



To: Regional Planning Committee

From: Victor Cheung, Senior Policy and Planning Analyst
Regional Planning and Housing Services

Date: May 29, 2023 Meeting Date: June 9, 2023

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Surrey (Fraser Heights)**

RECOMMENDATION

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
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EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots on the subject site.

The proposed amendment has been considered in relation to *Metro 2050's* goals, strategies, and policies. Staff has concluded that, on balance, the proposed amendment is supportable. The proposed amendment:

- utilizes land that is unsuitable for industrial uses because it lacks access to the adjacent highway and industrial lands due to a steep slope escarpment;
- allows for 38 single-detached lots;
- will result in a net increase in tree canopy cover over the long-term; and
- is consistent with the adjacent residential land uses to the south.

The requested *Metro 2050* Type 3 Amendment bylaw requires adoption through an affirmative 50%+1 weighted vote of the MVRD Board.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050* to accommodate a 38-lot residential development through a Type 3 regional growth strategy amendment.

BACKGROUND

On January 30, 2023, Surrey Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050* to amend the regional land use designation of the site located at 11420 – 157A Street from Industrial to General Urban (Reference). On March 15, 2023, Metro Vancouver received the City's request to consider the proposed Regional Growth Strategy amendment.

SITE CONTEXT

The subject site is 10.2 hectares in size, and is bounded by the South Fraser Perimeter Road (Highway 17) and Canadian National Railway yard to the north, Surrey Bend Regional Park to the east, suburban single-detached dwellings and City-owned parkland to the south, and Highway 17 and City-owned parkland to the west.

The subject site is currently designated Industrial in the City's Official Community Plan (OCP) and zoned One-Acre Residential Zone and Light Impact Industrial Zone in the City's Zoning Bylaw. The current regional land use designation in *Metro 2050* is Industrial (Figure 1). The site is undeveloped, though since late 2021, significant site disturbance and tree removal has occurred as part of the Trans Mountain Pipeline Expansion Project. Additional site information can be found in the City of Surrey staff report (Attachment 1), and a summary of the existing site description is provided in Table 1.

Table 1 – Existing Site Description

Site Size	10.2 Hectares
Site Location	11420 – 157A Street
Current Metro 2050 Land Use Designation	Industrial
Current City OCP Designation	Industrial
Current Zoning	One-Acre Residential Zone (RA) and Light Impact Industrial Zone (IL)
Agricultural Land Reserve	No

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Surrey can only adopt the proposed OCP amendment after the MVRD Board approves the corresponding *Metro 2050* Type 3 amendment given the change of land use being requested. The proposal would amend the City's OCP and Zoning Bylaw for the subject site to accommodate residential uses on the site. The proposed land use changes are outlined in Table 2.

Table 2 – Proposed Site Designations

	Current	Proposed
Metro 2050	Industrial	General Urban
OCP	Industrial	Suburban
Zoning	One-Acre Residential Zone (RA) and Light Impact Industrial Zone (IL)	Cluster Residential Zone

Metro 2050 Type 3 Amendment Application – City of Surrey (Fraser Heights)

Regional Planning Committee Regular Meeting Date: June 9, 2023

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Should the application proceed, an updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change will be required. It is expected that the City will submit an updated RCS for consideration of acceptance should the MVRD Board choose to initiate the proposed amendment process and give initial readings to the *Metro 2050* amendment bylaw.

Figure 1. Existing Regional Land Use Designation

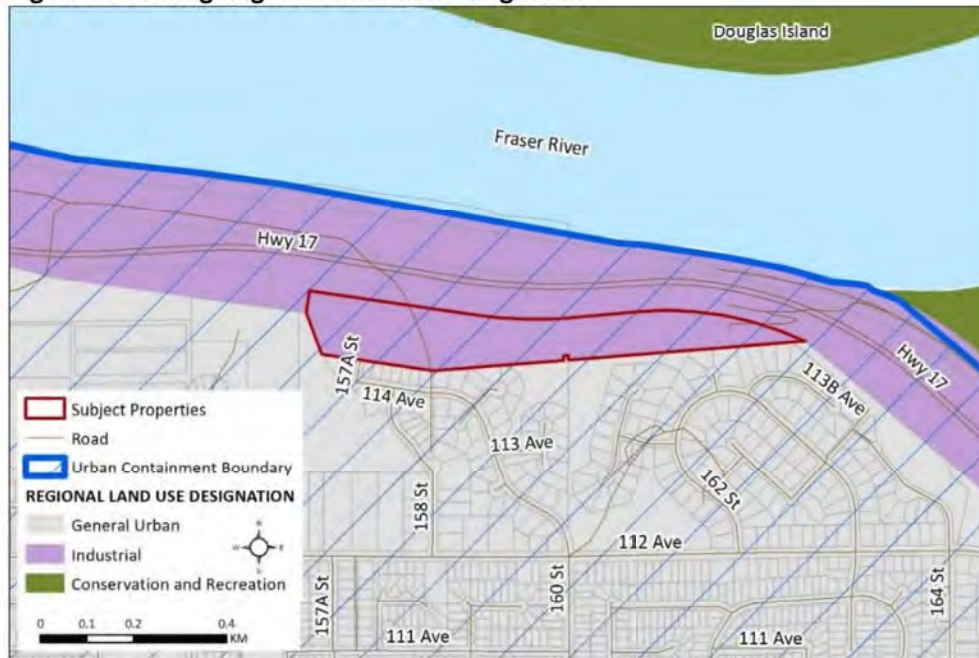
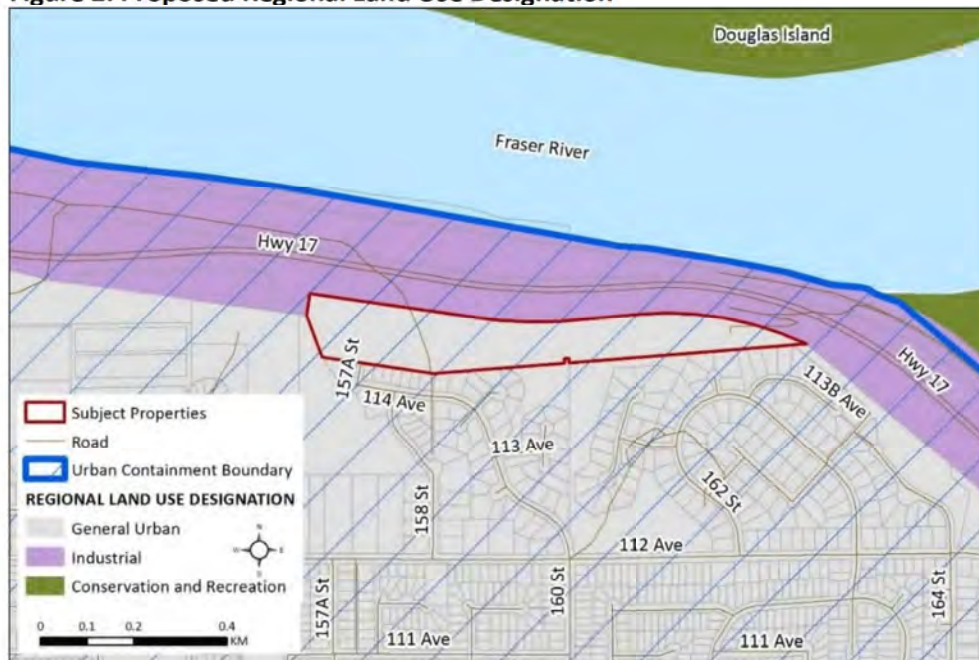


