charges (DCC) front-ending agreements and Development Works Agreements within the Anniedale-Tynehead NCP.
- The Development Cost Charge Front-Ending Agreements (DCCFEAs) will help to reimburse the front-ending developer for the construction costs associated with DCC eligible infrastructure required to support growth. The DCCFEAs will provide the initial backbone of infrastructure required to enable the (re-)development of 425 hectares (1,050 acres) of land within the NCP.

#### Proposed Sanitary Pump Station and Water Quality/Detention Pond

- As part of Development Application No. 7918-0305-00, the applicant proposes to amend the Anniedale-Tynehead NCP in order to accommodate a sanitary pump station (Lot 2) and water quality/detention pond (Lot 4) on the subject site.
- With the proposed municipal infrastructure constructed on the subject site (i.e. pump station and water quality/detention pond), the majority of properties within Tynehead, west of 176 Street, will be able to access the services necessary to encourage (re-)development.

#### Proposed Servicing Strategy Amendment

- In order to verify the water system design currently undertaken for Development Application No. 7918-0305-00 will meet the water service requirements for both the interim and ultimate water supply and development conditions, the applicant submitted a technical memorandum prepared by Aplin & Martin Consultants Ltd. The memorandum included a review and update to the proposed water supply system based on revised population projections and water supply source information.
- The technical memorandum to City staff indicated that revised population projections and water supply information for the Anniedale-Tynehead NCP and Port Kells area will require updates to the water supply system proposed in the 2012 Anniedale-Tynehead NCP.
- The proposed servicing strategy amendment will provide services to support an increase in density within the Anniedale-Tynehead NCP as well as additional pipe upsizing to allow for increased population projections for Port Kells.



- The Engineering Department has reviewed the technical memorandum submitted by Aplin & Martin Consultants Ltd. (noted above) and supports the proposed NCP Servicing Amendment in principle. In order to implement the amendment, the extent of the benefiting lands for the proposed feeder mains will need to be defined appropriately for Anniedale-Tynehead as well as the future West Clayton, North Clayton and Port Kells areas.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is roughly 0.81 hectare (2 acres) in area and located on the west side of 172 Street, just north of 92 Avenue. The properties are designated Urban in the OCP as well as Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B in the Anniedale-Tynehead NCP.
- The subject properties are currently zoned "One-Acre Residential Zone (RA)" and presently occupied by single family dwellings.

### Current Proposal

- As part of Development Application No. 7918-0305-00, the applicant proposes the following:
  - An amendment to the Stage II Servicing Strategy for the Anniedale-Tynehead NCP;
  - A partial NCP Amendment from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to Riparian Area, Trail, Sanitary Pump Station and Detention Pond;
  - Rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";
  - A Development Permit for Sensitive Ecosystems (Streamside Areas) for proposed Lot 1; and
  - Subdivision/consolidation from two lots into one single family residential lot (Lot 1), a lot for riparian protection (Lot 3) and two lots to accommodate municipal infrastructure (Lots 2 and 4).

### RF-13 Lot (Lot 1)

- The proposed single family residential lot (Lot 1) is 344 square metres (3,702 sq. ft.) in total area and meets the minimum area and dimensional requirements of the RF-13 Zone. The remaining proposed lots (Lot 2, 3 and 4) will also be rezoned to RF-13, in order to be consistent, and they exceed the minimum area and dimensional requirements identified in the RF-13 Zone.
- The applicant submitted a concept plan showing that a similar development pattern, with RF 13 type lots, could be achieved in the future on the adjacent northerly property at 9255 - 172 Street.



### Sanitary Pump Station (Lot 2)

- The Anniedale-Tynehead NCP identifies the need for five sanitary pump stations to support increased density and encourage (re-)development. At present, there are no sanitary pump stations within the NCP area.
- The applicant is proposing to relocate the sanitary pump station currently shown in the Anniedale-Tynehead NCP on the east side of 173A Street, just north of 92 Avenue, to the subject site (Lot 2).
- The applicant has submitted a Pre-design Report, prepared by Aplin & Martin Consultants Ltd., which provides a conceptual analysis of the overall pumping systems and forcemains within the Anniedale-Tynehead NCP.
- The Pre-Design Report prepared by Aplin & Martin Consultants Ltd. for the proposed sanitary pump station on the subject site was reviewed by the Engineering Department and found to be generally acceptable.
- The applicant will continue to work with City staff to design the sanitary pump station in order to meet the servicing requirements necessary to support increased density within the Anniedale-Tynehead NCP as well as accommodate the Green Infrastructure Network (GIN) corridor located along the north side of 92 Avenue. The ultimate location, size and design of the sanitary pump station will require further discussion and detailed design review by the Engineering Department but will be resolved before Final Adoption of the Rezoning By-law.

### Riparian Area (Lot 3)

- A Class B (yellow-coded) watercourse is located on proposed Lot 3. A minimum setback of 15 metres (49 ft.), measured from top-of-bank, is required under Part 7A of Zoning By-law No. 12000 (Streamside Protection).
- The applicant will dedicate proposed Lot 3 to the City, without compensation, as part of this development application.

### Water Quality/Detention Pond (Lot 4)

- In order to support increased density, the applicant is required to provide a drainage plan to service the area west of 176 Street, per the Anniedale-Tynehead NCP.
- Aplin & Martin Consultants Ltd. completed a thorough review of the existing drainage and site conditions for the Anniedale-Tynehead NCP area west of 176 Street, and proposes an alternate stormwater management concept in order to meet the stormwater objectives of the City and respond to the constraints imposed by downstream drainage.
- The three stormwater management concept options proposed by Aplin & Martin Consultants Ltd. would be adequate to meet the stormwater management objectives of the City as well as the downstream drainage constraints. The applicant is currently in the process of negotiating the required right-of-ways to accommodate the stormwater infrastructure. If a right-of-way is not obtained, the applicant will continue to investigate and identify any infrastructure sizing requirements in order to support increased density within the Anniedale-Tynehead NCP.

- The Engineering Department has reviewed the technical memorandum submitted by Aplin & Martin Consultants Ltd. and indicated that any of the three options, if explored further, could address the stormwater management issue. As such, the applicant will continue to work with City staff to identify the most appropriate option and, if necessary, re-design the water quality/detention pond on proposed Lot 3. The ultimate location and size of the water quality/detention pond will require further discussion and detailed design review by the Engineering Department but will be resolved before Final Adoption of the Rezoning By-law.

