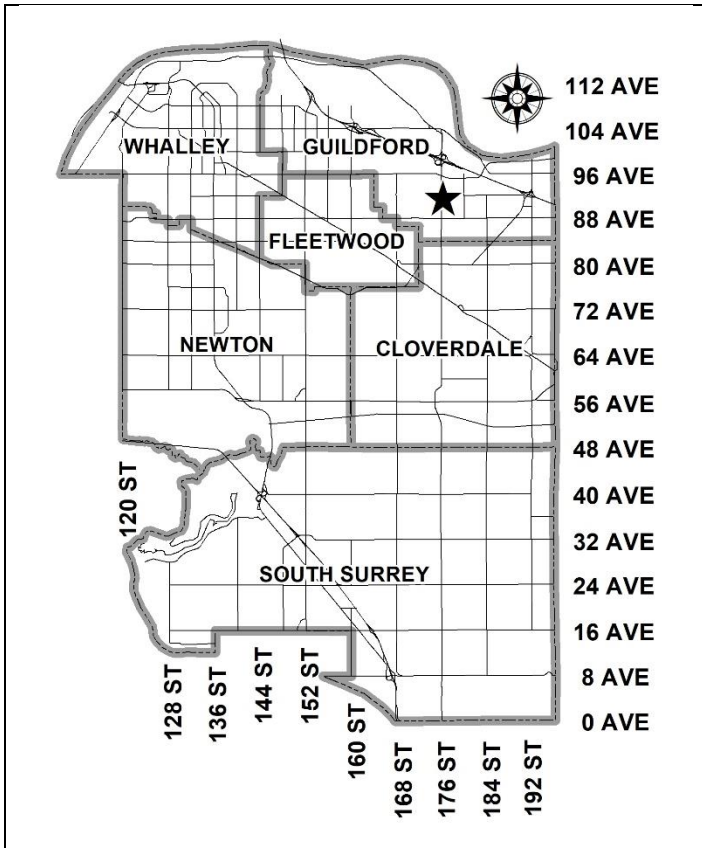


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7922-0126-00  
 Planning Report Date: June 24, 2024



**PROPOSAL:**

- **NCP Amendment** from High Density Cluster to Medium High Density
- **Rezoning** from A-1 to RM-30
- **Development Permit**
- **Development Variance Permit**

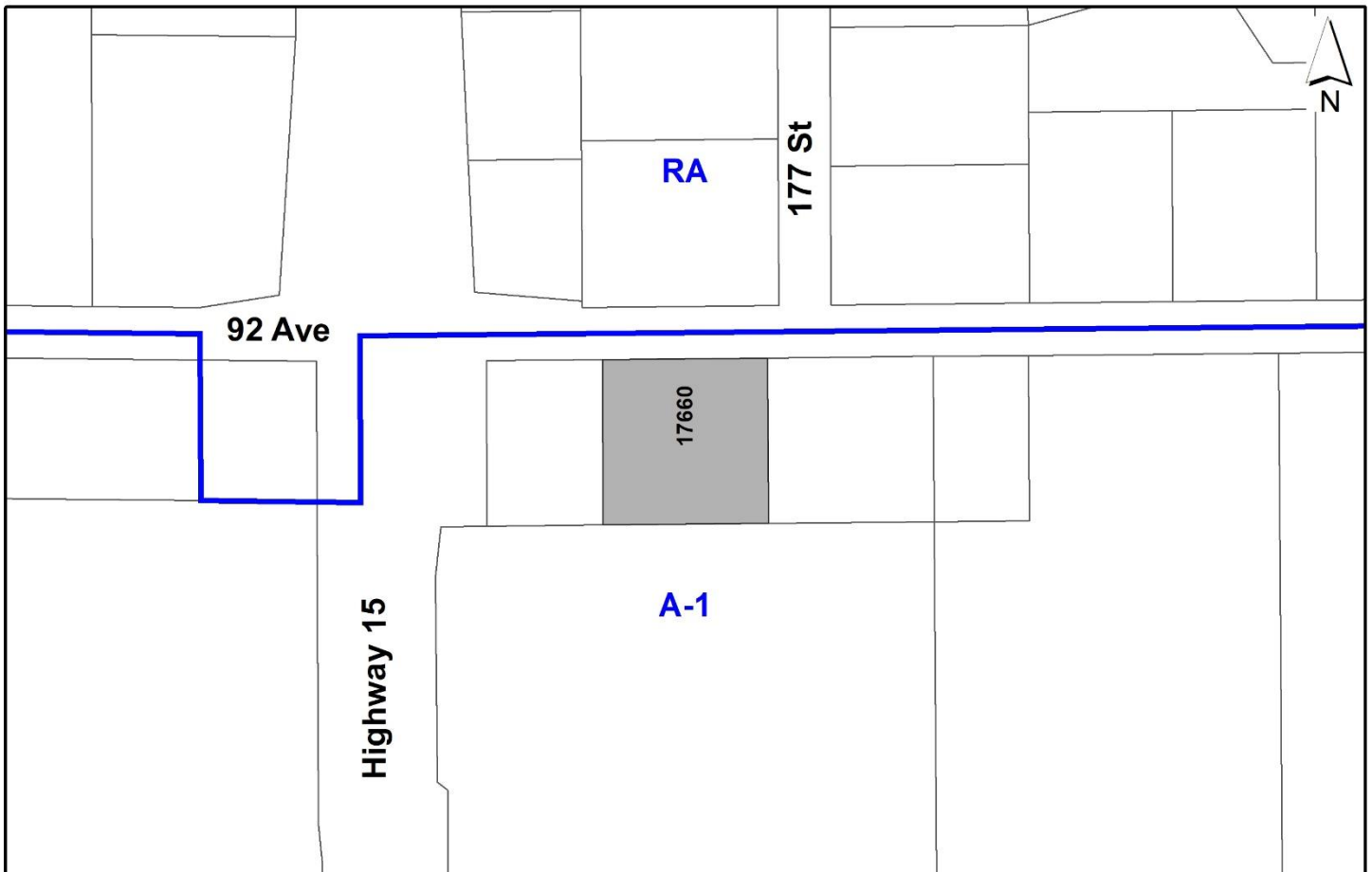
to permit the development of 29 townhouse units.

**LOCATION:** 17660 - 92 Avenue

**ZONING:** A-1

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** High Density Cluster 10-15



## RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to reduce outdoor amenity space.
- Approval to eliminate indoor amenity space.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the Anniedale Tynehead NCP to redesignate the subject site from High Density Cluster to Medium High Density.
- The applicant is requesting variances to the east (front) and west (rear) yard setbacks and to increase the percentage of back-to-back townhouse units.
- The applicant is proposing to vary Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development from 74 square metres to 0 square metres.

## RATIONALE OF RECOMMENDATION

- The subject site is approximately 1-acre in size and is being developed in conjunction with neighbouring application No. 7920-0278-00 to the south and east, which is dedicating considerable open space consistent with the cluster designation in the Anniedale-Tynehead NCP. The proposed townhouse form of development is also consistent with the cluster designation in the NCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed townhouses achieves an attractive form, which utilizes high quality materials.
- In October 2023, Council approved housekeeping amendments to the Zoning by-law No. 12000, which introduced new requirements for townhouse units in a back-to-back configuration. Back-to-back townhouses were limited to a maximum of 20% of all dwelling units on a lot, and the indoor amenity space requirement was increased from 3 sq.m per dwelling unit to 6 sq.m per dwelling unit for townhouse units in a back-to-back configuration (Corporate Report 2023 – No. R161). The subject application was in process with considerable site planning work already underway prior to these new requirements being introduced.