Figure 2. Proposed Regional Land Use Designation



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable goals and policies of the regional growth strategy. The intent of the assessment is not to duplicate the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 includes strategies to concentrate urban development within the Urban Containment Boundary, and to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

The subject site is located within the Urban Containment Boundary (UCB). The proposal would be consistent with the region's target of focusing 98% of residential growth inside the UCB, though the proposed low density residential development does not contribute to creating a compact urban area. The subject site is a limited size and orientation, and does not have good access to transit service that would support higher development density or transit-oriented growth.

Goal 2: Support a Sustainable Regional Economy

Goal 2 includes strategies to promote land development patterns that support a diverse regional economy. This includes the protection and enhancement of the supply of industrial lands.

The subject site is designated Industrial in *Metro 2050*. Given the critical shortage of industrial lands in the region, applications to redesignate such lands must have a very strong rationale to be supported.

As shown on Figure 1, while it appears that the site is connected to the industrial lands to the north of Highway 17 and the Fraser River, the subject site is physically disconnected from highway access and the adjacent industrial lands by the South Fraser Perimeter Road escarpment; this can be seen in Figure 3. The escarpment has significant slopes (between 30-45%) creating a natural boundary between the subject site and the highway and industrial lands to the north, making direct access from the site to the highway unfeasible.

The subject site can instead be considered in the context of the adjacent lands to the immediate south, with which it shares a common topography and has a direct road connection (see Figure 4). The abutting lands to the south are developed as a single-detached residential neighbourhood. City of Surrey Planning staff's assessment (Attachment 1) is that allowing industrial uses on this site as currently permitted would create potential conflicts, particularly as it relates to the access and egress of industrial-related vehicle traffic. Metro Vancouver staff concur with this conclusion.

Given how disconnected this site is from the highway and adjacent industrial lands, its limited size and its orientation to the residential areas immediately south, staff do not anticipate this amendment will set a precedent for converting other industrial lands to residential uses. The City of Surrey will continue to support the protection and intensification of industrial lands where possible.

Figure 3 – Subject Site Contour Map



Figure 4 – Ortho Photo of Surrounding Area



Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 3 includes strategies to protect, enhance, restore and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

The subject site is undeveloped, though since late 2021 significant site disturbances and tree removal has occurred as part of the Trans Mountain Pipeline Expansion Project. The site includes some modified ecosystems, specifically mature broadleaf forest (coastal western hemlock eastern variant) with riparian fringe subclass, as well as mature coniferous forest in its eastern portion.

The City of Surrey's staff report (Attachment 1) confirms that ecosystem protection measures will be in place to enable ecosystem connectivity, with 54.6% of the site being dedicated to the City for riparian, biodiversity and open space protection purposes. The development proponent is proposing 190 replacement trees on the site, or five trees per proposed lot, thereby greatly exceeding the City of Surrey's requirements. A total of 193 trees are proposed to be retained or replaced on the site. Overall this amendment is consistent with the region's goals to enhance natural environments and increase the regional tree canopy cover.

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 includes strategies that promote the expansion of the supply and diversity of housing to meet a variety of needs.

The proposed amendment includes 38 single-detached lots which will provide additional housing. However, since all the proposed housing units will be single-detached homes with opportunity for secondary suites, the project will not likely make a significant contribution to regional housing affordability objectives. As noted in the City's Staff Report (Attachment 1), the applicant adequately addresses the City's Affordable Housing Strategy which requires a contribution per new lot to support the development of new affordable housing elsewhere within the City of Surrey. The proposed development is limited in scale and will not significantly contribute to improving the diversity of housing options in the region.

Goal 5: Support Sustainable Transportation Choices

Goal 5 includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

The transportation impact of this application is anticipated to be relatively limited with expected traffic generation of 38 vehicle trips per weekday peak hour. The site is not transit-oriented and residents would likely be reliant on personal vehicles to access the site. Given the limited transportation options for this location, the size of the site, and the adjacent existing neighbourhood with only one road access connection, low-density development forms are the most appropriate housing form for this location.

Since the proposal does not include a roadway connection to Highway 17, the development would not fundamentally alter movement patterns in the area or attract through-traffic. As the Fraser Heights area develops, the City of Surrey may wish to work with the Province and TransLink to

explore the feasibility of expanding transit service on nearby Highway 17 and Highway 1, along with associated active transportation connections to provide greater transportation choices in this area.

Analysis Summary

Although protecting industrial lands is an important policy direction of *Metro 2050*, this site is disconnected from the adjacent highway and industrial lands to the north by a prominent escarpment. The site forms part of an existing residential area immediately to the south, and the proposed amendment would allow for the development of 38 single-detached homes. Over half of this highly-disturbed site will be dedicated to the City as a natural area, and trees will be replaced at a higher ratio than typically required by the City, thereby adding to the regions overall tree canopy over the long-term. Despite the fact that the proposed application does not support all of the goals outlined in *Metro 2050*, the unique and limiting characteristics of this site should be considered when evaluating this application. Staff has concluded that, on balance, given all of the factors involved the proposed amendment is supportable.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utilities.

Liquid Waste Services (GVS&DD)

The proposed residential development would result in a net flow reduction as compared to permitted industrial development under the existing regional land use designation. The development will contribute to existing North Surrey Interceptor overflows under wet weather conditions. Minimization of wet weather inflow and infiltration to reduce impacts are recommended. Should the proposed regional land use designation amendment be approved by the MVRD Board, the City of Surrey is encouraged to consider the use of green infrastructure, where practical, and minimize wet weather inflow and infiltration to reduce impacts on regional sewerage infrastructure.

Water Services (GVWD)

The City of Surrey must notify Metro Vancouver of any forecasted increase in the drinking water demand beyond the demand of the 38 single-detached lots, in advance. The City is encouraged to implement good water management practices.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the amendment bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments and relevant agencies, as well as posted on the Metro Vancouver website for a minimum of 45 days as an opportunity for the public to provide comment. Following that, comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of adoption. An updated Regional Context Statement from the City will be considered at the same time as adoption of the proposed amendment.