#### Proposed Road Network and Multi-Use Pathway

- The applicant proposes to dedicate approximately 4.142 metres (13.6 ft.) along 172 Street which includes 1.942 metres (6.4 ft.) of dedication to achieve the ultimate 12 metre (39 ft.) road right-of-way from centre line and 2.2 metres (7.2 ft.) to accommodate a multi-use pathway. A further 11.5 metres (38 ft.) will be dedicated to construct the future 171 Street to the half-road standard.
- The applicant is proposing a modified local road cross-section for 92 Avenue. This includes a 10.883 metre (36 ft.) dedication for the ultimate 31 metre (102 ft.) Unique Local Road Standard fronting the sanitary pump station (Lot 2) which includes 10 metres (33 ft.) of dedicated green space for the Green Infrastructure Network (GIN) corridor along the north side of 92 Avenue.
- In addition, the applicant will dedicate 4.083 metres (13 ft.) for the ultimate 24.2 metre (79 ft.) Unique Local Road Standard fronting the water quality/detention pond (Lot 4).
- The modified local road cross-section for 92 Avenue proposes to:
  - Eliminate future on-street parking along the north side of 92 Avenue;
  - Reduce the size of the utility strip from 3.2 metres (10.5 ft.) to 0.6 metre (2 ft.);
  - Secure the multi-use pathway through additional road dedication instead of registering a statutory right-of-way; and
  - Reduce the size of the multi-use pathway from 4 metres (13 ft.) to 3 metres (10 ft.).
- The Anniedale-Tynehead NCP includes a number of multi-use pathways designed to promote active/passive recreation and encourage pedestrian connectivity between parks, major points of interest and adjacent destinations outside the NCP. The NCP indicates that these multi-use pathways will be designed to reduce any potential negative impacts on natural features, open space and/or native habitat.
- On the subject site, the Anniedale-Tynehead NCP calls for a 4.5 metre (15 ft.) wide multi-use pathway on the north side of 92 Avenue. The pathway was originally designed to be secured through a statutory right-of-way on private property. It will provide an off-street pedestrian connection through the Tynehead neighbourhood from the west side of Bothwell Drive and eventually connect to a north-south multi-use pathway, on the east side of 173A Street, which provides easy access to the commercial designated area north of future 94 Avenue.
- The modified cross-section for 92 Avenue will provide additional green space on the southern boundary of the sanitary pump station lot (Lot 2) to accommodate the GIN corridor. Moreover, the proposed layout meets the intent of providing a finer grained road network, encouraging pedestrian connectivity and satisfies the requirement for additional municipal infrastructure to support future (re-)development within the Anniedale-Tynehead NCP.

### Agricultural Land Reserve (ALR) Interface

- The southerly properties (located across 92 Avenue) are designated "Agricultural" in the OCP and zoned "General Agricultural Zone (A-1)". These properties are located within the ALR but outside the Anniedale-Tynehead NCP.
- Given that the proposed single family dwelling on Lot 1 will be located roughly 65 metres (213 ft.) from the ALR boundary, staff have determined that a Development Permit (DP) for Farm Protection will not be required under the current application. However, the applicant will be required to register a Restrictive Covenant on Lot 1 advising future owners that farm operations take place in the area and that normal farm practices can produce noise, odour and dust that may impact adjacent residential properties.
- In addition, the remaining lots (Lot 2, 3 and 4) will be conveyed to the City for riparian protection purposes and municipal infrastructure. The City will retain ownership of the lots on the north side of 92 Avenue, directly adjacent the ALR boundary.
- The City lots will form a natural buffer between future residential development, north of 92 Avenue, and the ALR boundary. These natural features include mature trees, a riparian area as well as natural vegetation. In addition, there are several man-made buffer elements including the sanitary pump station (Lot 2), riparian area (Lot 3), water quality/detention pond (Lot 4) and variable road allowance for 92 Avenue, all of which are located on the urban side of the ALR boundary.
- As part of the design review process for the sanitary pump station (Lot 2) and water quality/detention pond (Lot 4), City staff will design, install and maintain a suitable landscape buffer adjacent to the ALR which includes provisions for a 3 metre (10 ft.) wide multi-use pathway on the north side of 92 Avenue, per the Anniedale-Tynehead NCP. The design of the landscape buffer will be undertaken by staff once the location of the sanitary pump station and water quality/detention pond are finalized.
- The development application was presented to the Agriculture and Food Security Advisory Committee (AFSAC) on November 1, 2018 for information purposes and generally accepted.

### Building Design Guidelines and Lot Grading (Proposed Lot 1)

- The applicant retained Mike Tynan of Tynan Consulting Ltd. to prepare a Character Study and Building Design Guidelines for the subject property to maintain consistency with the existing single family dwellings in the surrounding neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of existing older homes within the surrounding area do not provide an appropriate context for future re-development. As such, the Building Scheme for the subject property will reflect updated design standards common of modern RF-13 type lots (Appendix VI).
- The preliminary Lot Grading Plan by Aplin & Martin Consultants Ltd. was reviewed by City staff and considered generally acceptable. The lot grading plan indicates that no fill will be proposed and an in-ground basement can be achieved for proposed Lot 1.

TREES

- Norm Hol, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. 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>Deciduous Trees</b>			
Alder/Cottonwood	1	1	0
Cherry	4	4	0
<b>Coniferous Trees</b>			
Western Red Cedar	10	0	10
<b>Total</b>	<b>15</b>	<b>5</b>	<b>10</b>
<b>Additional Trees in the Proposed Riparian Area</b>	<b>33</b>	<b>0</b>	<b>33</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>5</b>	
<b>Total Retained and Replacement Trees</b>		<b>15</b>	
<b>Contribution to the Green City Fund</b>		<b>\$1,600</b>	

- The Arborist Assessment states that there are a total of 15 protected trees on the site. It was determined that 10 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, road dedication, building footprints and proposed lot grading.
- A No-Build Restrictive Covenant is required in order to retain several shared trees located along the northern boundary of proposed Lot 1. The applicant has indicated that a suitable sized RF-13 dwelling can be constructed on proposed Lot 1 without negatively impacting the Tree Protection Zone (TPZ) of the shared trees.
- Table 1 includes an additional 33 protected trees that are located within the proposed riparian area (Lot 3). 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.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 9 replacement trees on the site. Since only 5 replacement trees can be accommodated on the site, the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 10 trees are proposed to be retained or replaced on the site. Five (5) replacement trees are proposed on Lot 1 with a contribution of \$1,600 to the Green City Fund.

#### SENSITIVE EOCSYSTEM DEVELOPMENT PERMIT

- Council endorsed the Biodiversity Conservation Strategy (BCS) in July, 2014. The BCS included several implementation measures to protect streamside areas, sensitive ecosystems and natural habitat. As part of the BCS, Development Permit Areas (DPAs) were established as an effective measure for protecting the City's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and Zoning By-law No. 12000 to implement a Sensitive Ecosystem DPA as well as Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment and riparian areas. These changes were identified in Corporate Report No. R188, which was approved by Council on July 25, 2016. The subsequent amendment by-laws were given Final Adoption on September 12, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O and B watercourses. The Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established, known as the Streamside Setback Area.
- Under Part 7A (Streamside Protection) of Zoning By-law No. 12000, municipal infrastructure is exempt from the streamside setback requirements. However, the infrastructure must still comply with the minimum setbacks prescribed under the Riparian Area Regulations (RAR).
- In addition, municipal infrastructure is exempt from Sensitive Ecosystem DPA requirements.

#### Streamside Protection and Riparian Areas

- The applicant contacted a Qualified Environmental Professional (QEP), Jessica Little of Envirowest Consultants Inc., who prepared an Ecosystem Development Plan (EDP) that identified three (3) watercourses within 50 metres (164 ft.) of the subject site.
- The EDP identifies two (2) Class A (red-coded) ditches along the north and south side of 92 Avenue as well as a Class B (yellow-coded) natural watercourse that transects the subject site.