- 
- The applicant is proposing 3-square metres of outdoor amenity space per townhouse unit, consistent with the outdoor amenity requirements for other, non back-to-back, townhouse unit types in the Zoning By-law and will provide a cash-in-lieu contribution in accordance with City Policy for the remaining deficiency.
  - The subject site has challenging grading conditions. The elimination of an indoor amenity building on the site reduces the overall building footprint allowing the site plan to respond more sensitively to the grading conditions. The applicant will provide a cash-in-lieu contribution, in lieu of on-site indoor amenity space, in accordance with the City policy.
  - The Zoning By-law required on-site indoor amenity space for 29 townhouse units is 87 square metres (940 sq.ft), which would be a relatively small space to program effectively. This site is also located approximately 600 metres from a future community centre in the Anniedale-Tynehead plan.
  - This application is proceeding concurrently with Development Application No. 7920-0278-00, which proceeded to Council on May 27, 2024. Both applications will require final approval concurrently to address servicing requirements

**RECOMMENDATION**

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0126-00 generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
3. Council approve Development Variance Permit No. 7922-0126-00(Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
  - (b) to reduce the minimum front (east) yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face for Buildings 2 and 4;
  - (c) to increase the maximum percentage of back-to-back units from 20% to 21% in the "Multiple Residential Zone (30) Zone (RM-30)"
  - (d) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development under Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law from 74 square metres to 0 square metres.
4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 105 square metres to 89 square metres.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department including retaining walls, and site grading;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;



- 
- (h) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant with Geotechnical Report attached;
  - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (j) provision of a cash-in-lieu contribution to satisfy the elimination of indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption
  - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (l) completion of the acquisition and subdivision (consolidation) of the remnant Lot 4 (17696 – 92 Avenue) to the immediate east;
  - (m) the applicant adequately address the impact of reduced outdoor amenity space;
  - (n) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (o) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
  - (p) concurrent final approval of neighbouring Development Application No. 7920-0278-00.
6. Council pass a resolution to amend the Anniedale Tynehead Neighbourhood Concept Plan (NCP) to redesignate the subject site from High Density Cluster 10-15 to Medium High Density 15 - 30 when the project is considered for final adoption (Appendix V).

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling.	High Density Cluster	A-1
North (Across 92 Avenue):	Single family dwelling on acreage.	Medium High Density	RA
East and South	Vacant lots under Development Application No. 7920-0278-00 (Third Reading).	High Density Cluster High Density Cluster (Green Space Transfer), Trail, Pond and Pond Buffer	A-1
West:	Vacant (MOTI owned).	High Density Cluster and High Density Cluster (Green Space Transfer)	A-1

### Context & Background

- The subject site is a single property and is approximately 4,045 square metres in size. The site is designated Urban in the OCP and zoned “General Agriculture Zone (A-1)” in the Zoning Bylaw. The site is designated “High Density Cluster 10 – 15” in the Anniedale-Tynehead NCP.
- The subject property is developing alongside Development Application No. 7920-0278-00 to the immediate east and south. Development Application No. 7920-0278-00 will create a 592 square metre remnant lot (Lot 4) which is proposed to be rezoned as RM-30. The subject site will need to acquire and consolidate the remnant Lot 4 to the immediate east to create a 4,452 square metre site. Due to site grading and access issues, the access to the subject site will be from the new Azalea Road through this remnant lot.
- To the west of the subject site is a vacant lot (17616 – 92 Avenue) owned by the Ministry of Transportation and Infrastructure (MOTI). MOTI is in the process of determining if this lot is surplus to their requirements and can be offered for sale to the applicant to include into the subject application at a future time.
- If the adjacent MOTI parcel is consolidated into the subject property, the applicant will be required to amend their application and accordingly.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following:
  - Rezoning from “General Agriculture Zone (A-1)” to “Multiple Residential 30 Zone (RM-30)”;
  - Proposed NCP amendment from “High Density Cluster” to “Medium High Density”;
  - Development permit to allow for the construction of 29 townhouse units; and

- DVP to reduce rear (west) and front (east) yard setbacks, to increase the percentage of back-to-back units, and to eliminate on site indoor amenity space requirements.

<b>Proposed Consolidated site with Remnant Lot to the West</b>	
<b>Lot Area</b>	
Gross Site Area:	4,591 square metres
Road Dedication:	127 square metres
Undevelopable Area:	nil
Net Site Area:	4,424 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	12 metres
<b>Unit Density:</b>	65 u.p.ha.
<b>Floor Area Ratio (FAR):</b>	1.00
<b>Floor Area</b>	
Residential:	4,424 square metres
Commercial:	0
Total:	4,424 square metres
<b>Residential Units:</b>	
Studio:	0
1-Bedroom:	0
2-Bedroom:	0
3-Bedroom:	29 (Unit 29 includes an additional flex room)
Total:	29

## Referrals

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

School District: **The School District has advised that there will be approximately 26 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

14 Elementary students at Serpentine Heights Elementary School  
8 Secondary students at North Surrey Secondary School

(Appendix III)

**Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer of 2026.

Parks, Recreation & Culture:	Parks has no concerns about the project.  The closest future active park is proposed to be 600 metres away, and the closest natural area is proposed to be 250 metres away.
Ministry of Transportation & Infrastructure (MOTI):	A Traffic Impact Assessment is required for this development alongside the development to the east (7920-0278-00).

### Transportation Considerations

- The applicant will be required to provide the following road improvements to service the subject proposal:
  - Dedication and construction of the south side of 92 Avenue to the collector road standard; and
  - Dedication and construction of the west side of a new road, Azalea Drive, to the local road standard.
- The subject proposal is anticipated to generate approximately one vehicle every three to four minutes in the peak hour, based on industry standard rates. A site-specific transportation impact analysis ("TIA") was not required by the Engineering Department as the proposal is below the City's requirement threshold. However, the applicant will be required to provide a TIA to MOTI to satisfy Ministry requirements.
- A total of 64 parking spaces are required to be provided on site, per the Zoning Bylaw. The applicant is proposing to provide a total of 64 parking spaces, meeting the Zoning Bylaw requirements.
- Access to the site is proposed via Azalea Drive.

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

- The subject property is designated "General Urban" in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

#### Official Community Plan

##### Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- In accordance with the OCP, the Urban designation will support a maximum unit density of 72 units per hectare (30 units per acre) in approved Secondary Plan areas. As a result, the existing Urban designation can accommodate the proposed townhouse development.

## Secondary Plans

### Land Use Designation

- The subject property is designated “High Density Cluster” in the Anniedale-Tynehead NCP. The applicant proposed to amend the site to “Medium High Density”.

### Amendment Rationale

- The proposed development was part of a consolidation area in the Anniedale Tynehead NCP, however, the owner of the subject site and consolidated development to the south and east (7920-0278-00) have decided to each develop independently. As a result, there is no opportunity to cluster the proposed development on the site to achieve the allowable density of the High Density Cluster designation.
- The proposed amendment will allow the subject development to achieve a similar density and townhouse form to the phased townhouse development to the south and east.
- Due to grading and a required access point to the east, the proposed layout and density is the most efficient layout while providing for a reduced but reasonably sized outdoor amenity area.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### Themes/Objectives

- The proposal is consistent with the following OCP objective:
  - Provide a variety of housing types, densities, and forms to accommodate a range of lifestyle and housing choices for people across the spectrum of family type, age, and income levels.

*(The applicant is proposing 29 townhouse units, that will support housing choice for families who will be relocating to the Anniedale-Tynehead area).*

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 u.p.ha.	65 u.p.ha.
<b>Floor Area Ratio:</b>	1.0 (Net)	1.00
<b>Lot Coverage:</b>	45%	36%
<b>Yards and Setbacks</b>		
North (flanking side yard):	4.5 m.	6.5 m.
East (front):	4.5 m.	3.0 m. *
South:	6.0 m.	6.0 m.
West (rear):	6.0 m.	3.0 m. *
<b>Height of Buildings</b>		
Principal buildings:	13 m.	12 m.
Accessory buildings:	11 m.	n/a
<b>Amenity Space</b>		
Indoor Amenity:	29 units x 3 square metres = 87 square metres	0 square metres plus CIL*
Outdoor Amenity:	23 units x 3 square metres + 6 back to back units x 6 square metres = 105 square metres	The proposed 89 m <sup>2</sup> does not meet the Zoning By- law requirement. CIL proposed.
<b>Parking (Part 5)</b>		
<b>Required</b>		
<b>Proposed</b>		
<b>Number of Stalls</b>		
Residential:	58	58
Residential Visitor:	6	6
Total:	64	64
Tandem (%):		24%

\*proposed variance.

### Proposed Variances

- The applicant is requesting the following variances:
  - to reduce the minimum west (rear) yard setback of the RM-30 Zone from 6.0 metres to 3.0;
  - to reduce the minimum east (front) yard setback of the RM-30 Zone from 4.5 metres to 3.0;
  - to increase the maximum percentage of back-to-back units from 20% to 21% in the “Multiple Residential Zone (30) Zone (RM-30)”; and
  - to eliminate the indoor amenity space required for a 29-unit townhouse development by reducing the minimum on site indoor amenity space before cash-in-lieu may be applied under Section B.6(b) of Part 4, “General Provisions” of the Surrey Zoning By-law from 74 square metres to 0 square metres.