ALTERNATIVES

1. That MVRD Board:
 - a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
2. That the MVRD Board decline the proposed amendment for 11420 – 157A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the City of Surrey's proposed Type 3 Amendment. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

CONCLUSION

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots and an extension of the existing residential area immediately to the south.

The proposed amendment has been considered in relation to *Metro 2050's* goals, strategies, and policies. Although protecting industrial lands is an important policy in the *Metro 2050*, this site is disconnected from the adjacent highway and industrial lands to the north by a prominent escarpment. The site is immediately abutting an existing residential area and the proposed amendment would allow for the development of 38 single-detached homes. Over half of the highly disturbed site will be dedicated to the City as a natural area, and trees will be replaced at a higher ratio than typically required by the City, thereby adding to the overall tree canopy over the long-term. Staff's analysis demonstrates that, on balance, the proposed amendment is supportable and is aligned with *Metro 2050's* goals and strategies. Staff recommend Alternative 1.

Attachments

1. City of Surrey Regional Growth Strategy Amendment Application for land located at 11420 – 157A Street (Development Application No. 7916-0130-00), and Staff Report
2. Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022
3. Presentation re: *Metro 2050* Amendment Request from City of Surrey

References

[City of Surrey Regular Council – Land Use Minutes, Dated January 30, 2023](#)

ATTACHMENT 1



the future lives here.

March 15, 2023

File No.: 7916-0130-00

Metro Vancouver Board
c/o Dorothy Shermer, Director/Corporate Officer, Board & Information Services
Metrotower III, 4730 Kingsway
Burnaby, BC V5H 0C6
Dorothy.Shermer@metrovancover.org

Dear Ms. Shermer,

RE: City of Surrey Regional Growth Strategy Amendment Application for land located at 11420 – 157A Street (Development Application No. 7916-0130-00)

The City of Surrey is processing a land development application in Fraser Heights to permit the development of 38 single family suburban gross density lots and two (2) lots to be conveyed to the City for open space/biodiversity/riparian protection purposes. The proposal includes a Regional Growth Strategy (RGS) amendment application, to redesignate the subject site from "Industrial" to "General Urban".

Summary of Proposal and Background

To allow subdivision into 38 single family suburban gross density lots and two (2) lots to be conveyed to the City for open space/biodiversity/riparian protection purposes, the following is required:

- **Regional Growth Strategy Amendment** from Industrial to General Urban;
- **Official Community Plan Amendment** from Industrial to Suburban;
- **Rezoning** from "One-Acre Residential Zone (RA)" and "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)";
- **Development Permit** for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas); and
- **Development Variance Permit.**

The proposed RGS and OCP amendments are deemed to have merit given the existing suburban residential pattern of development in this portion of Fraser Heights, the isolated nature of this particular pocket of "Industrial" designated land, as well as the potential conflicts between a future industrial use on the subject site and adjacent existing residential uses, particularly as it relates to access and egress of industrial-related vehicle traffic.

The proposed amendments will also provide additional housing opportunities in this portion of Fraser Heights.

Council Resolution


At the Regular Council – Land Use meeting held on January 30, 2023, Surrey City Council passed Resolution R23- 83 (Attachment A) to refer Development Application No. 7916-0130-00 to Metro Vancouver for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from “Industrial” to “General Urban”, upon the application receiving Third Reading. This resolution was passed after reviewing Planning & Development Report No. 7916-0130-00 on January 30, 2023 (Attachment B) detailing the extent of the proposed development as well as subsequent Metro Vancouver RGS and Surrey Official Community Plan (OCP) amendments that would be required prior to any final development approvals being granted. Application No. 7916-0130-00 subsequently received Third Reading from Surrey City Council at its Regular Council – Public Hearing meeting on February 13, 2023 (Attachment A). Therefore, an application is now being made to Metro Vancouver for the above proposed amendments.

City of Surrey staff have discussed the proposed RGS amendment with Metro Vancouver staff and it was confirmed that, in order for the City of Surrey OCP amendment to be finalized to permit the proposed development, the Metro Vancouver RGS amendment would require Metro Vancouver Board approval.

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy for the illustrated property (Attachment C) from “Industrial” to “General Urban”.

Should Metro Vancouver staff require any additional information regarding this matter, please contact Christopher Lumsden, the project Planner, at 604-598-5729 or at Christopher.Lumsden@surrey.ca.

Yours,



Don Luymes
General Manager
Planning & Development Department

CRL/

Attachments:

- Attachment A: January 30, 2023, and February 13, 2023, Surrey Council Resolutions Supporting Application to Metro Vancouver, and granting Third Reading to the Application.
- Attachment B: City of Surrey Planning & Development Report No. 7916-0130-00, dated January 30, 2023.
- Attachment C: Proposed Regional Growth Strategy Land Use Designation Adjustment

Cc: Christopher Lumsden, Planner 2, City of Surrey, Christopher.Lumsden@surrey.ca
 Preet Heer, Manager, Community Planning, City of Surrey, PHeer@surrey.ca
 Victor Cheung, Senior Policy & Planning Analyst, Metro Vancouver, Victor.Cheung@metrovancover.org
 Heather McNell, Deputy CAO, Policy & Planning, Metro Vancouver, Heather.McNell@metrovancover.org
 Jonathan Cote, Deputy GM, Regional Planning and Housing Development, Metro Vancouver, Jonathan.Cote@metrovancover.org



Regular Council - Land Use Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, JANUARY 30, 2023
Time: 5:30 p.m.

Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the agenda of the January 30, 2023,

Regular Council Land Use meeting be adopted.

RES.R23-82

Carried

B. LAND USE APPLICATIONS

1. 7916-0130-00

11420 - 157A Street

Owner: 1071948 B.C. Ltd.

Director Information: Karl Schmidt, Donald Kent Sillars

Officer Information as at April 13, 2022: Donald Kent Sillars (President),
Karl Schmidt (Secretary)

Agent: Pacific Land Resources Group Inc. (Oleg Verbenkov)

RGS Amendment from Industrial to General Urban

OCP Amendment from Industrial to Suburban

Rezoning from RA and IL to RC

Development Permit / Development Variance Permit

*to allow subdivision into 38 single family lots and two lots to be conveyed to the City
for riparian, biodiversity and open space protection purposes.*

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. A Bylaw be introduced to:
 - (a) amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Industrial to Suburban (Appendix VII), and a date for Public Hearing be set; and
 - (b) amend Official Community Plan (OCP) Figure 42: Major Employment Areas by removing the Industrial designation for the subject site (Appendix VIII), and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council authorize staff to refer the application to Metro Vancouver Board for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban, following upon the application receiving Third Reading.
4. A Bylaw be introduced to rezone that portion the subject property shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Cluster Residential Zone (RC)" and that portion of the subject property shown as Block B on the Survey Plan attached Appendix I from "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0130-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the finalized Geotechnical Report and Ecosystem Development and Mitigation Plan (Appendix VI).
6. Council approve Development Variance Permit No. 7916-0130-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6 metres to the principal building face for proposed Lots 8 to 22; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