#### Class A (Red-Coded) Watercourse on 92 Avenue

- The Class A (red-coded) ditch located along the north side of 92 Avenue will be impacted by the proposed road widening and modified cross-section. As such, the applicant is required to obtain approval under the *Water Sustainability Act* (WSA) from the Ministry of Forests, Lands and Resource Operations (MFLNRO) to eliminate the watercourse.
- Under Part 7A (Streamside Protection) of Zoning By-law No. 12000, a Class A (red-coded) ditch requires a minimum 10 metre (33 ft.) streamside setback measured from top-of-bank.
- On the subject site, the 10 metre (33 ft.) streamside setback area would equate to 1,074 square metres (11,560 sq. ft.) of riparian area loss and 496 square metres (5,339 sq. ft.) of wetted area loss directly associated with eliminating the Class A ditch on the north side of 92 Avenue.
- In exchange for eliminating the Class A ditch on the north side of 92 Avenue, the applicant is proposing to provide off-site compensation through improvements to Bothwell Park which is located on the west side of 168 Street, just north of 96 Avenue. In support of the proposed off-site compensation, the applicant has submitted a Habitat Balance Report which includes the following recommendations:
  - The applicant will provide habitat compensation of equal or greater area;
  - The proposed compensation will benefit two watercourses at the northeast corner of Bothwell Park and involve diverting an Unnamed Tributary to a series of habitat ponds as well as re-connecting flows to the Serpentine River Tributary further downstream;
  - The applicant will remove non-native invasive species as well as provide additional landscaping, in the form of native vegetation, which provides habitat value for local wildlife and increases biodiversity;
  - The applicant will provide five years of post-construction monitoring and/or maintenance for the off-site habitat compensation area with yearly monitoring reports; and
  - Driveway access to the habitat compensation area will be provided off 168 Street through an existing (decommissioned) access point. In addition, a 5 metre (16 ft.) wide temporary access road will be field fit to avoid damaging native trees and/or exiting vegetation.
- In total, the Streamside Habitat Balance Area within Bothwell Park would result in 53 square metres (570 sq. ft.) of net gain and 61 square metres (657 sq. ft.) of net gain in wetted area.
- In consultation with the Parks, Recreation and Culture (PRC) Department, the applicant has identified an acceptable location to provide off-site habitat enhancement and compensation in Bothwell Park. The PRC Department is generally in agreement with the proposed off-site enhancement and compensation plan. However, the details of the off-site compensation will need to be finalized and approved by PRC before Final Adoption of the Rezoning By-law and are subject to change depending on *Water Sustainability Act* approval from MFLNRO and the ultimate design of the sanitary pump station (Lot 2) and water quality/detention pond (Lot 4).
- At present, the applicant is working with City staff to finalize the location and design of the sanitary pump station (Lot 2), water quality/detention pond (Lot 4) and modified local road cross-section for 92 Avenue. As such, no referral or input has been provided by MFLNRO on the proposed elimination of the Class A (red-coded) ditch on the north side of 92 Avenue.



- The applicant acknowledges that Development Application No. 7918-0305-00 is proceeding to Council without input or approval from MFLNRO and, if the applicant cannot obtain approval to eliminate the Class A (red-coded) ditch on the north side of 92 Avenue, the proposed layout may not be feasible and may require further revision as well as review by City staff.

#### Class B (Yellow-Coded) Watercourse on the Subject Site

- The current layout includes an RF-13 lot (Lot 1) at the northwest corner of the subject site.
- The proposed RF-13 lot is located within 50 metres (164 ft.) of a Class B (yellow-coded) watercourse and, therefore, requires a Development Permit for Sensitive Ecosystems (Streamside Areas).
- The Ecosystem Development Plan (EDP) prepared by Jessica Little of Envirowest Consultants Inc. indicates the Class B (yellow-coded) natural watercourse on the subject site will require a minimum 15 metre (49 ft.) streamside setback, measured from top-of-bank, under Part 7A of Zoning By-law No. 12000 (Streamside Protection).
- However, Part 7A of Zoning By-law No. 12000 includes a flex provision which enables the minimum distance from top-of-bank to be reduced by no more than 5 metres (16 ft.) and increased by no more than 10 metres (33 ft.) provided there is no net loss in the total size of the streamside setback area.
- The applicant indicates that the proposed flex option would result in a riparian habitat gain of approximately 37 square metres (398 sq. ft.). With the use of the flex provision in the Zoning By-law, no streamside setback variance is required for proposed Lot 1.
- The applicant will convey proposed Lot 3, which contains the Class B (yellow-coded) watercourse, to the City without compensation as part of this development application.
- The applicant has submitted an Ecosystem Development Plan which has been reviewed by staff and found to be generally acceptable. A finalized Ecosystem Development Plan will be required prior to Final Adoption and will be incorporated into the Sensitive Ecosystems DP.

#### 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 a Regional BCS Corridor within the subject site, in the Tynehead BCS management area, with a moderate ecological value.
- The BCS further identifies the GIN area of the subject site as having a moderate habitat suitability rating, derived from species at risk presence, species accounts as well as known ecosystem habitat inventories. On the subject site, the BCS recommends a target Corridor width of 20 metres (66 ft.) and target area of 2,955 square metres (31,807 sq. ft.) which is roughly 36.5% of the subject site.

- The BCS indicates the GIN area on the subject site (ID #119) provides a forested corridor that encourages connectivity between Tynehead Park and the Agricultural Land Reserve (ALR). It provides connectivity, in the form of fragmented natural areas, between Hub A (located at the southeast corner of 92 Avenue and 176 Street) and Tynehead Park as well as edge habitat along the ALR boundary. A principal management objective of the Tynehead Management Area is to establish wildlife movement corridors, preserve natural and semi-natural habitat, maintain and enhance natural habitat as well as increase the number of wetlands and ponds, all of which are achieved through the subject development application.
- 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 and enhancing corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Tynehead Regional Park which is located on the west side of 188 Street, just north of 92A Avenue.
- In support of the proposed GIN corridor along the north side of 92 Avenue, the applicant provided a Habitat Balance Report from Envirowest Consultants Inc. which includes the following recommendations:
  - Installation of "wildlife crossing signs" and native vegetation cover in the form of trees and small shrubs along the multi-use pathway to promote east-west species movement;
  - Installation of a 600 millimetre (24 inch) diameter culvert to convey flow from the Class B (yellow-coded) watercourse on the subject site south under 92 Avenue. In periods where flows are lower or absent, the culvert is sufficient to facilitate small species movement north-south across 92 Avenue;
  - Within on-site landscape areas, existing disturbed and manicured landscapes will be enhanced through the removal of invasive non-native species and the installation of native vegetation to increase habitat value for local species;
  - Proposed water quality/detention ponds will be designed to complement ecosystem objectives within and adjacent to the GIN corridor; and
  - Off-site compensation/enhancement works in Bothwell Park will add three more ponds within the Tynehead Management Area and increase habitat value for local species.
- The development proposal conserves approximately 6,138 square metres (66,069 sq. ft.) of the subject site through conveyance of the riparian area, sanitary pump station (Lot 3) and water quality/detention pond (Lot 4) to the City. In addition, the applicant will dedicate a further 10 metres (33 ft.) of area to the City from the proposed pump station (Lot 2) in order to provide sufficient width to maintain a suitable GIN corridor along the north side of 92 Avenue.
- In total, the proposal conserves roughly 6,138 square metres (66,069 sq. ft.) of the subject site or 76% of the total gross area and conserves approximately 2,695 square metres (29,009 sq. ft.) or 91% of the target GIN corridor area on the subject site.



- In order for the proposal to fully comply with the BCS target recommendations, an additional 260 square metres (2,799 sq. ft.) of the GIN corridor area would be required on proposed Lot 2. The proposed layout cannot accommodate the entire 20 metre (66 ft.) wide GIN corridor area on the sanitary pump station lot (Lot 2) given the need for outdoor staging areas located along the southern building façade and requirement to position the sanitary pump station at the toe of the slope.
- The reduced GIN corridor width on proposed Lot 2 will be offset by the additional 10 metres (33 ft.) of green space, located outside the pump station footprint, that is to be dedicated to the City as well as dedication of the water quality/detention pond located on proposed Lot 4 which provides additional wildlife habitat. Furthermore, the applicant will convey proposed Lot 3 to the City, without compensation, for riparian protection purposes. In total, the riparian area and green space provided on the sanitary pump station and water quality/detention pond lots is approximately 6,138 square metres (66,069 sq. ft.) of the subject site or 76% of the total gross site area.
- This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In total, the GIN Habitat Balance Area would result in a net gain of 3,486 square metres (37,523 sq. ft.). Of that, landscaped areas located outside the proposed GIN corridor margins would provide a net gain of 3,992 square metres (42,970 sq. ft.) given that the proposed sanitary pump station, riparian protection area and water quality/detention pond located adjacent to the GIN corridor are considered supporting land-uses that benefit the habitat corridor and ALR buffer objectives identified within the Anniedale-Tynehead NCP.