- The proposed rear yard setback variance is for a side of unit condition (not impacting functional back yard space) and allows for a more efficient layout, while still providing for sufficient private outdoor space.
- The proposed front (east) yard setback variance is for a side of unit condition and allow for a more efficient layout. The reduced setback will still include landscaping along the street (Azalea Drive) including 3 trees to provide screening.
- In October 2023, Council approved housekeeping amendments to the Zoning by-law No. 12000, which introduced new requirements for townhouse units in a back-to-back configuration. Back-to-back townhouses were limited to a maximum of 20% of all dwelling units on a lot, and the indoor amenity space requirement was increased from 3 sq.m per dwelling unit to 6 sq.m per dwelling unit for townhouse units in a back-to-back configuration (Corporate Report 2023 – No. R161). The subject application was in process with considerable site planning work already underway prior to these new requirements being introduced.
- The proposed increase in percentage of back-to-back units is minor (1% above allowed amount). As back-to-back units need to be paired there is no way to eliminate a single back-to-back unit.
- The applicant is proposing 3-square metres of outdoor amenity space per townhouse unit, consistent with the outdoor amenity requirements for other, non-back-to-back, townhouse unit types in the Zoning By-law and will provide a cash-in-lieu contribution in accordance with City Policy for the remaining deficiency.
- The subject site has challenging grading conditions. The elimination of an indoor amenity building on the site reduces the overall building footprint allowing the site plan to respond more sensitively to the grading conditions. The applicant will provide a cash-in-lieu contribution, in lieu of on-site indoor amenity space, in accordance with the City policy.
- The Zoning By-law required on-site indoor amenity space for 29 townhouse units is 87 square metres (940 sq.ft), which would be a relatively small space to program effectively. This site is also located approximately 600 metres from a future community centre in the Anniedale-Tynehead NCP.
- The units in the proposed development are large with the smallest unit being 132 square metres and the largest units being 220 square metres.
- Staff support the requested variances to proceed for consideration.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate for Guildford is \$16,708.86 per townhouse unit.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on April 5, 2024, and the Development Proposal Signs were installed in September 2022. Staff received no responses from neighbouring residents.

### **DEVELOPMENT PERMITS**

#### **Hazard Lands (Steep Slope) Development Permit Requirement**

- Although the project is along a slope, the grade of the slope does not trigger a Hazard Lands (Steep Slope) Development Permit as it does not exceed 20% gradient across the site. Staff will however require that a geotechnical report is submitted and reviewed.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.



## Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to incorporate the remnant lot to the east (portion of 17696 - 92 Avenue, under Application No. 7920-0278-00) to provide access to the site.
- The project includes retaining walls along many of the property lines and the applicant will be required to continue to refine the site grading prior to Final Adoption.
- The applicant proposes to construct a 29-unit, townhouse development consisting of six (6) building containing between three (3) to seven (7) units each. One (1) drive aisle connection is proposed from the east along Azalea Drive.
- Materials and colours for the townhouses are primarily various shades of grey hardiboard with white and brown accents. The lower levels of the units are clad with brick.
- Due to grading, Buildings 5 and 6 are four-storey buildings. The applicant will need to retain a code consultant to ensure these buildings are designed to meet both Fire and BC Building Code requirements for 4-storey buildings. All other buildings are 3-storey buildings.

### Back-to-Back Units

- Proposed Building 3 includes six (6) back-to-back units which comprise approximately 20.7% of the total units and will require a variance to increase from the maximum 20% allowed (see variance section).
- The proposed back-to-back units will each include a large, 44 to 51 square metre, private rooftop patio area.

### Landscaping and Retaining Walls

- The applicant proposes to plant 27 trees and no trees are to be retained. The proposed replacement trees include maples and dogwood. A row of nine trees is proposed along the south property line to provide some screening of the proposed units.
- Substantial shrub planting is proposed to complement the tree planting around the site.
- Retaining walls are proposed along the east, south and west property lines. The applicant has been able to reduce the wall heights, so most walls are under 1-metre in height.

### Amenity Spaces

- The RM-30 Zone requires 3 sq.m of indoor amenity space per dwelling unit for a total requirement of 87 square metres (for 29 proposed townhouse units). In addition, As per Part 4 (General Provisions) of the Zoning Bylaw, a minimum of 74 square metres of indoor amenity space must be provided on site before cash-in-lieu of amenity space can be considered. The applicant is proposing to provide no indoor amenity space and will address the shortfall in indoor amenity space with a cash-in-lieu contribution of \$87,000 (based on \$3,000 per unit) in accordance with City policy.
- As per the Zoning Bylaw, a total of 105 square metres of outdoor amenity space is required for the 23 standard townhouse units and 6 townhouse units in a back-to-back configuration. The applicant proposes 89 square metres of outdoor amenity space which results in a shortfall of 16 square metres. The applicant will address the deficiency through a cash-in-lieu contribution in accordance with City Policy.
- The proposed 89-square metre outdoor amenity area is located within the centre of the site to the east of Building 4. The amenity area includes benches and a children's play structure.

### Outstanding Items

- The applicant will continue to work with staff to ensure appropriate on-site grading/retaining wall treatments to ensure an appropriate interface with the proposed townhouse development to the south.

### TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associated Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
n/a			
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
Douglas Fir	7	7	0
Western Hemlock	2	2	0
Shore Pine	1	1	0
Western Red Cedar	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>14</b>	<b>14</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>27</b>	

<b>Total Retained and Replacement Trees Proposed</b>	<b>27</b>
<b>Estimated Contribution to the Green City Program</b>	<b>\$550</b>

- The Arborist Assessment states that there are a total of 14 mature trees on the site, with no Alder and Cottonwood trees. The applicant proposes to not retain any trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 proposed total of 28 replacement trees on the site. Since the proposed 27 replacement trees can be accommodated on the site, the proposed deficit of 1 replacement trees will require an estimated cash-in-lieu payment of \$550, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 92 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including maples and dogwood.
- In summary, a total of 27 trees are proposed to be replaced on the site with an estimated contribution of \$550 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7922-0126-00

*approved by Ron Gill*

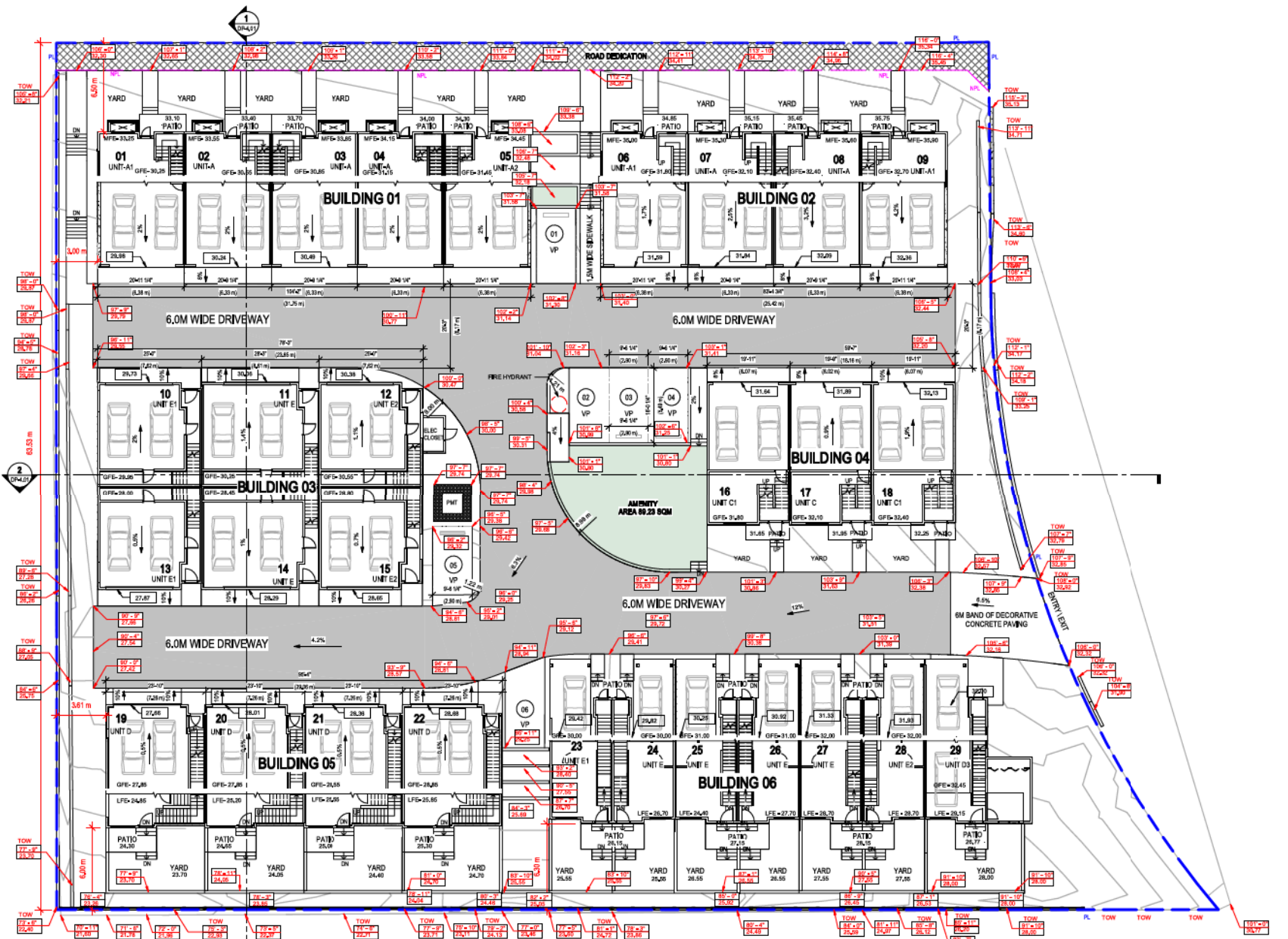
Don Luymes  
General Manager  
Planning and Development