7. 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 Metro Vancouver for a Type 3 Minor Regional Growth Strategy (RGS) amendment for the subject site from Industrial to General Urban;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, including provision of securities for proposed fencing, habitat planting and enhancement measures on Lots 10 to 22;
 - (g) registration of a combined Statutory Right-of-Way and Section 219 Restriction Covenant on proposed Lots 10-22 as per the "minimum safeguarding" requirements of the Sensitive Ecosystems Development Permit Area guidelines;
 - (h) conveyance of the proposed open space areas, containing both Streamside and Green Infrastructure Areas, to the City without compensation;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) 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;
 - (k) 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 Services;
 - (l) submission of an acoustical report for the units adjacent to Highway 10 and the registration of Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures; and

- (m) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures and site improvements comply with the accepted geotechnical recommendations on proposed Lots 1-38.
RES.R23-83 Carried
- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its first reading.
RES.R23-84 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its second reading.
RES.R23-85 Carried
- It was then Moved by Councillor Kooner
Seconded by Councillor Bose
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" be held at City Hall on February 13, 2023, at 7:00 p.m.
RES.R23-86 Carried
- It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" pass its first reading.
RES.R23-87 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" pass its second reading.
RES.R23-88 Carried
- It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" be held at City Hall on February 13, 2023, at 7:00 p.m.
RES.R23-89 Carried

The Notice of the Public Hearing was read by the City Clerk.

Y. Zhang, Surrey: The delegation expressed concerns regarding road safety.

D. Jack, Surrey Environmental Partners: The delegation spoke to site development and tree removal.

O. Verbenkov, Pacific Land Resources Group Inc. (Agent on behalf of the Application): The agent spoke to proposed road improvements to address road and traffic safety concerns and the current use of the site for the pipeline construction.

F. Zhao, Guildford: The delegation expressed concerns regarding road safety, and tree removal.

Resident, Surrey: The delegation expressed concerns regarding road safety, loss of views, and impacts on wildlife.

Written submissions were received as follows:

- Received 23 Petition Signatures expressing opposition for the proposal citing safety, traffic accidents, density, trees, shrubs, noise, oil pipeline and air quality.
- Y. Lee expressing opposition for the proposal citing privacy, noise and view.
- K. Jeong expressing opposition for the proposal citing privacy, noise, dust, property value, traffic, safety and schools.
- K. Yu expressing opposition for the proposal citing traffic and safety.
- Two pieces of correspondence received from S. Purewal expressing opposition for the proposal citing dangerous traffic hazard, safety, density, schools, and oil pipeline.
- C. Chen expressing opposition for the proposal citing safety.
- M. Beyhaghi expressing concerns for the proposal citing property value, greenspace, traffic and safety.

2. "Surrey Comprehensive Development Zone 83 (CD 83), Bylaw, 2023, No. 20842" Application No. 7922-0212-00

CIVIC ADDRESS: 5718 Woodside Place

APPLICANT: Owners: H. Sahi, H. Sahi
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone the subject site from Half-Acre Residential Zone to Comprehensive Development Zone in order to allow subdivision into two single-family lots with the retention of an existing house.

The Notice of the Public Hearing was read by the City Clerk.

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That Council provide staff with direction to
 proceed with Option 1, that the City supports the addition of the currently farmed portion
 of the lands included in the Agricultural Land Commission's proposal into the Agricultural
 Land Reserve, as outlined in Corporate Report Ro20 and related map.
 RES.R23-293 Carried

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That Council direct the City Clerk to forward
 a copy Corporate Report Ro20, along with the related Council Resolution, to the
 Agricultural Land Commission as the City's written comments to their Inclusion Proposal
 prior to their extended deadline for comments of February 15, 2023.
 RES.R23-294 Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

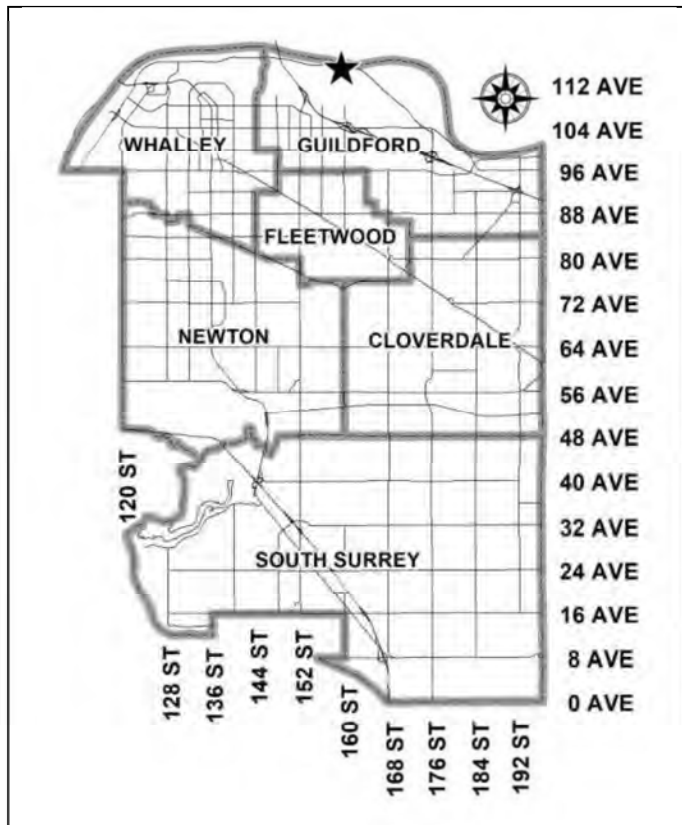
1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023,
 No. 20833"
 7916-0130-00
 Owner: 1071948 B.C. Ltd. (Director Information: Karl Schmidt, Donald Kent Sillars)
 Agent: Pacific Land Resources Group Inc. (Oleg Verbenkov)
 To amend OCP Figure 3: General Land Use Designations from Industrial to
 Suburban and Figure 42: Major Employment Areas by removing the Industrial
 designation for subject site 11420 - 157A Street.

 Council direction received January 30, 2023

 It was Moved by Councillor Kooner
 Seconded by Councillor Bose
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its third reading.
 RES.R23-295 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834"
 RA and IL to RC – Portions of 11420 - 157A Street – to subdivide into 38 single
 family lots and two lots to be conveyed to the City for riparian, biodiversity and
 open space protection purposes.