#### PRE-NOTIFICATION

A pre-notification letter was mailed to 154 property owners located within 100 metres (300 ft.) of the subject site on September 26, 2018. To date, staff have received the following responses from adjacent property owners:

- One property owner expressed support for the proposed development.
- Seven individuals contacted City staff with general inquiries regarding the (re-) development potential of several properties within the Anniedale-Tynehead NCP and/or requested additional information on the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 27, 2018. 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 proposal complies with the "Urban" designation in the OCP.</li> <li>• The proposed single family lot (Lot 1) complies with the "Low Density Cluster (4-6 u.p.a.)" designation in the Anniedale-Tynehead NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• No measures are proposed.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant has submitted a Habitat Balance Plan, which includes off-site enhancement and compensation strategies in Bothwell Park, as part of the proposal to eliminate the Class A (red-coded) ditch on the north side of 92 Avenue.</li> <li>• The applicant will convey proposed Lot 3 to the City, without compensation, for riparian protection purposes.</li> <li>• The subject site includes a GIN Corridor along the north side of 92 Avenue. The applicant has worked with City staff to minimize the overall building footprint for the proposed sanitary pump station on Lot 2 in order to maximize the GIN corridor area. The reduction in GIN corridor area on Lot 2 will be off-set by the additional habitat provided through the water quality/detention pond (proposed Lot 4).</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposed development includes additional road dedication along the north side of 92 Avenue to accommodate a multi-use pathway, as shown in the NCP.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• No measures are proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No measures are proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• No measures are proposed.</li> </ul>

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 Subdivision Layout and Cross-Section for 92 Avenue
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	NCP Stage II Land-Use Re-designation Map

INFORMATION AVAILABLE ON FILE

- Ecosystem Development Plan and Habitat Balance Report, prepared by Envirowest Consultants Inc., each dated December 4, 2018.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	2.0 ac.
Hectares	0.81 ha.
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	4
<b>SIZE OF LOTS (PROPOSED LOT 1)</b>	
Range of lot widths (metres)	13.4 m.
Range of lot areas (square metres)	344 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	0.5 u.p.a./1.25 u.p.ha.
Lots/Hectare & Lots/Acre (Net)	0.625 u.p.a./1.67 u.p.ha.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	N/A
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



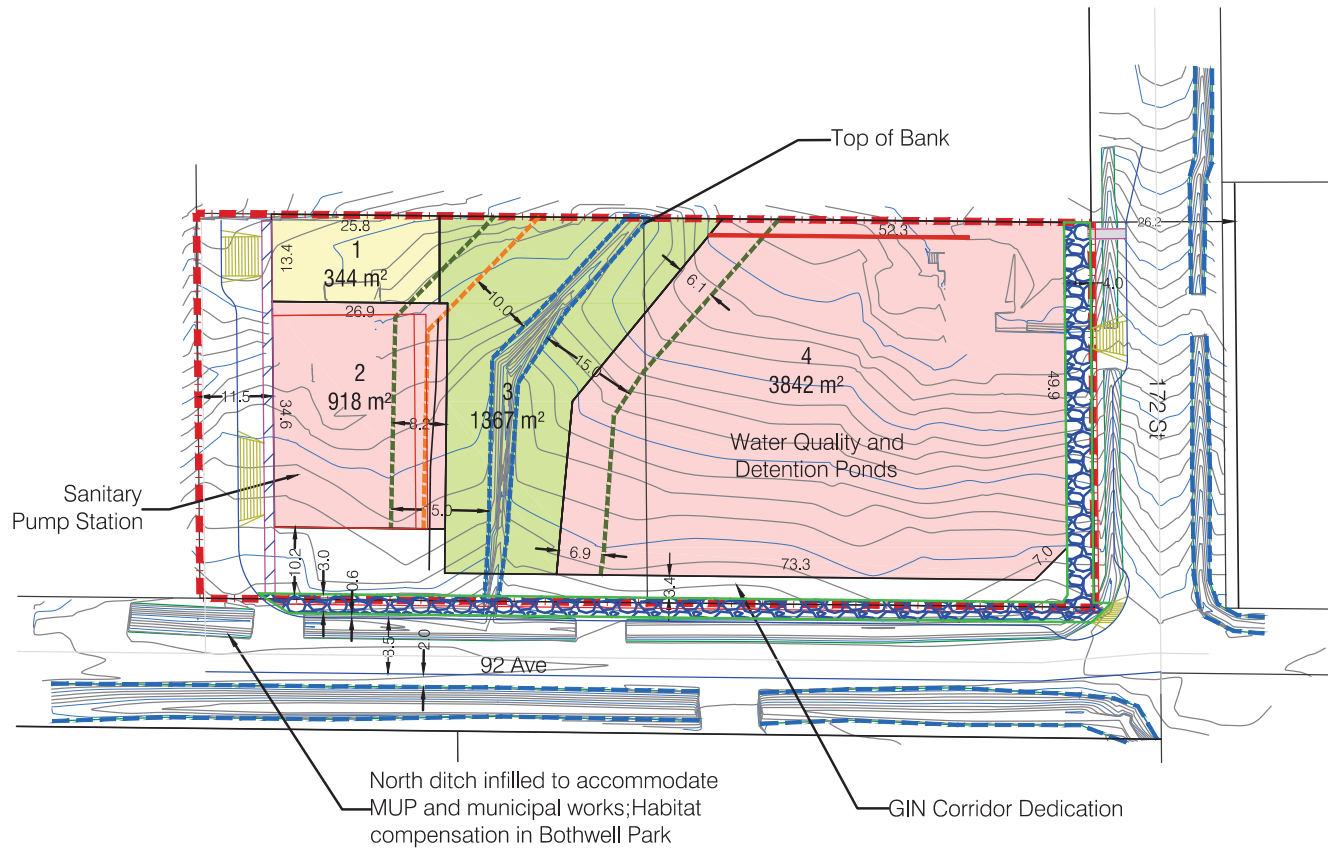
# Appendix II

17141 92 Ave & 9235 172 St, Surrey

## SUBDIVISION CONCEPT

### LEGEND

- Residential RF-13
- Environmental Lot
- Municipal Infrastructure RF-13
- Multi-Use Pathway
- Statutory Right of Way
- 15m Environmental Setback
- 10m Environmental Setback



#### LEGAL DESCRIPTION

PID 002-353-911  
PID 002-353-938

#### GROSS SITE AREA

0.8 hectares / 2 acres

#### NET SITE AREA

0.6 hectares / 1.6 acres

#### LOT YIELD

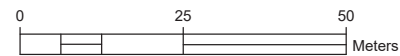
Existing: 2 lots  
Proposed: 1 lot + 3 municipal lots