NO.	DESCRIPTION OF REVISION	DATE
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50	REVISION	

PROJECT STAMP

SCALE

PROJECT

17660 - 92 Ave - TOWNHOUSES

PROJECT ADDRESS

SITE PLAN

ISSUED FOR DP SUBMISSION

PROJECT NO.	722048	FLORDATE	2024-06-17	DRAWN	Author
SCALE	3/32" = 1'-0"	REVIEWED	Checker	NO.	1
DRAWING NO.	DP 2.11				

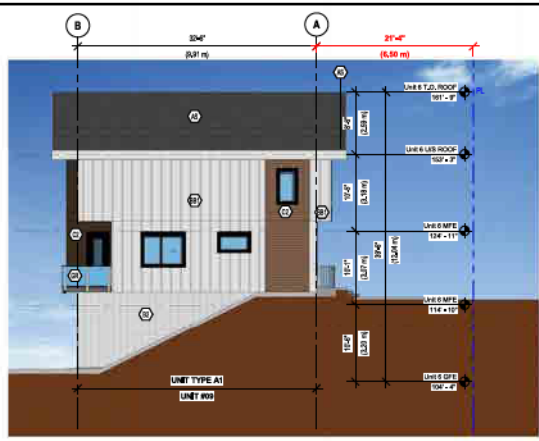




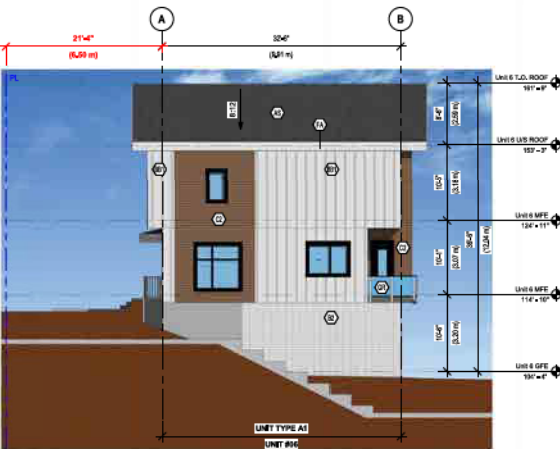




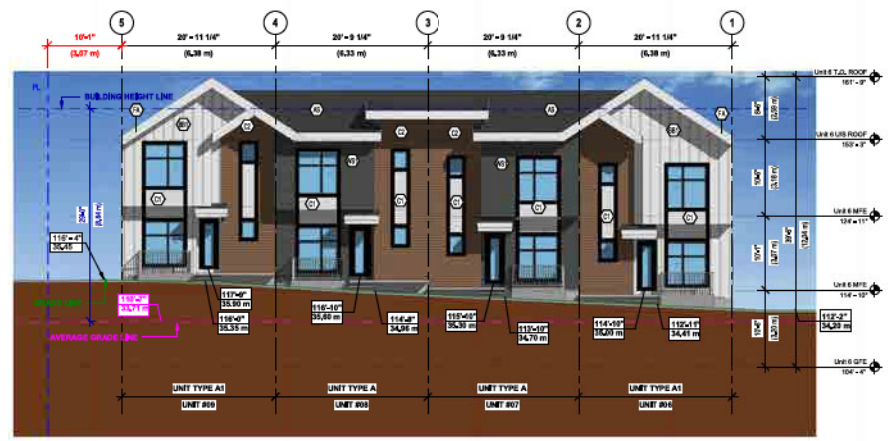
1 BUILDING 02 - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING 02 - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 BUILDING 02 - WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING 02 - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

AVERAGE GRADE =  $31.68 + 32.28 + 35.09 + 35.09 = 33.71$  M  
MAX. BUILDING HEIGHT =  $33.71 + 10 = 43.71$  M

**MATERIAL LEGEND :**

MATERIAL	COLOR	
GR	GUARDRAILING	BLACK
FA	FASZIA	WHITE
FL	FLASHING	WHITE
BR	BRICK	DRAK GREY
BL	BRICK	WHITE
SB	BOARD AND BATTEN	GREY
CS	HARD SIDING	WHITE
CB	HARD SIDING	BROWN
GD	GARAGE DOOR	DARK GREY
AS	ASPHALT SHIMULES	ORZZLE GREY
TR	TRIM	BLACK

NO.	DESCRIPTION	REVISION	DATE
01	ISSUED FOR DP SUBMISSION		

DESIGNER	REVIEWER	DATE
PROJECT NAME		
SCALE		

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PROJECT	17660 - 92 Ave - TOWNHOUSES
PROJECT ADDRESS	
DRAWING TITLE	BUILDING 02 - COLOURED ELEVATIONS
ISSUED FOR	ISSUED FOR DP SUBMISSION
PROJECT NO.	722049
DATE	2024-05-17
SCALE	As Indicated
DRAWN	Author
REVIEWED	Checker
DRAWING NO.	DP-5.12
REVISION	1

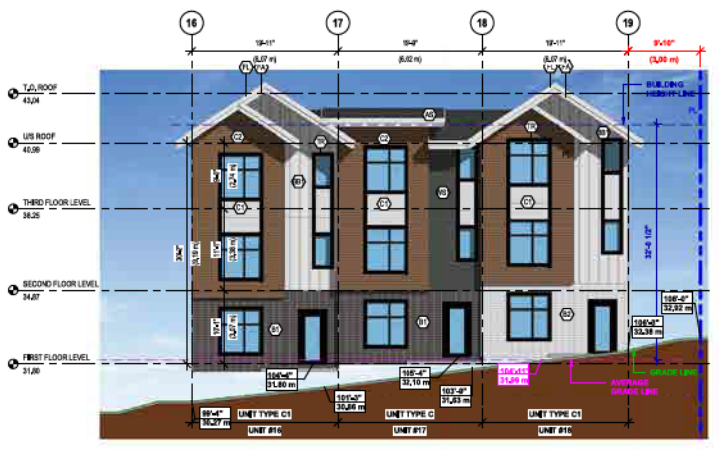


**MATERIAL LEGEND :**

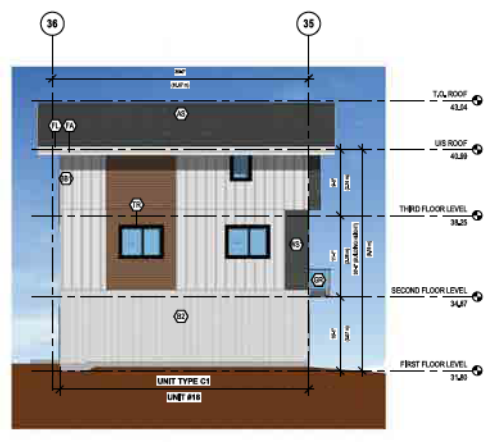
MATERIAL	COLOR	
GR	GUARDRAILING	BLACK
FA	FASCIA	WHITE
FL	FLASHING	WHITE
BT	BRICK	DRAK GREY
SD	BRICK	WHITE
BBT	BOARD AND BATTEN	GREY
C1	HARD SIDING	WHITE
C2	HARD SIDING	BROWN
RD	GARAGE DOOR	DARK GREY
AS	ASPHALT SHINGLES	GRIZZLE GREY
WS	WALL SHINGLES	GRIZZLE GREY
TR	TRIM	BLACK