Council direction received January 30, 2023



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0130-00

Planning Report Date: January 30, 2023

PROPOSAL:

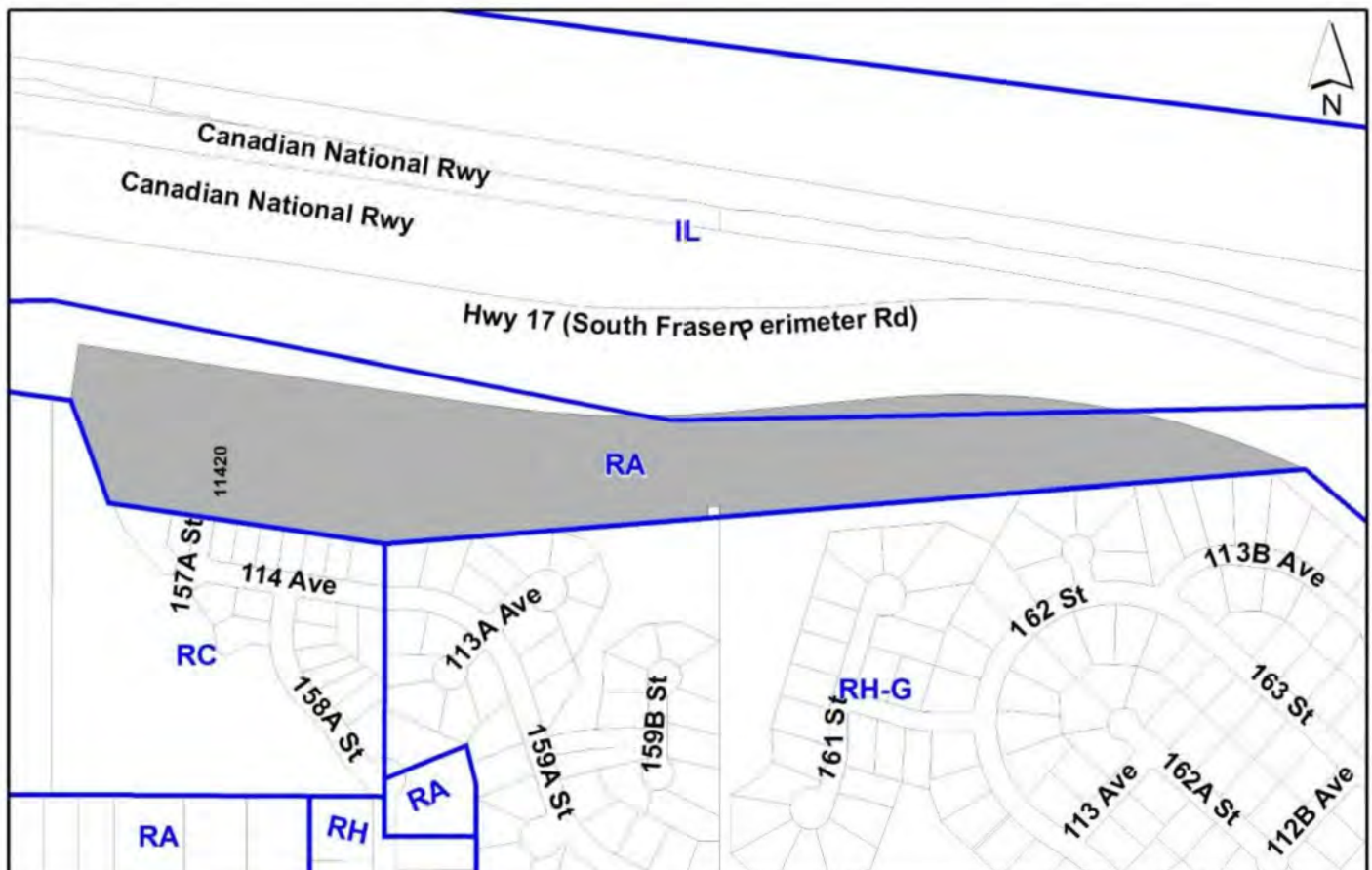
- **RGS Amendment** from Industrial to General Urban
- **OCP Amendment** from Industrial to Suburban
- **Rezoning** from RA and IL to RC
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 38 single family lots and two (2) lots to be conveyed to the City for riparian, biodiversity and open space protection purposes.

LOCATION: 11420 - 157A Street

ZONING: RA

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Refer to Metro Vancouver, upon Council granting Third Reading, for consideration of a Type 3 Minor amendment to the Regional Growth Strategy (RGS) from “Industrial” to “General Urban”.
- Approval to draft Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas).
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Metro Vancouver Regional Growth Strategy (RGS) designation from “Industrial” to “General Urban”.
- Proposing an amendment to the Official Community Plan (OCP) from “Industrial” to “Suburban”.
- Proposing to reduce the front yard setbacks of the RC Zone from 7.5 metres to 6.0 metres on proposed Lots 8 to 22.
- Proposing to reduce the Part 7A Streamside Protection setback for the northern-most Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

RATIONALE OF RECOMMENDATION

- The proposal does not comply with the “Industrial” designation in the Metro Vancouver Regional Growth Strategy (RGS). However, the proposed RGS amendment is supportable given the existing single family suburban context and access limitations of the subject property.
- The proposed single family residential lots are consistent with the existing lot pattern in the adjacent residential neighbourhood to the south.
- The proposed OCP Amendment will ensure that the OCP designation is consistent with the proposed RGS Amendment to General Urban.
- 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 proposal generally complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

Staff Report to Council

Planning & Development Report

Application No.: 7916-0130-00

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- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside and Green Infrastructure Areas).
- The applicant is proposing to convey approximately 5.55 hectares, or 54.6% of the gross site area, to the City for riparian, biodiversity and open space protection purposes. The proposed conveyance area contains the Part 7A Streamside Protection area of several on-site or adjacent watercourses.
- The proposed variance to Part 7A Streamside Protection of the Surrey Zoning Bylaw only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break - results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- In support of the proposed variance to the Part 7A Streamside Protection setback to the northern-most Class B watercourse the project QEP prepared a Riparian Areas Protection Regulations (RAPR) Assessment Report confirming the Provincial Streamside Protection and Enhancement Area (SPEA) of 10 metres, as measured from the stream boundary which is generally equivalent to the high water mark of the subject watercourse. The RAPR Assessment has been reviewed by the Province and found to be satisfactory.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from Industrial to Suburban (Appendix VII) and a date for Public Hearing be set; and
 - (b) amend OCP Figure 42: Major Employment Areas by removing the Industrial designation for the subject site (Appendix VIII) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council authorize staff to refer the application to Metro Vancouver Board for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban, following upon the application receiving Third Reading.
4. A By-law be introduced to rezone that portion the subject property shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Cluster Residential Zone (RC)" and that portion of the subject property shown as Block B on the Survey Plan attached Appendix I from "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0130-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the finalized Geotechnical Report and Ecosystem Development and Mitigation Plan (Appendix VI).
6. Council approve Development Variance Permit No. 7916-0130-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6.0 metres to the principal building face for proposed Lots 8 to 22; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
7. 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 Metro Vancouver for a Type 3 Minor Regional Growth Strategy (RGS) amendment for the subject site from Industrial to General Urban;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, including provision of securities for proposed fencing, habitat planting and enhancement measures on Lots 10 to 22;
- (g) registration of a combined Statutory Right-of-Way and Section 219 Restriction Covenant on proposed Lots 10-22 as per the “minimum safeguarding” requirements of the Sensitive Ecosystems Development Permit Area guidelines;
- (h) conveyance of the proposed open space areas, containing both Streamside and Green Infrastructure Areas, to the City without compensation;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) 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;
- (k) 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 Services;
- (l) submission of an acoustical report for the units adjacent to Highway 10 and the registration of Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures; and
- (m) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures and site improvements comply with the accepted geotechnical recommendations on proposed Lots 1-38.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant land containing a Trans Mountain oil pipeline.	Industrial	RA and IL