#### EXISTING DESIGNATIONS

OCP: Urban  
NCP: Low Density Cluster (Green Space Transfer)  
Zoning: RA

#### PROPOSED DESIGNATIONS

OCP: Urban  
NCP: Low Density Cluster  
Zoning: RF-13



Scale : 1:750



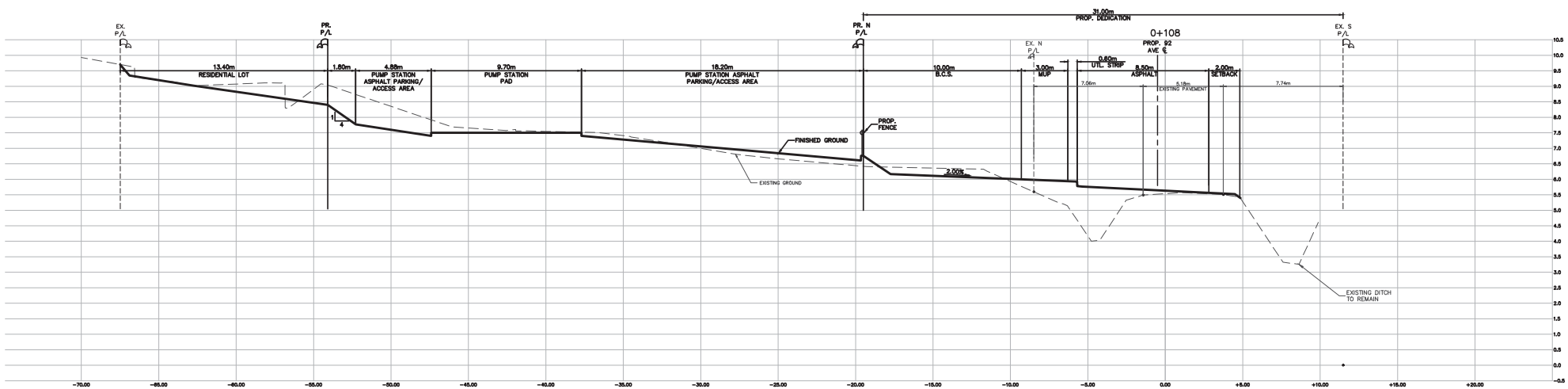
Project 17-407  
28 / 11 / 2018

Drawing

1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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**TYPICAL CROSS SECTION**  
**92 AVENUE, PS & RESIDENTIAL LOT**

HOR. 1:250  
 VERT. 1:125

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

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

**DATE:       December 12, 2018**                      **PROJECT FILE:     7818-0305-00**

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**RE:         Engineering Requirements  
              Location: 17141 - 92 Avenue**

**NCP AMENDMENT**

The following requirements as presented below are to be addressed as a condition of the NCP Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate 4.142m along 172 Street for the ultimate 26.2m Unique Collector Road.
- Dedicate 10.883m along 92 Avenue for the ultimate 31.0m Unique Local Road Standard fronting the Pump Station Lot (Lot 2). The standard in this frontage includes an extra 10.0m dedication for the Biodiversity Conservation Strategy (BCS) corridor.
- Dedicate 4.083m along 92 Avenue for the ultimate 24.2m Unique Local Road Standard fronting the Detention Pond Lot (Lot 4).
- Dedicate a 3.0m x 3.0m corner cut at the intersection of 172 Street and 92 Avenue.
- Dedicate 11.5m along 171 Street for the Half Road Standard.
- Provide a 0.5m Statutory Right-of-Way (SRW) along 92 Avenue, 172 Street and 171 Street frontages.
- Secure offsite SRWs as determined through detailed design for the offsite storm, sanitary and water mains.
- Secure various third party SRWs and approvals. Should these SRWs and approvals not be achieved, the application and lot layout may need to be amended or may no longer be supportable by the City.

***Works and Services***

The applicant will be required to service the site in accordance with the Anniedale-Tynehead Neighbourhood Concept Plan Stage II Servicing Report, including but not limited to:

- Construct the west half of 172 Street to the Collector standard including the multi-use pathway.
- Construct the north half of 92 Avenue fronting the Detention Pond Lot to a Unique Local Road Standard.
- Construct the north half of 92 Avenue fronting the Pump Station Lot to a Unique Local Road Standard with additional BCS corridor plantings.

NOTE: Detailed Land Development Engineering Review available on file



- Construct 171 Street to the Half Road Standard.
- Construct a 6.0m concrete letdown to the RF-13 single family lot.
- Construct concrete driveway letdowns to the Pump Station Lot and Detention Pond Lot as determined through detailed design.
- Construct stormwater management features and Pond 1 (10 year plan ID 13266) per the NCP and the October 23, 2018 Drainage Memo along with the option within being pursued.
- Construct the Pump Station (172 Street Pump Station per NCP, 10 year plan ID 13165).
- Construct storm, sanitary, and water mains along all road frontages.
- Provide storm, sanitary, and water service connections to each lot.
- Construct offsite sanitary mains and feeder water mains should Surrey Project 7818-0122-00 not proceed to construction.
- Obtain all approvals/permits from various third parties to facilitate the construction of the works and services and offsite mains.
- Pay all applicable fees and charges on the property at time of subdivision.
- Enter into P-15 Agreement to compensate for the elimination of the watercourse on the north side of 92 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit in addition to the requirements above.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

CE4



Planning

September 19, 2018

**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.

Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available, and whose enrollment is projected to continue at its current level over the next 10 years. However, when city services are extended further into the Port Kells area, this school will be ideally located to accommodate students from the potential new developments in the Anniedale and Tynhead area. As the need to address immediate growth is more urgent in other areas of the District, there are no current capital plan requests for adding additional space in the catchment.

North Surrey Secondary is currently operating at 110%. Over the next 10 years, enrolment is projected to grow by approximately 61 students. As part of the District's 2019/20 Five Year Capital Plan submission, there is a request 325 capacity addition targeted to open September 2022.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0305 00

**SUMMARY**

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

1 Single family with suites

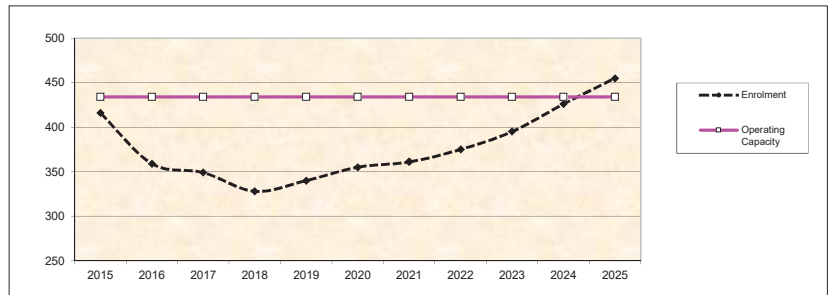
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

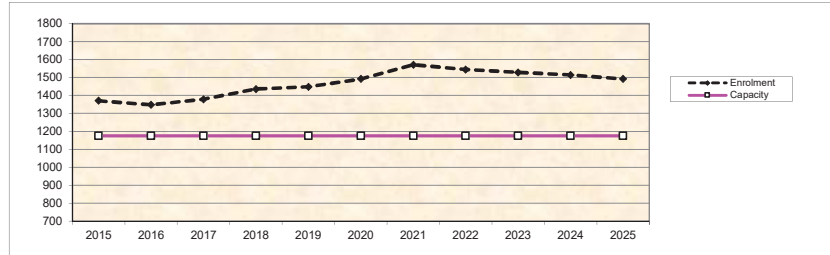
September 2017 Enrolment/School Capacity

<b>Serpentine Heights Elementary</b>	
Enrolment (K/1-7):	37 K + 312
Operating Capacity (K/1-7)	38 K + 396
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1379
Capacity (8-12):	1175

**Serpentine Heights Elementary**



**North Surrey 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.

AGRICULTURE AND FOOD SECURITY ADVISORY COMMITTEE

THURSDAY, NOVEMBER 1, 2018

For the purposes of information only, minutes are subject to change.