AVERAGE GRADE =  $\frac{31.64 + 32.12 + 31.70 + 32.10}{4} = 31.89$  M

MAX. BUILDING HEIGHT = 31.89 + 10 = 41.89 M



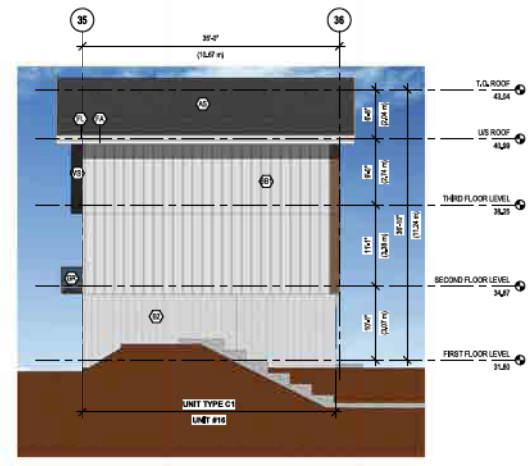
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SCALE: 1:50



2 BUILDING 04 - EAST ELEVATION  
SCALE: 1:50



3 BUILDING 04 - NORTH ELEVATION  
SCALE: 1:50



4 BUILDING 04 - WEST ELEVATION  
SCALE: 1:50

NO.	DESCRIPTION	REVISION
1	ISSUED FOR DP SUBMISSION	REVISION 01

PROJECT NAME

DATE

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PROJECT

17660 - 92 Ave - TOWNHOUSES

PROJECT ADDRESS

COLOURED ELEVATION - BUILDING 04

ISSUED FOR DP SUBMISSION

PROJECT NO.	722049	DATE	2024-05-17	DRAWN	Author
SCALE	As Indicated	REVIEWED		CHECKER	
DRAWING NO.	DP-5.41	REVISION		CHECKER	1

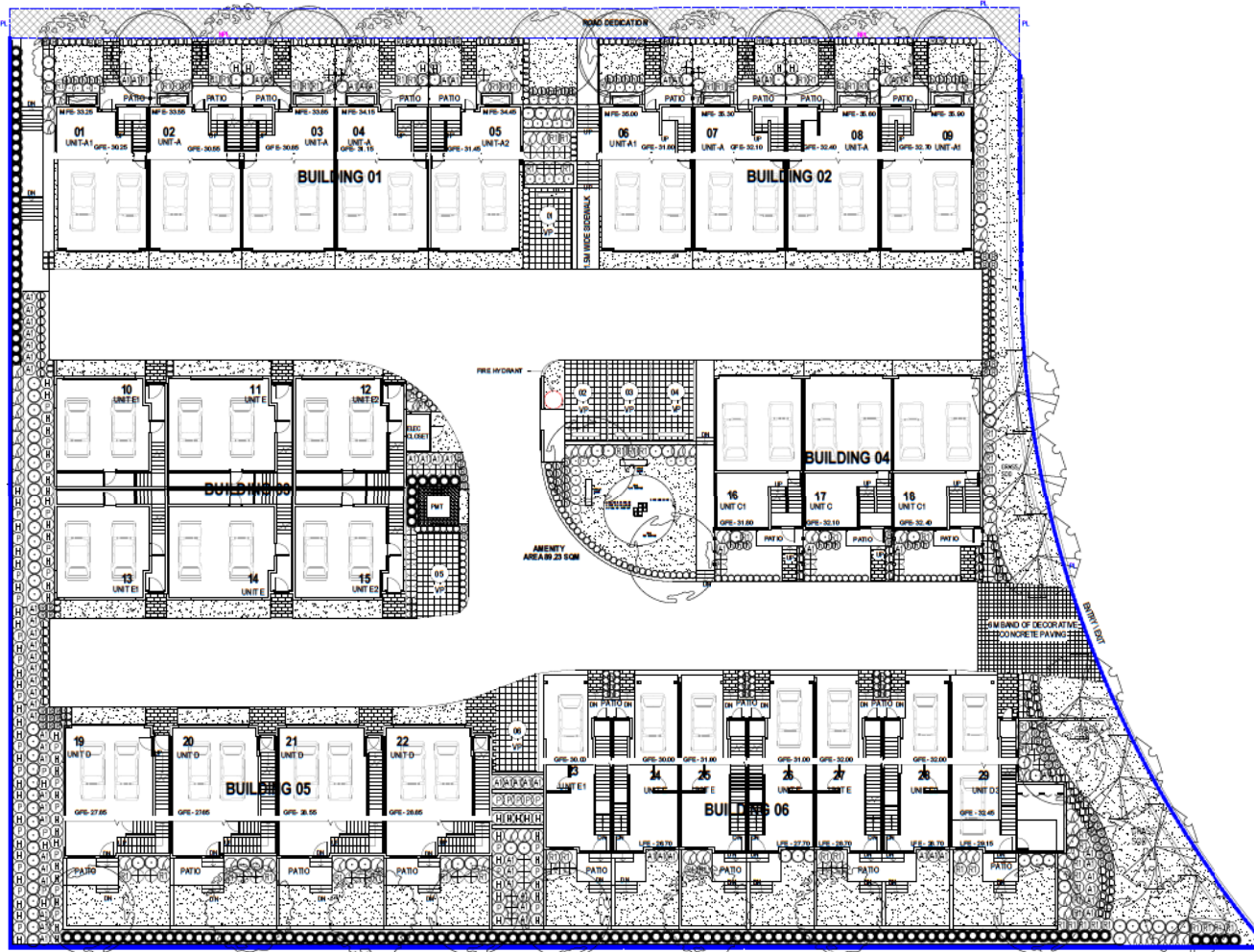

















N

-  STAMPED CONCRETE
-  BROOM FINISHED CONCRETE
-  ARRESTED CONCRETE PAVERS  
STANDARD COLOUR = SAND-BROWN
-  ARRESTED CONCRETE PAVERS  
DOUBLE STANDARD COLOUR = GRANITE

DATE	REVISED	NO.	


**J. NAVOLINAS & ASSOCIATES INC.**  
 3034 45th AVE  
 2442 JONDEL COURT  
 ABOTSFORD, B.C.  
 V3C 1B1  
 PHONE (604) 857-2376

**MARK**  
 HIGH STREET MARKING GROUP  
 ATTENTION: VICTOR ALIJA/AMT OLMAN  
 UNIT 101  
 13950 FRASER HIGHWAY  
 SURREY, B.C.  
 VAN V3J  
 778-999-8406

**PLAN VIEW**  
 LANDSCAPE PLAN  
 29 UNIT TOWNHOUSE DEVELOPMENT  
 17910 45th AVENUE  
 SURREY, B.C.

SCALE: 1:150	DATE: JUN/24
UNIT: 291	
DWG: 1813	
APPD: M. PEARL	

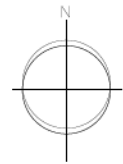
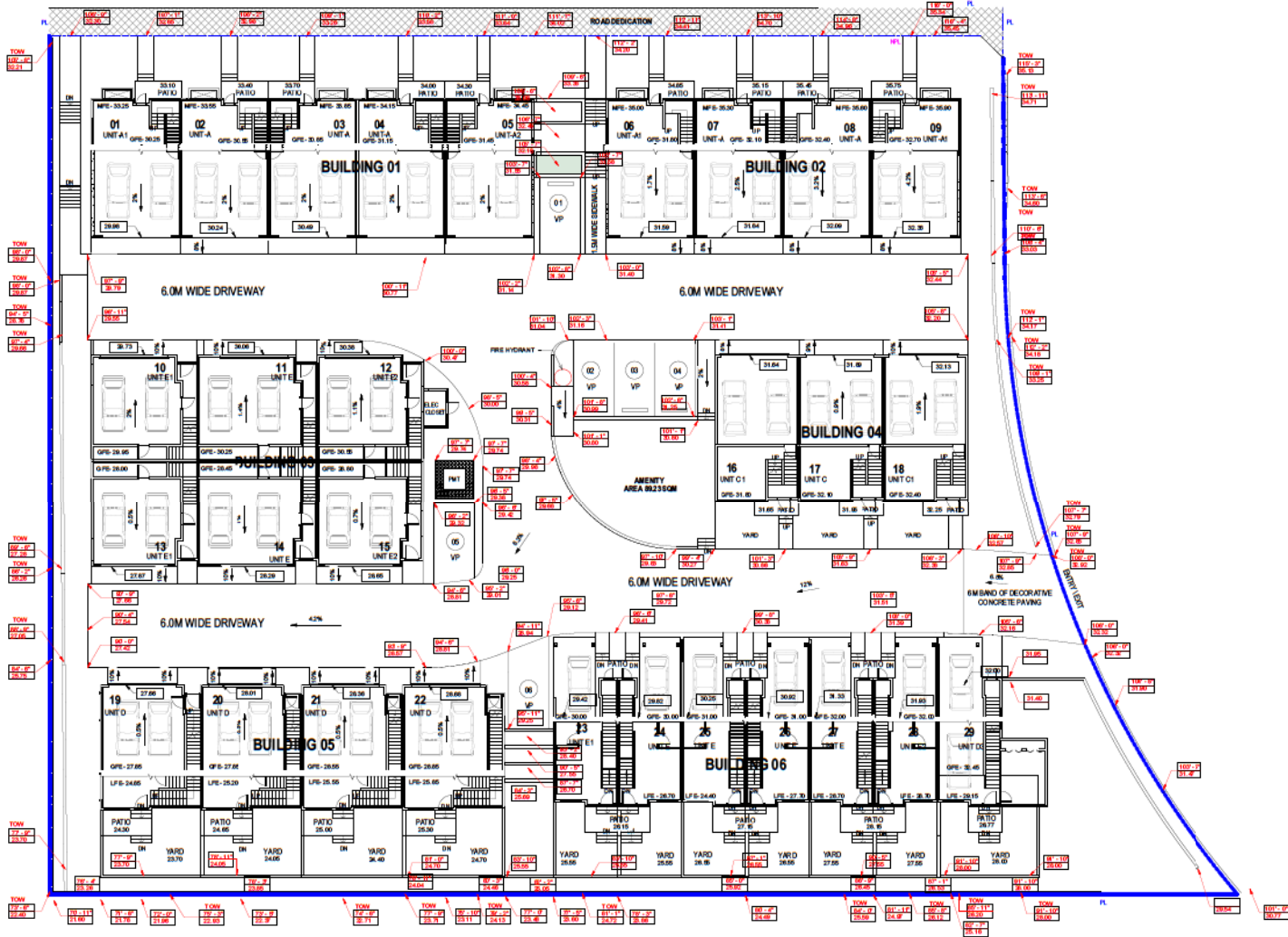
DATE:      JOB NO.:

DRAWN BY:      CHECKED BY:      

L-1A







DATE: 10/11/2018  
 DRAWN BY: J. H. HARRIS

C. KAVOLINAS & ASSOCIATES INC.  
 2482 JONDOLL COURT  
 WOODBRIDGE, S.C.  
 29395  
 PHONE: (804) 857-2376

CLIENT:  
 HIGH STREET MARKETING GROUP  
 ATTENTION: VICTOR ALBA/AMT GRUBER  
 15955 FRASER HIGHWAY  
 SUITE 203  
 WILSONVILLE, NC 27158  
 770-999-8406

PLAN VIEW  
 GRADING PLAN  
 29 UNIT  
 TOWNHOUSE DEVELOPMENT  
 17660 - 92 AVENUE  
 SUDBURY, S.C.

SCALE: 1:150  
 DATE: JUN/24  
 SHEET: 01 OF 03  
 PROJECT: 17660 - 92 AVENUE  
 DRAWING NO.: C-1

DATE: JUN/24  
 SHEET: 01 OF 03  
 PROJECT: 17660 - 92 AVENUE  
 DRAWING NO.: C-1

---

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

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

DATE: **April 29, 2024** PROJECT FILE: **7822-0126-00**

---

RE: **Engineering Requirements  
Location: 17660 92 Ave**

**REZONE/SUBDIVISION**

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

- Dedicate 1.942 m along 92 Avenue.
- Secure Azalea Drive from neighbouring property.
- Secure 3.0 x 3.0 m corner cut at the intersection of 92 Avenue and Azalea Drive.
- Register 0.50 m SRW along both road frontages.
- Secure off-site SRWs as required to service the site.

***Works and Services***

- Construct south side of 92 Avenue.
- Construct west side of Azalea Drive.
- Construct 300 mm water main along 92 Avenue.
- Construct 200 mm water main along Azalea Drive.
- Construct sanitary mains along both frontages.
- Secure downstream infrastructure for sanitary and drainage as per the NCP.
- Provide storm, sanitary, and water services.
- Register RC for the on-site storm water mitigation features as required.
- Register RC for the on-site water quality treatment as required.

A Servicing Agreement is required prior to Rezone/Subdivision. Downstream sanitary and drainage infrastructure must be secured prior to Final Adoption.

**DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Manager, Development Services

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**  
Date: **April 16, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22-0126**

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

<b>School-aged children population projection</b>	26
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	14
Secondary School =	8
Total Students =	22

<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**

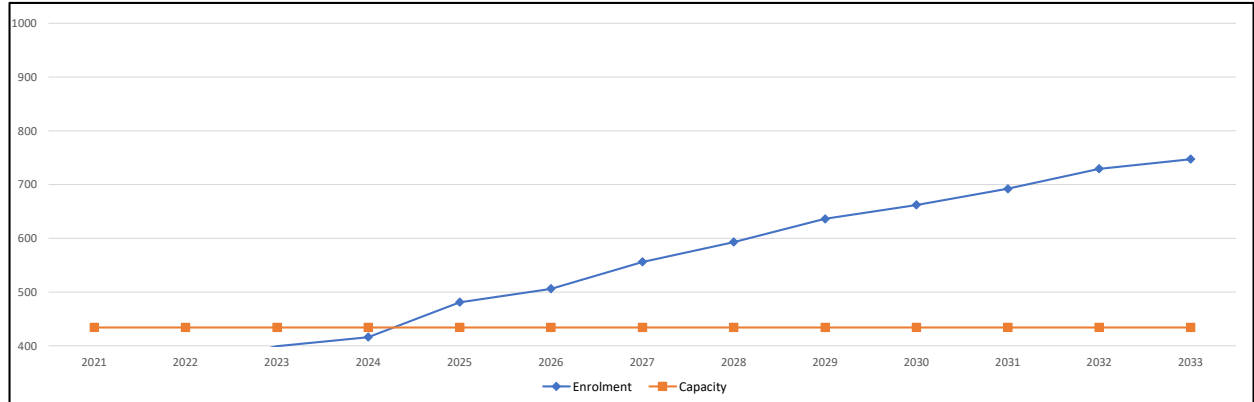
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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 and Child Care, to build a new 612 capacity elementary school in the area. This project has not been approved by the Ministry as of yet.

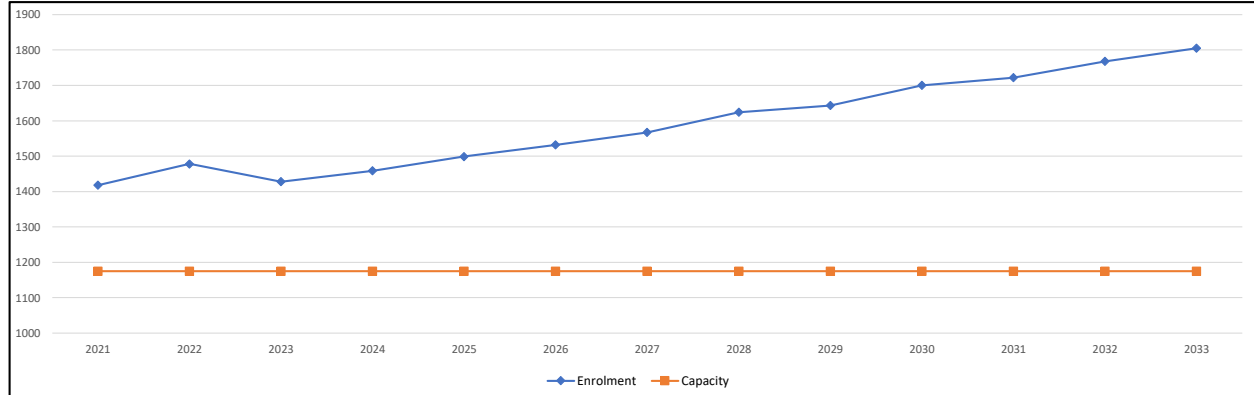
North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is conservative. As part of the 2024/2025 Five year Capital Plan submission to the Ministry of Education and Child Care, the 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.