Direction	Existing Use	OCP Designation	Existing Zone
North (Across South Fraser Perimeter Road):	Canadian National Railway yard	Industrial	IL
East (Across South Fraser Perimeter Road):	Surrey Bend Regional Park	Conservation and Recreation, and Industrial	I-P(2)
South:	Suburban single family dwellings, City-owned parkland (Fraser View)	Suburban	RC and RH-G
West:	City-owned parkland (4F – Community Park)	Suburban	RC

Context & Background

- The 10.2-hectare subject site, located at 11420 – 157A Street in Fraser Heights, is designated “Industrial” in both the Metro Vancouver Regional Growth Strategy (RGS) and the City of Surrey’s Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone (RA)” and “Light Impact Industrial Zone (IL)”.
- A number of existing Class B (yellow-coded) watercourses are located within and directly adjacent to the north and western property lines of the subject site. On-site elevations vary from approximately 61.0 to 14.0 metres (geodetic), running from north to south, with moderately steep gullies associated with existing riparian features bounding both the east and west portions of the area of the subject site proposed for subdivision.
- Portions of the subject property, directly adjacent to the existing terminus of 157A Street, were previously disturbed to accommodate temporary siltation and other drainage features associated with Development Application No. 7903-0216-00 to the immediate south, which received Final Adoption from Council in September 2003. In addition, a 200-millimetre wide sanitary and 600-millimetre stormwater main bisect the western portion of the subject site, running north-to-south, parallel to the existing terminus of 157A Street.
- Since late 2021 significant site disturbance and tree removal (see Appendix V for details) have occurred on the subject site in association with the Trans Mountain Expansion Project, involving excavation and construction of an east-west oriented oil pipeline which generally bisects the subject site horizontally (see Appendix I for pipeline location).

DEVELOPMENT PROPOSAL

Planning Considerations

- To allow subdivision into 38 single family lots and two (2) lots to be conveyed to the City for riparian, biodiversity and open space protection purposes, the following is required:

- **RGS Amendment** from Industrial to General Urban;
- **OCP Amendment** from Industrial to Suburban;
- **Rezoning** from RA and IL to RC;
- **Development Permit** for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas); and
- **Development Variance Permit**

	Proposed
Lot Area	
Gross Site Area:	10.16 hectares
Road Dedication:	0.73-hectare
Open Space Dedication:	5.55 hectares
Undevelopable Area:	N/A
Net Site Area:	3.93 hectares
Number of Lots:	38 single family lots
Unit Density:	3.7 units per gross hectare
Range of Lot Sizes	706 – 1311 square metres
Range of Lot Widths	18.0 – 30.0 metres
Range of Lot Depths	30.0 – 62.8 metres

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 53 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

19 Elementary students at Erma Stephenson School
10 Secondary students at Fraser Heights 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.

Parks, Recreation & Culture:	<p>Parks will accept the conveyance, without compensation, of 5.53 hectares of parkland to satisfy both the open space requirements of the RC Zone as well as “maximum safeguarding” requirements of the Sensitive Ecosystems Development Permit Area guidelines.</p> <p>The closest active park and natural area is Fraser View Parks directly abutting the subject property.</p>
Ministry of Transportation & Infrastructure (MOTI):	Further review and approval from MOTI will be required prior to Final Adoption of the associated By-laws.
Metro Vancouver:	<p>The applicant is proposing an amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban.</p> <p>The proposed Type 3 minor RGS amendment would require an affirmative majority (50% plus 1) weighted vote of the Metro Vancouver Board but would not require a regional public hearing.</p>
Trans Mountain:	No concerns provided best practices for land use planning and development around pipeline infrastructure as outlined in CSA Standard Z663-18: Land Use Planning in the Vicinity of Pipeline Systems are upheld.

Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
 - Dedicate 16.5 metres towards 157A Street and construct to the Local Standard with sidewalk, boulevard with trees and lighting, curb, and pavement widening to accommodate two-way traffic and on-street parking where possible;
 - Dedicate 16.5 metres towards new 114A Avenue and construct to the Local Standard with sidewalks on both sides of the road, boulevards with trees and lighting, curb, pavement to accommodate two-way traffic and on-street parking where possible;
 - Dedicate 14.0-metre radius cul-de-sac bulbs at both the eastern and western terminus of 114A Avenue on the subject site;
 - Dedicate 3.0-metre x 3.0-metre corner cuts at the intersection of 114A Avenue and 157A Street; and
 - Register a 0.5-metre wide statutory right-of-way along all road frontages for IC access and sidewalk maintenance.
- In response to resident concerns regarding traffic operations at the intersection of 114 Avenue and 157A Street, the applicant will be voluntarily providing improvements at the intersection for safer vehicle maneuvers around the curve, over and above typical servicing requirements.
- A number of concerns have been expressed by residents related to traffic and the existing infrastructure in the area (outside of the subject site). Staff have evaluated the various issues and can provide the following information:

- *Parking and sightline concerns on 158A Street:* Parking zones and related parking signage have been adjusted to improve sightlines.
- *Road conditions due to snow and ice on the existing steep road grades:* 158A Street and 159A Street north of 112 Avenue are currently indicated as priority roads for snow removal and are attended to daily during snow events; this priority treatment will continue to occur on these roads.
- *Traffic speeds:* The City has a traffic calming program that includes submission of a petition expressing neighbourhood interest in traffic calming, as there are both advantages and disadvantages to different traffic calming devices. The evaluation process (including a speed and volume study, road geometry analysis, and other considerations) would be initiated upon receipt of a petition.
- The proposed development is anticipated to generate approximately 38 vehicle trips in the peak hour (approximately one vehicle every 1 – 2 minutes), according to industry standard rates. A site-specific traffic assessment (“TIA”) was not required as the proposal is well below the City’s threshold for triggering the requirement (the typical threshold for requiring a TIA for a single family proposal is 150 units; the subject proposal is for 38 units).
- The subject site is approximately 1.5 kilometers, roughly equivalent to a 20 minute walk, from TransLink Bus Route No. 337 (Fraser Heights/Guildford Exchange/Surrey Central Station).