D. NEW BUSINESS

3. Rezoning, Subdivision and Development Permit for Sensitive Ecosystems

Misty Jorgensen, Planner

File: 7918-0305-00; 6880-75

The following comments were made:

- The subject properties are approximately 0.81 hectares in area, designated Urban in the Official Community Plan (OCP) and Fish Class 15 m and 30 m Buffer in the Anniedale Tynehead Neighbourhood Concept Plan (NCP). The properties are zoned One-Acre Residential (RA), located outside the Agricultural Land Reserve (ALR), and located within Development Permit Area for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) as well as Farm Protection.
- Under the *Water Act*, the applicant has requested to relocate the Class A (red-coded) watercourse on the north side of 92 Avenue to provide off-side compensation in Bothwell Park.
- The applicant is proposing to rezone a portion of the site from One-Acre Residential Zone (RA) to Single Family Residential (13) Zone (RF-13) in order to subdivide into one RF-13 lot and three RA lots. Lots 2,3, and 4 will be conveyed to the City for riparian protection and municipal infrastructure, and the applicant will retain ownership of proposed Lot 1. Lot 2 will accommodate the proposed sanitary pump station to help service the Anniedale Tynehead NCP area, Lot 3 will be conveyed to the City for riparian protection and Lot 4 will accommodate a future water quality/ detention pond. Staff have determined that a DP for Farm Protection will not be required.

The Committee noted that the application is well thought out, is consistent with plans and in general, support the proposal.

It was

Moved by M. Bose

Seconded by M. Hilmer

That the Agriculture and Food Security

Advisory Committee receive the Rezoning, Subdivision and Development Permit for Sensitive Ecosystems Application Number 7918-0305-00 as information.

Carried

# BUILDING GUIDELINES SUMMARY

Surrey Project no: 18-0305-00  
Project Location: 17141 - 92 Avenue and 9235 - 172 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

## 1. Residential Character

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

Lands south of the subject site (south side of 92 Avenue from 164 Street to 184 Street) are zoned "General Agricultural Zone" (A-1), many exceeding an area of 40,000 square metres. Lands west, north, and east of the subject site area zoned "One Acre Residential Zone" (RA), and typically have areas of approximately 8,000 square metres. Overall the lands are considered "agricultural-rural" or "old suburban".

The style of most homes can be described as "West Coast Traditional" or "Old suburban" from eras spanning between the 1950's and the 1980's. Home types include Bungalow, Bungalow with above-ground basement, Split Level, and Basement Entry, ranging in size from 1000 - 2500 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with mid-scale massing (Split Level), and homes with high to box-like massing (the Basement Entry types).

Roof forms include common hip, common gable, and Dutch Hip. Roof slopes range from 4:12 to 20:12, but all but one home has roof slopes in the 4:12 - 7:12 range. Roof surfaces include asphalt shingles (clearly dominant), and cedar shingles.

Wall cladding materials include vinyl, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. Only one home has a stone accent. The low trim and detailing standards are typical of those found on most homes constructed in the 1950's - 1980's.

### 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF-13 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.

- 2) **Style Character** : Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including “Agricultural-Pastoral”, and “Rural-Heritage”. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent, and the building scheme will contain regulations specifying design elements that ensure consistency with the prescribed styles.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet or exceed current standards for RF-13 zoned subdivisions. Also, massing design regulations should ensure homes exhibit a "Pastoral Agricultural" or strong "Rural Heritage" theme, given the proximity to suburban lands that are consistent with these design themes. Further, new homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade, and consistency with the proposed styles.
- 5) **Front Entrance Design** : Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in the proposed style range. To further reinforce the intended styles, the home should have a covered front entrance veranda at the main floor level, over the entire width of the front elevation in all areas not occupied by the garage.
- 6) **Exterior Wall Cladding** : Cladding materials used in this area include vinyl, cedar, stucco, and stone (one home has stone). Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2017 developments.
- 7) **Roof surface** : This is an area in which most homes have either asphalt shingle roofs or cedar shingle roofs. It is expected that the new home will also have an asphalt shingle roof, and for continuity, asphalt shingles are recommended. Cedar shakes are character-consistent with heritage homes in an agricultural setting, are characteristic of neighbouring homes, and are also recommended. A single concrete tile roof would stand out as inconsistent with neighbouring homes and also with the proposed style range and so concrete tiles are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles, cedar shingles, and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 8:12. Steeper slopes will be encouraged, especially on street facing roof projections. A provision is also recommended to allow slopes less than 8:12 where it is determined by the consultant that slope reduction in a particular element (such as the covered entrance veranda) is consistent with the proposed styles and maintains high internal architectural integrity. that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** South of the subject site (south side of 92 Avenue) are large (40,000 sq.metre) land parcels with modest old structures hidden by native conifers and also hidden due to substantial setbacks from 92 Avenue. North, West, and East of the subject site are RA zoned parcels (approx. 8000 sq.metres) that contain "Old Suburban" and "West Coast Traditional" Bungalows, Split Level, and Basement Entry type homes ranging in size from 1000 - 2500 sq.ft.. Landscapes are composed of a modest sodded area, a few mature shrubs, and large areas with native conifers and natural undergrowth.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or compatible style as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Existing neighbouring homes do not provide suitable architectural context for the proposed "Agricultural Pastoral" / "Rural Heritage" homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments should be consistent with said styles, as determined by the consultant.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 6:12 on the upper floor roof and minimum 8:12 on street facing projections, with exceptions to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for the addition of style-consistent roof elements, subject to consultant approval.

**Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap, cedar shingles, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: October 17, 2018

**Reviewed and Approved by:**       Date: October 17, 2018



# APPENDIX F

## TREE PRESERVATION SUMMARY



Appendix VII

### TREE PRESERVATION SUMMARY

Surrey Project No.: 7918-0305-00  
Project Address: 17141 92 Ave Surrey, BC  
Consulting Arborist: Norm Hol

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	15
<b>Bylaw Protected Trees to be Removed</b>	5
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	10
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio: 1 times 1 = 1 All Other Bylaw Protected Trees at 2:1 ratio: 4 times 2 = 8 TOTAL:	9
<b>Replacement Trees Proposed</b>	5
<b>Replacement Trees in Deficit</b>	4
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	33

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	4
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 2 times 1 = 2 All Other Bylaw Protected Trees at 2:1 ratio: 2 times 2 = 4 TOTAL:	6
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	6