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	0	0	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
N/A			
<b>Coniferous Trees</b>			
Cedar, Deodar	1	1	0
Douglas-fir	7	7	0
Hemlock, Western	2	2	0
Pine, Shore	1	1	0
Redcedar, Western	3	3	0
<b>Total</b>	14	14	0
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		27	
<b>Total Retained and Replacement Trees</b>		27	



## Tree Preservation Summary

Surrey Project No: 22-0126-00

Address: 17660 – 92 Avenue

Registered Arborist: Elvis Truong PN-9567A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	14
<b>Protected Trees to be Removed</b>	14
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 14 X two (2) = 28	28
<b>Replacement Trees Proposed</b>	27
<b>Replacement Trees in Deficit</b>	1
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

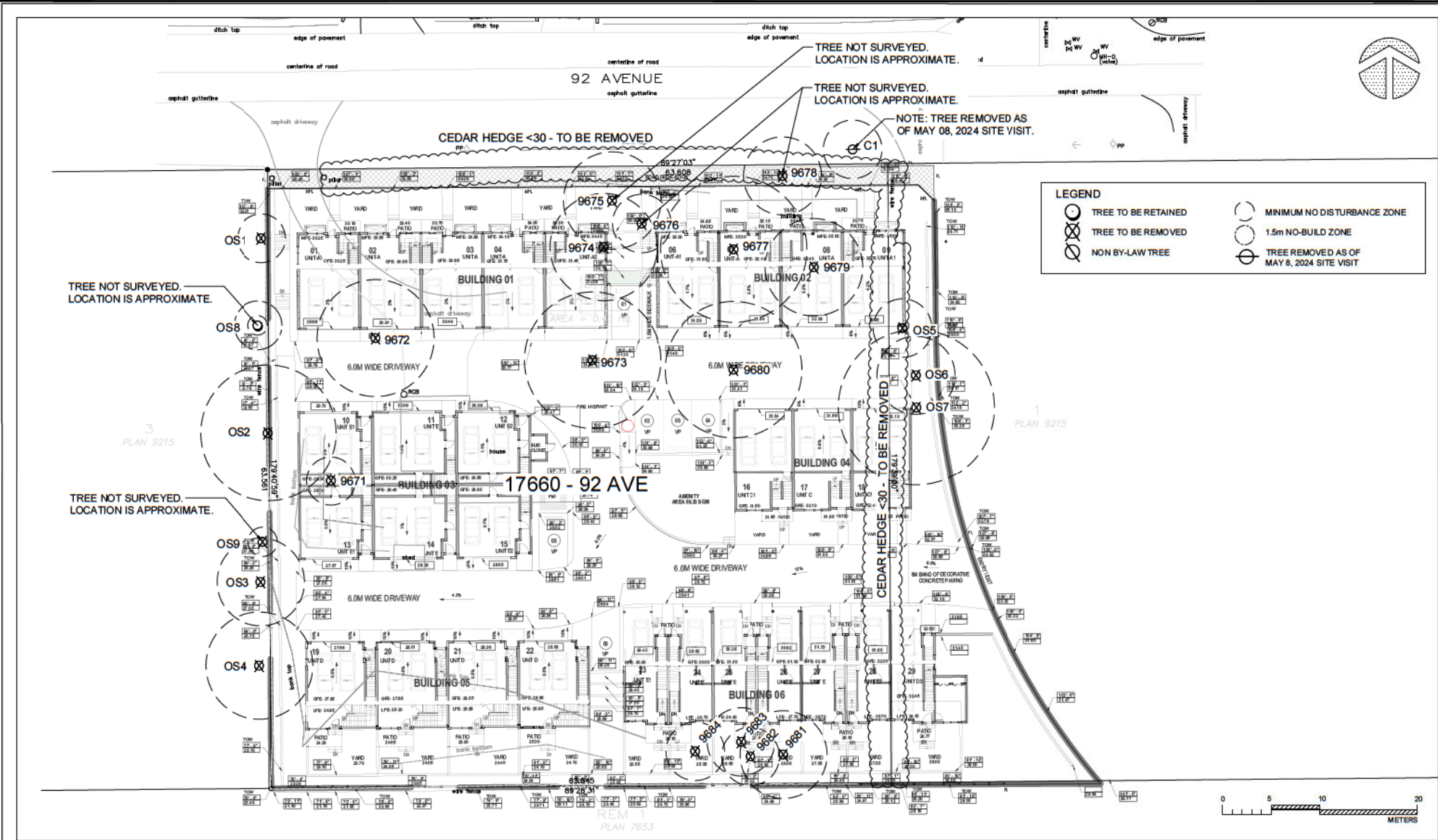
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	7
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	14
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: June 18, 2024





NO.	DATE	BY	REVISION
1	MAR09/22	MK	SITE PLAN
2	AUG22/22	MK	SITE PLAN
3	MAY07/24	MK	SITE PLAN
4	JUN18/24	MK	SITE PLAN

<b>MIKE FADUM AND ASSOCIATES LTD.</b>			
<b>VEGETATION CONSULTANTS</b>			

#105 8277 129 St.  
 Surrey, British Columbia  
 V3V0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: m.fadum@fadum.ca

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PROJECT TITLE  
**17660 - 92 AVENUE**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT \_\_\_\_\_

DRAWN **MK**

SCALE **AS SHOWN**

DATE **MARCH 15, 2021**

**T-1**  
 SHEET 1 OF 2





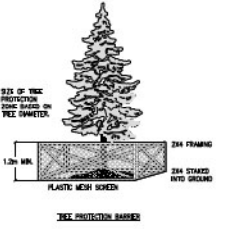
92 AVENUE



**LEGEND**

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - REPLACEMENT TREES SHALL CONFORM TO BCSLAVCLINA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

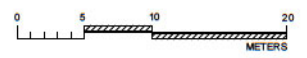
OS8

3 PLAN 9215

PLAN 9215

17660 - 92 AVE

REM 1 PLAN 7653



NO.	DATE	BY	REVISION
1	MAR09/22	MK	SITE PLAN
2	AUG22/22	MK	SITE PLAN
3	MAY07/24	MK	SITE PLAN
4	JUN18/24	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105 8277 129 St.  
Surrey, British Columbia  
V3V0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: m.fadum@fadum.ca

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PROJECT TITLE  
**17660 - 92 AVENUE**  
**SURREY, B.C.**

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**  
CLIENT  
DATE  
MARCH 15, 2021

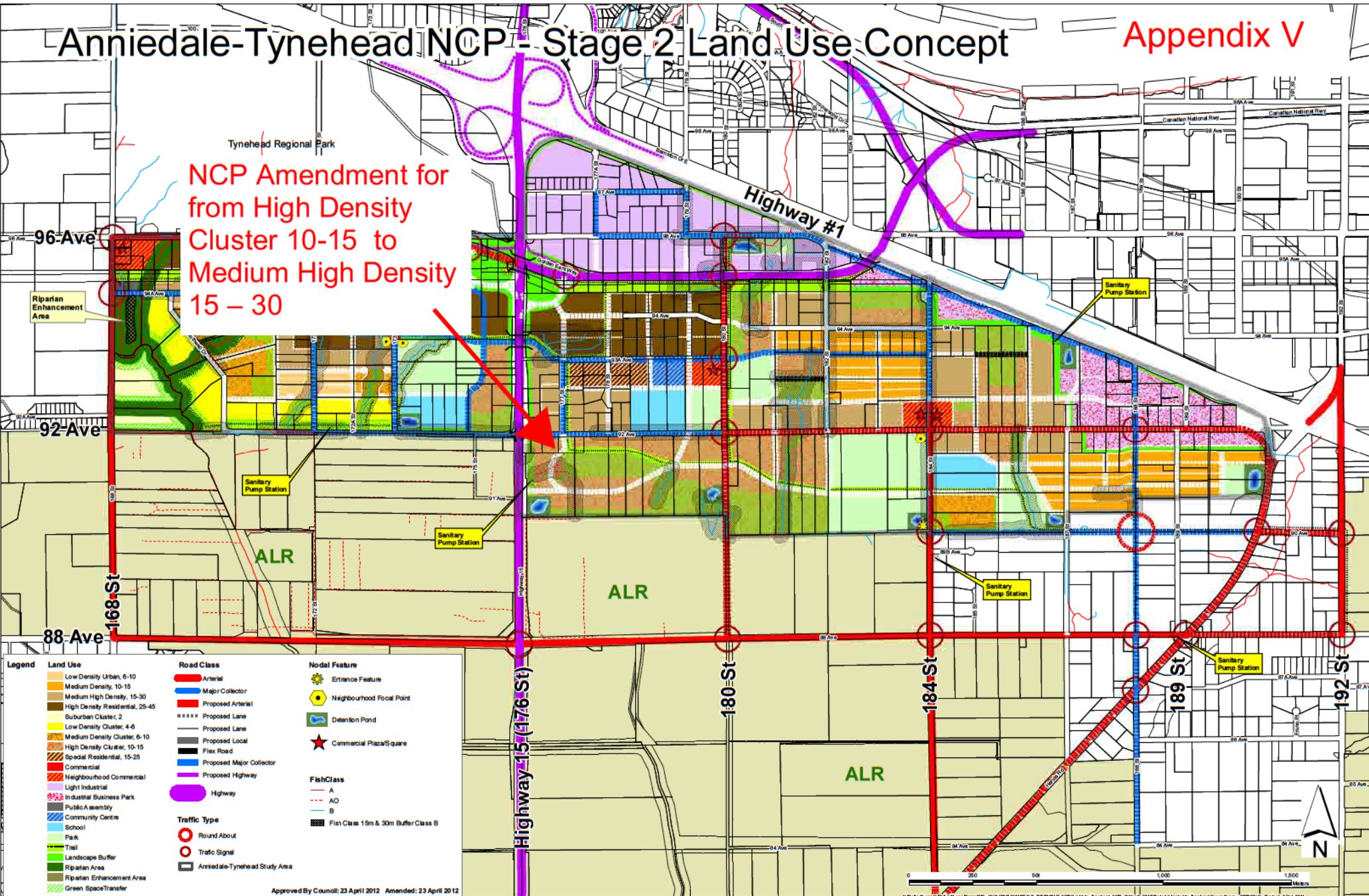
DRAWN  
MK  
SCALE  
AS SHOWN  
DATE  
MARCH 15, 2021  
**T-2**  
SHEET 2 OF 2



# Anniedale-Tynehead NCP - Stage 2 Land Use Concept

## Appendix V

NCP Amendment for  
from High Density  
Cluster 10-15 to  
Medium High Density  
15 - 30