Parkland and/or Natural Area Considerations

- Development Permits for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) are required.
- The applicant to proposing to dedicate approximately 5.55 hectares, or 54.6% of the gross site area, as open space as per the requirements of the “Cluster Residential Zone (RC)”.
- Portions of the proposed open space conveyance contain the Part 7A Zoning Bylaw setbacks of several on-site or adjacent watercourses as well as portions of Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor No. 112.
- The eastern 4.94-hectare open space conveyance area will be consolidated with both Fraser View Park and North Slope Buffer Park to the immediate south and south-east of the subject property. The western 0.58-hectare open space conveyance area will be consolidated with 4F – Community Park to the immediate south-west.
- Disturbance associated with the Trans Mountain Expansion Project within the future conveyance area will be addressed through an existing reclamation management plan negotiated between Trans Mountain and the City of Surrey.
- More information on the proposed Streamside and Green Infrastructure Area protections for the subject site can found in the Sensitive Ecosystems (Streamside and Green Infrastructure Areas) Development Permit Requirement section of this report.
- Further detailed design coordination with Parks and Engineering staff is required for the proposed looped water main and access path within a portion of Fraser View Park (15955 – 113

Avenue). Any servicing through parkland must be approved by Parks staff and replanted to Parks standards.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is currently designated “Industrial” in the Metro Vancouver’s Regional Growth Strategy (RGS). Areas designated as “Industrial” in the RGS are primarily intended for heavy and light industrial activities, and appropriate accessory uses.
- As part of the subject application, the applicant is seeking an RGS amendment, through Metro Vancouver, from “Industrial” to “General Urban”. Areas designated as “General Urban” in the RGS are intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities and parks.
- Amendments from the “Industrial” to “General Urban” designation are classified as Type III Minor Amendments and require an affirmative majority (50% + 1) weighted vote of the Metro Vancouver Board, but do not require a regional public hearing.
- RGS amendment applications are forwarded to Metro Vancouver for consideration upon endorsement by Council, after a municipal public hearing is held and Third Reading of the OCP Amendment By-law is granted.
- The proposed RGS amendment is deemed to have merit given the existing suburban residential pattern of development in this section of Fraser Heights, the isolated nature of this pocket of “Industrial” designated land, as well as the potential conflicts between a future industrial use on the subject site and adjacent residential uses, particularly as it relates to the access and egress of industrial-related vehicle traffic.

Official Community Plan

Land Use Designation

- The subject site is currently designated “Industrial” in the Official Community Plan (OCP). As part of the subject application, the applicant is seeking an OCP amendment from “Industrial” to “Suburban”.

Amendment Rationale

- The proposed OCP amendment is deemed to have merit given the existing suburban residential pattern of development in this section of Fraser Heights, the isolated nature of this pocket of “Industrial” designated land, as well as the potential conflicts between a future

industrial use on the subject site and adjacent residential uses, particularly as it relates to the access and egress of industrial-related vehicle traffic.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposal is consistent with the following OCP Themes and Policies:
 - Growth Management
 - *Growth Priorities:* Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
 - *Sensitive Infill:* Requirement redevelopment and infill development to enhance public open spaces and greenspaces within existing neighbourhoods through the retention of existing trees and natural features.
 - Ecosystems
 - *Green Infrastructure Network:* Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" and "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Cluster Residential Zone (RC)", streamside setbacks and parking requirements.

RC Zone (Part 15A)	Permitted and/or Required	Proposed
Unit Density:	5.0 units per gross hectare where a minimum of 50% of the site of subdivision is provided as open space.	3.7 units per gross hectare with 54.6% of the site of subdivision provided as open space.
Yards and Setbacks		
Front Yard:	7.5 metres	Minimum of 6.0 metres for proposed Lots 8-22*
Side Yard:	1.8 metres	1.8 metres
Side Yard Flanking:	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size (for Type I - Single Family, where amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw and where a minimum of 50% of site area for subdivision is preserved as open space).		
Lot Size:	700 square metres	706 – 1311 square metres
Lot Width:	18 metres	18.0 – 30.0 metres
Lot Depth:	30 metres	30.0 – 62.8 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15.0 metres as measured from the top-of-bank.	Minimum of 40.9 metres <u>below</u> top-of-bank for the northern watercourse*
Parking (Part 5)	Required	Proposed
Number of Spaces	Minimum three (3) parking space per lot	Minimum three (3) parking space per lot.

* variance requested

Front Yard Setback Variance (Lots 8-22)

- The applicant is requesting to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6.0 metres to the principal building.
- As the rear yards of proposed Lots 8-22 will contain a contiguous fenced landscape buffer, varying from 10 to 24 metres in width, associated with the permanent protection of both riparian and biodiversity areas on the subject development site, the proposed variance will help to facilitate a more typical building footprint and useable rear yard space on each of the proposed lots.
- Despite the proposed front yard setback reduction proposed Lots 8-22 will still be able to achieve a minimum of four (4) off-street parking spaces, two (2) spaces within the garage and two (2) spaces within the driveway, thereby exceeding the requirements of the Surrey Zoning Bylaw.
- Staff support the requested variance to proceed for consideration.

Streamside Variance (see Development Permits section and Appendix VI for details)

- The applicant is requesting the following streamside variance:

- To reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
- The proposed variance only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break - results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- In support of the proposed variance to the Part 7A Streamside Protection setback to the northern-most Class B watercourse, the project QEP prepared a Riparian Areas Protection Regulations (RAPR) Assessment Report confirming the Provincial Streamside Protection and Enhancement Area (SPEA) of 10 metres, as measured from the stream boundary which is generally equivalent to the high water mark of the subject watercourse. The RAPR Assessment has been reviewed by the Province and found to be satisfactory.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include “Neo-Traditional”, “Neo-Heritage” and “West Coast Contemporary”.
- A preliminary lot grading plan, submitted by Hub Engineering Ltd., and dated November 18, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved OCP densities in order to satisfy the proposed OCP Amendment. The current rate is \$15,000 per unit for single family lots; however, the contribution will be payable at the rate applicable at the time of Rezoning Final Adoption,

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 \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing within the City of Surrey.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 12, 2022, and the Development Proposal Signs were installed on August 19, 2022. Staff received the following responses from neighbouring *(staff comments in italics)*:

- Two (2) residents requested additional information with respect to the redevelopment of the eastern portion of the subject site.

(City staff confirmed that the development proposal includes the conveyance of a 4.94-hectare lot to the City for a combination of riparian, biodiversity and open space protection purposes which generally comprises the entirety of the eastern half of the subject property.