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

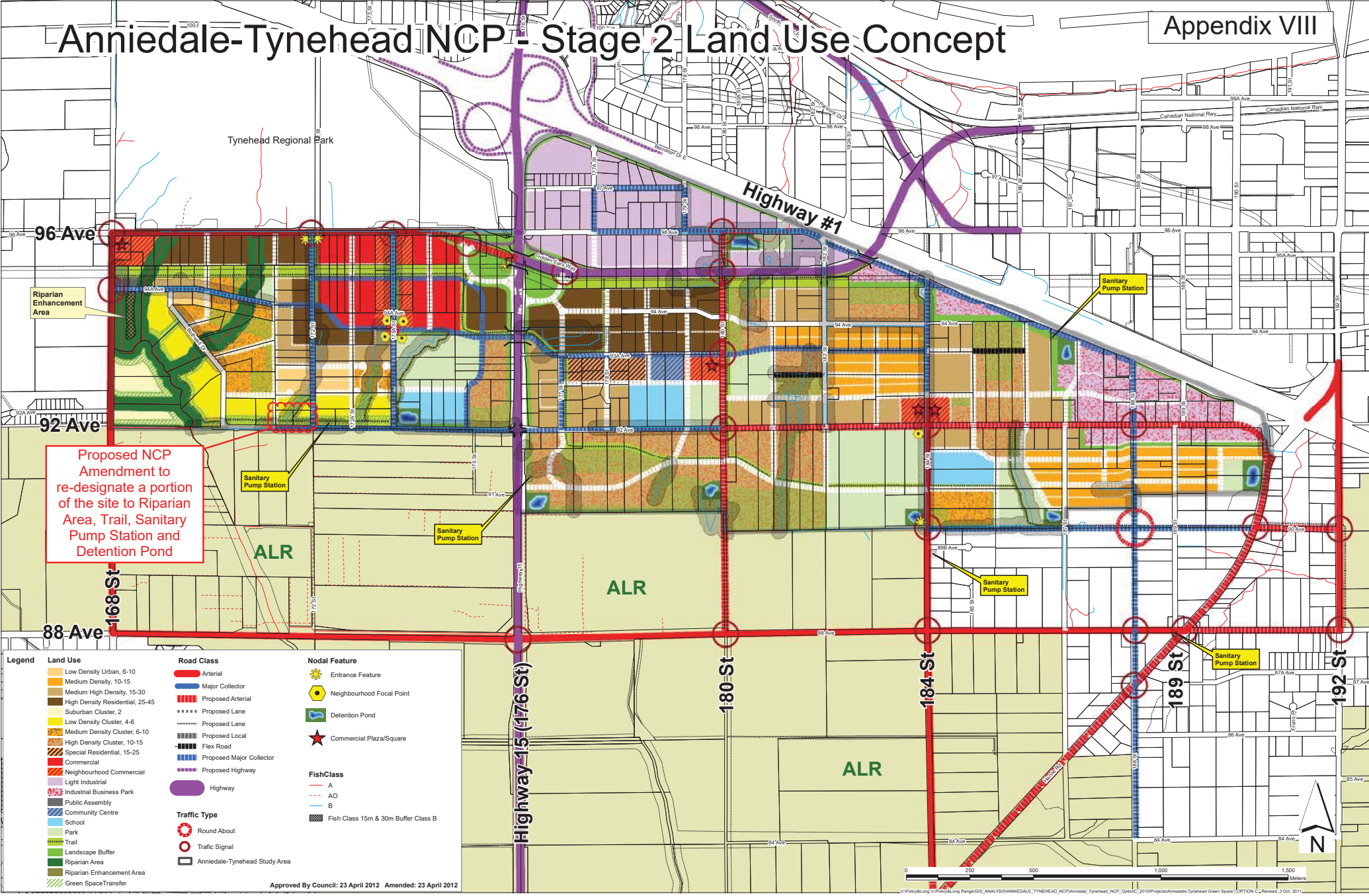
Norman Hol, Consulting Arborist

Dated: December 13, 2018

Direct: 604 813 9194  
Email: norm@aclgroup.ca



# Anniedale-Tynehead NCP - Stage 2 Land Use Concept



Proposed NCP Amendment to re-designate a portion of the site to Riparian Area, Trail, Sanitary Pump Station and Detention Pond

Legend	Land Use	Road Class	Nodal Feature
[Light Orange]	Low Density Urban, 6-10	[Red Line]	[Yellow Star]
[Orange]	Medium Density, 10-15	[Blue Line]	[Yellow Circle]
[Dark Orange]	Medium High Density, 15-30	[Red Dashed Line]	[Green Circle]
[Brown]	High Density Residential, 25-45	[Red Dotted Line]	[Blue Circle]
[Light Green]	Suburban Cluster, 2	[Red Dash-Dot Line]	[Red Star]
[Yellow]	Low Density Cluster, 4-6	[Red Dotted Line]	[Red Star]
[Light Green]	Medium Density Cluster, 6-10	[Red Dotted Line]	[Red Star]
[Dark Green]	High Density Cluster, 10-15	[Red Dotted Line]	[Red Star]
[Light Green]	Special Residential, 15-25	[Red Dotted Line]	[Red Star]
[Light Green]	Commercial	[Red Dotted Line]	[Red Star]
[Light Green]	Neighbourhood Commercial	[Red Dotted Line]	[Red Star]
[Light Green]	Light Industrial	[Red Dotted Line]	[Red Star]
[Light Green]	Industrial Business Park	[Red Dotted Line]	[Red Star]
[Light Green]	Public Assembly	[Red Dotted Line]	[Red Star]
[Light Green]	Community Centre	[Red Dotted Line]	[Red Star]
[Light Green]	School	[Red Dotted Line]	[Red Star]
[Light Green]	Park	[Red Dotted Line]	[Red Star]
[Light Green]	Trail	[Red Dotted Line]	[Red Star]
[Light Green]	Landscape Buffer	[Red Dotted Line]	[Red Star]
[Light Green]	Riparian Area	[Red Dotted Line]	[Red Star]
[Light Green]	Riparian Enhancement Area	[Red Dotted Line]	[Red Star]
[Light Green]	Green Space Transfer	[Red Dotted Line]	[Red Star]
[Red Line]	Arterial	[Red Line]	[Red Star]
[Blue Line]	Major Collector	[Blue Line]	[Red Star]
[Red Dashed Line]	Proposed Arterial	[Red Dashed Line]	[Red Star]
[Red Dotted Line]	Proposed Lane	[Red Dotted Line]	[Red Star]
[Red Dash-Dot Line]	Proposed Local	[Red Dash-Dot Line]	[Red Star]
[Red Dotted Line]	Flex Road	[Red Dotted Line]	[Red Star]
[Red Dotted Line]	Proposed Major Collector	[Red Dotted Line]	[Red Star]
[Red Dotted Line]	Proposed Highway	[Red Dotted Line]	[Red Star]
[Red Dotted Line]	Highway	[Red Dotted Line]	[Red Star]
[Yellow Star]	Entrance Feature	[Yellow Star]	[Yellow Star]
[Yellow Circle]	Neighbourhood Focal Point	[Yellow Circle]	[Yellow Circle]
[Green Circle]	Detention Pond	[Green Circle]	[Green Circle]
[Red Star]	Commercial Plaza/Square	[Red Star]	[Red Star]
[Red Star]	Fish Class	[Red Star]	[Red Star]
[Red Star]	A	[Red Star]	[Red Star]
[Red Star]	AO	[Red Star]	[Red Star]
[Red Star]	B	[Red Star]	[Red Star]
[Red Star]	Fish Class 15m & 30m Buffer Class B	[Red Star]	[Red Star]
[Red Star]	Round About	[Red Star]	[Red Star]
[Red Star]	Traffic Signal	[Red Star]	[Red Star]
[Red Star]	Anniedale-Tynehead Study Area	[Red Star]	[Red Star]

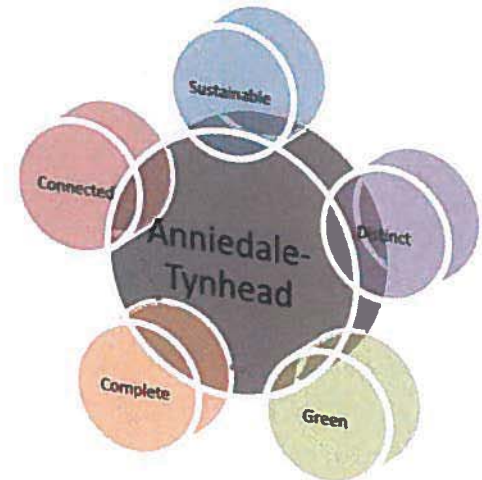
Approved By Council: 23 April 2012 Amended: 23 April 2012



V:\P\Key\Long\NCP\Long Range\GIS\_ANALYSIS\ANNIEDEALE\_TYNEHEAD\_NCP\Anniedale\_Tynehead\_NCP\_OPTION\_2010\Project\Anniedale\_Tynehead\_Green\_Space\_OPTION\_2\_Planet\_3\_04\_2011

## 2.2 PLANNING PRINCIPLES

Derived from the Anniedale-Tynehead Community Vision statement, the Anniedale-Tynehead Citizen’s Advisory Committee (CAC) assisted in the creation of a set of Planning Principles and Planning theme areas and Guiding Principles to develop the land use plan for the NCP. These principles reflect overall sustainability principles set out in the South Port Kells General Land Use Plan and the City’s Sustainability Charter objectives.