Land Use	Road Class	Nodal Feature
Low Density Urban, 6-10	Arterial	Entrance Feature
Medium High Density, 15-30	Major Collector	Neighbourhood Focal Point
High Density Residential, 25-45	Proposed Arterial	Detention Pond
Suburban Cluster, 2	Proposed Lane	Commercial Plaza/Square
Low Density Cluster, 4-6	Proposed Lane	
Medium Density Cluster, 6-10	Proposed Local	
High Density Cluster, 10-15	Flex Road	
Special Residential, 15-25	Proposed Major Collector	
Commercial	Proposed Highway	
Neighbourhood Commercial	Highway	
Light Industrial		
Industrial Business Park		
Public Assembly		
Community Centre		
School		
Park		
Trail		
Landscape Buffer		
Riparian Area		
Riparian Enhancement Area		
Green Space Transfer		

Traffic Type	Fish Class
Round About	A
Traffic Signal	AO
Anniedale-Tynehead Study Area	B
	Fish Class 15m & 30m Buffer Class B

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



V:\Project\GIS\Map\Long Range\GIS\_Maps\ANNIEDEALE\_TYNEHEAD\_NCP\Anniedale\_Tynehead\_NCP\_2010\Project\Anniedale\_Tynehead\_Green Space\_OPTION\_C\_Planet\_3 Oct 2011

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0126-00

Issued To:

(the "Owner")

Address of Owner:

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

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

Parcel Identifier: 011-389-036  
Lot 2 Section 32 Township 8 New Westminster District Plan 9215  
17660 92 Avenue

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east (front) yard setback is varied from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;

- (b) In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west (rear) yard setback is varied from 6.0 metres to 3.0 metres to the principal building face;
  - (c) In Section J.4 Special Regulations of Part 22 "Multiple Residential 30 Zone (RM-30)", to increase the maximum percentage of back-to-back units from 20% to 21%"; and
  - (d) In Section B.6(b) of Part 4 "General Provisions" the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development is reduced from 74 square metres to 0 square metres.
5. The siting of buildings and structures shall be in accordance with the drawings numbered Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
  6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

ISSUED THIS DAY OF , 20 .

---

Mayor – Brenda Locke

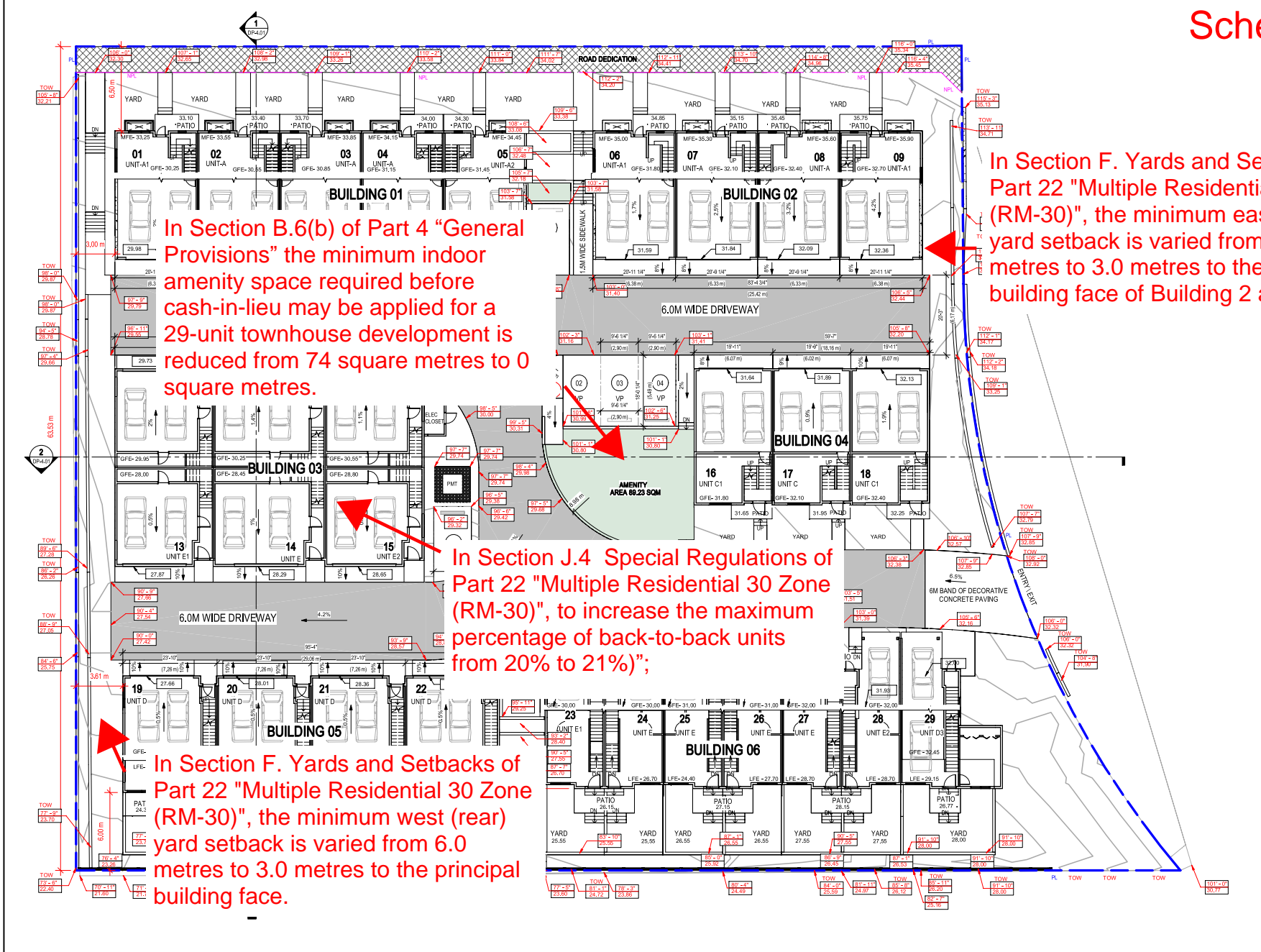
---

City Clerk and Director Legislative Services  
Jennifer Ficocelli

# Schedule A

Kaban Architecture  
Interior Design  
and Planning Ltd

1300 West Georgia Street, Suite 1000  
Vancouver, BC Canada V6E 2B8  
T 604 683 4165 F 604 683 2827  
www.kaban.ca



In Section B.6(b) of Part 4 "General Provisions" the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development is reduced from 74 square metres to 0 square metres.

In Section J.4 Special Regulations of Part 22 "Multiple Residential 30 Zone (RM-30)", to increase the maximum percentage of back-to-back units from 20% to 21%";

In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west (rear) yard setback is varied from 6.0 metres to 3.0 metres to the principal building face.

In Section F. Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east (front) yard setback is varied from 4.5 metres to 3.0 metres to the principal building face of Building 2 and 4;

DATE	ISSUED FOR DP SUBMISSION	REVISION
1	17/04/2024	REVISED: GRADING/REBAR

PROJECT STAMP	
SCALE	

PROJECT ADDRESS  
17660 - 92 Ave - TOWNHOUSES

DRAWING TITLE  
SITE PLAN

DRAWING ISSUE  
ISSUED FOR DP SUBMISSION

PROJECT  
17660 - 92 Ave - TOWNHOUSES

PROJECT NO.	722049	DATE	2024-06-17	DRAWN	Author
SCALE	3/32" = 1'-0"	REVIEWED	Checker	REVISION	1

DRAWING NO.	DP 2.11
-------------	---------