ANNIEDALE-TYNEHEAD NCP – GENERAL PLANNING PRINCIPLES	
<b>1</b> SUSTAINABLE	The Anniedale-Tynehead NCP will be based on the three pillars of sustainability: Social, Economic and Environmental Sustainability.
<b>2</b> COMPLETE	The Plan will provide opportunities to Live, Work and Play. Anniedale-Tynehead will be planned as a "complete community" with a range of housing types, services, and employment and recreational opportunities.
<b>3</b> DISTINCT	While Anniedale-Tynehead will have a distinct community identity, each neighbourhood should have its own recognizable character. It will be a beautiful place to live.
<b>4</b> GREEN	Anniedale-Tynehead will have an abundance of open space, green corridors and protected wildlife areas to allow the residents to enjoy passive and active outdoor activities. Efforts will be made to preserve elements of the rural ambiance which currently exists in Anniedale-Tynehead.
<b>5</b> CONNECTED	Anniedale-Tynehead will be a highly walkable community with an inter-connected street network, pathways, cycle routes and greenway system.

## Guiding Principles

Based on five General Planning Principles developed for the Plan, seven Planning Theme areas (A-G) were identified that include 22 Guiding Principles for the development of the NCP. The *Guiding Principles* developed for the Anniedale-Tynehead NCP are described in the table below and guide several land use policy areas.

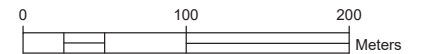
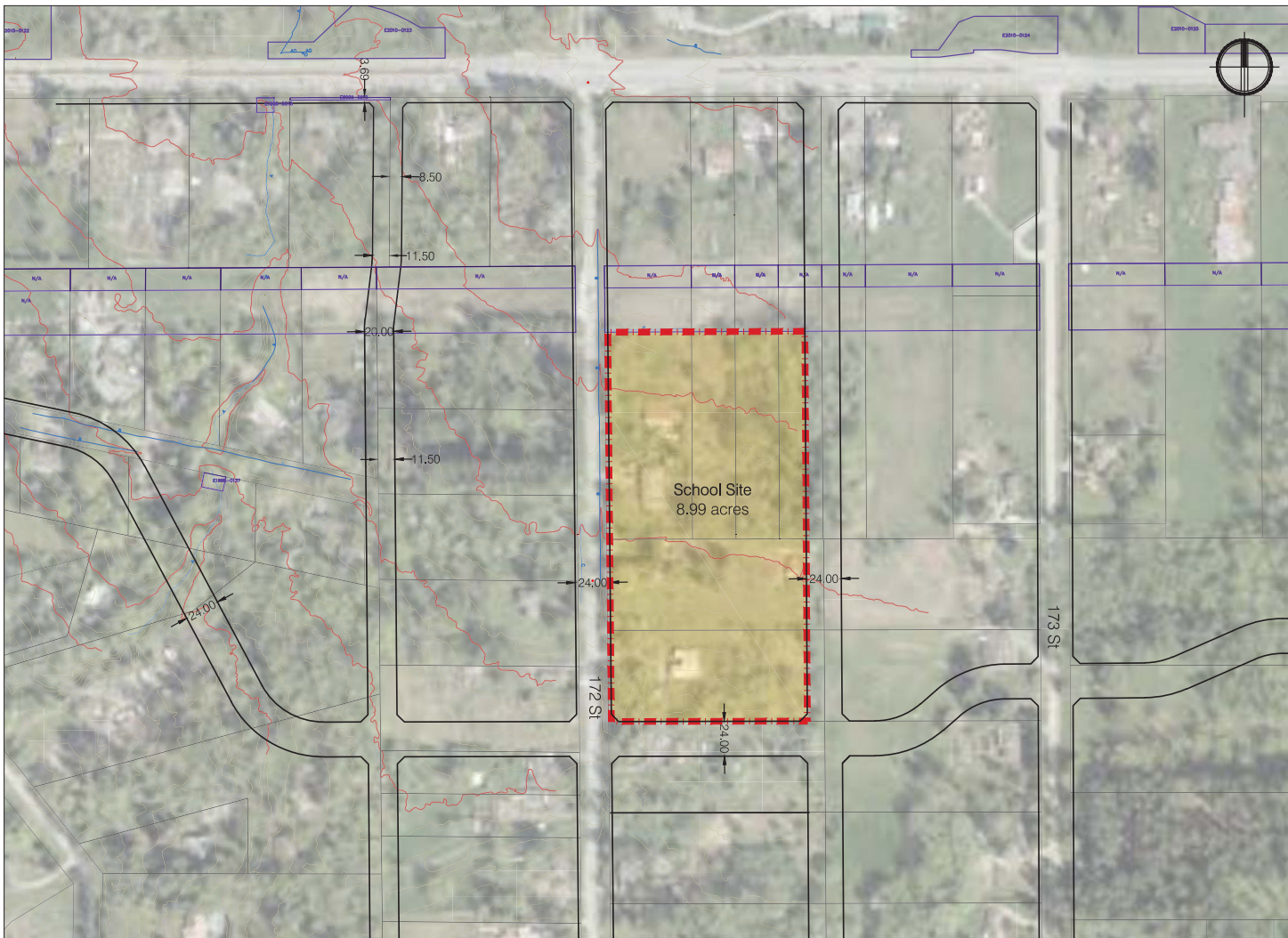
THEME AREA		ANNIEDALE-TYNEHEAD - GUIDING PRINCIPLES
A	Parks, Open Space, Recreational and Natural Areas	<ol style="list-style-type: none"> <li>Retain significant environmental features including creeks, important vegetation and Green Infrastructure (Ecosystem Hubs, Sites and Corridors):               <ol style="list-style-type: none"> <li>Consider Park locations which incorporate protection of significant and/or valuable ecosystems;</li> <li>Minimize clear cutting vegetation and clearing lands during development and encourage the planting and replanting of trees;</li> <li>Encourage cluster development which enables density transference and site specific design that responds to the area's natural features.</li> </ol> </li> </ol>
		<ol style="list-style-type: none"> <li>Create parks and recreation opportunities that are interconnected, both active and passive, which are accessible by residents of all ages and abilities on foot or by bicycle.</li> </ol>
B	Roads, Transportation, Pedestrian and Bicycle Circulation	<ol style="list-style-type: none"> <li>Design roads that provide for efficient movement of goods and people while sustaining the character of each neighbourhood.</li> </ol>
		<ol style="list-style-type: none"> <li>Design road networks and establish land use which encourages effective public transit service.</li> </ol>
		<ol style="list-style-type: none"> <li>Create opportunities for pedestrians and bicycle movement linked with adjacent community amenities. Daily needs should be within walking distance.</li> </ol>
		<ol style="list-style-type: none"> <li>Provide buffers along major highways and limit regional through-traffic in primarily residential areas.</li> </ol>
C	Infrastructure and Servicing	<ol style="list-style-type: none"> <li>Ensure the cost-efficient and adequate provisions for City services including sewer, drainage, water, roads and utilities without placing a financial hardship upon the City's resources.</li> </ol>
		<ol style="list-style-type: none"> <li>Ensure practices in the design of the drainage system, and the protection of water quality and resources.</li> </ol>
		<ol style="list-style-type: none"> <li>Recognize the interrelationship of the Anniedale-Tynehead area with adjacent Town Centres in Surrey and Township of Langley, especially with respect to commercial, institutional and transportation needs.</li> </ol>



# Appendix V

9400 and 9424 172 St, Surrey, BC

## ROAD PATTERN OF SCHOOL SITE



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.  
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**APLIN  
MARTIN**  
Project No.: 18-1075  
Date: 12 / 04 / 2019

Drawing  
**1**