Following the disclosure of this information the area residents indicated that they had no further questions or concerns with the development proposal.)

- Nine (9) residents expressed concerns about tree canopy loss, the proposed density, existing road conditions along 114 Avenue and 157A Street as well as the potential for increased traffic congestion in the immediate neighbourhood.

(As part of the subject development application the applicant is proposing the conveyance of 5.55 hectares, or 54.6% of the gross site area, to satisfy the open space requirements of the RC Zone as well as the maximum safeguarding requirements of the Sensitive Ecosystems

Development Permit. Though 93 on-site protected trees have now been removed as part of the ongoing Trans Mountain Expansion Project (TMEP) these open space areas still contain a number of remaining protected trees proposed for retention, approximately 22 identified by the Arborist in the western and a portion of the eastern portion.

In addition, the applicant is proposing 190 replacement trees, or five (5) trees per proposed single-family lot, greatly exceeding City requirements.

Though the subject development proposal includes both an RGS Amendment, from Industrial to General Urban, and OCP Amendment, from Industrial to Suburban, the proposed density and unit typology is consistent with the existing pattern of suburban residential development in this portion of Fraser Heights. Consideration of the redevelopment of the subject site to a suburban residential use was reviewed and supported by Council under Development Application No. 7903-0216-00, which received Final Adoption on July 26, 2004.

In response to resident concerns about the vandalization of existing parking signage as well as parking issues on 158A Street, between 112 and 114 Avenue, City staff confirmed that the vandalized parking signs will be replaced and that additional parking restrictions will be reviewed.

In response to resident concerns regarding traffic operations at the intersection of 114 Avenue and 157A Street, the applicant will be voluntarily providing improvements at this intersection for safer vehicle maneuvers around the curve, over and above typical servicing requirements.

A number of concerns have been expressed by residents related to traffic and the existing infrastructure in the area (outside of the subject site); staff have evaluated the various issues and can provide the following information:

- *Road conditions due to snow and ice on the existing steep road grades: 158A Street and 159A Street north of 112 Avenue are currently indicated as priority roads for snow removal and are attended to daily during snow events; this priority treatment will continue to occur on these roads.*
- *Traffic speeds: The City has a traffic calming program that includes submission of a petition expressing neighbourhood interest in traffic calming, as there are both advantages and disadvantages to different traffic calming devices. The evaluation process (including a speed and volume study, road geometry analysis, and other considerations) would be initiated upon receipt of a petition.*

Should Council grant Third Reading to the subject development application the City's Engineering Department will continue to engage both internal and external stakeholders to address off-site road improvements.

The proposal does not meet the Surrey Design Criteria Manual for requiring a Traffic Impact Analysis (TIA) based on a threshold of generating 100 trips during the peak hour. Based off the Institute of Transportation Engineers (ITE) Trip General Manual for Single-family Detached Housing, approximately 38 vehicle trips are expected to be generated in the Weekday AM/PM peak hour (approximately 1-2 vehicles per minute).

- *One (1) resident expressed concerns with respect to the proximity of the Trans Mountain pipeline to existing and future residential lots.*

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The geodetic elevations of that portion of the subject property proposed for redevelopment, spanning from the western property line to the western top-of-bank of the unnamed Class B watercourse running north-south through the midpoint of the property, vary from approximately 61.0 to 14.0 metres, running from north to south, with moderately steep gullies associated with existing riparian features to the east and west. Significant slopes, between 30% to 45%, occur both within and adjacent to the northern portion of the subject property as part of the South Fraser Perimeter Road escarpment.
- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants Ltd., and dated May 6, 2022, was peer reviewed by Harman Dhillon, *P. Eng.*, of Braun Geotechnical Ltd., and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to generally conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposes recommendations to ensure the ongoing stability of the slope.
- Stepped landscaped retaining walls, between 0.8 to 1.0 metres in height, are planned within the rear yards of proposed Lots 13-22. Slope regrading within the rear yards of proposed Lots 10-22 is proposed, generally within DP3 minimum safeguarding portion of each lot. Slope stability will be maintained through both the application of vegetative groundcover, in association of the approved Ecosystem Development and Impact Mitigation Plan, as well as a reinforced geogrid for sections in excess of a 2.5 to 1 slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including temporary and permanent lot grading, foundation design, foundation drainage, seismic design as well as utility installation.
- 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.

Sensitive Ecosystems (Streamside and Green Infrastructure Areas) Development Permit Requirement

Streamside Areas

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of several existing Class B (yellow-coded) watercourses both within and adjacent to the subject property (see Appendix VI). The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks for both the western-most off-site Class B watercourses and seepages as well as the centrally located, north-to-south flowing Class B watercourse comply with the requirements outlined in the Zoning By-law.
- The applicant is requesting the following streamside variance:
 - To reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
- The proposed variance only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break – results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.
- The streamside protection areas associated with both the western off-site Class B watercourses and seepages, as well as the centrally located north-to-south flowing watercourse, are proposed to be conveyed to the City as lots for conservation purposes as a condition of rezoning approval in perpetuity, in compliance with the OCP.

Green Infrastructure Areas

- 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 portion of a Regional BCS Corridor within the subject site with a High ecological value. As such, the subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, which is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The BCS further identifies the GIN area of the subject site as having a High ecological value, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 metres.
- The development proposal conserves approximately 33,185 square metres (or 69.4% of the total) of the approximately 47,800 square metres of BCS Corridor No. 112 that falls within the subject property through the conveyance of open space associated with the proposed RC Zone.
- 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. An additional 4,100 square metres of the identified GIN corridor, falling within the rear yards of proposed Lots 10-22, will be regraded, landscaped, fenced, and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant. Securities will be collected to ensure installation of the fencing and landscaping.
- In total approximately 37,285 square metres, equivalent to 78% of the total area of that portion of GIN Corridor No. 112 falling within the subject property, with a minimum width of approximately 71.3 metres, is being conserved and/or enhanced as part of the subject development.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consultants Limited and dated May 31, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- Jason Emery, ISA Certified Arborist of Central Valley Tree & Arborist Services Ltd., 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
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	7	4	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	3	3	0
Coniferous Trees			
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Additional Trees in the proposed Riparian/Biodiversity/Open Space Areas	22	0	22
Off-Site Trees (associated with proposed Water main loop).	61	0	61
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	190		
Total Retained and Replacement Trees	193		
Contribution to the Green City Program	No Contribution Required.		

- The Arborist Assessment states that there are a total of five (5) protected trees on that portion of the subject property comprising the area of future residential re-development, excluding Alder and Cottonwood trees. Eight (8) existing trees are Alder and Cottonwood trees. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In addition, the project Arborist has confirmed that 93 protected trees identified within the Arborist Assessment have been removed as part of the Trans Mountain Expansion Project (TMEP) occurring within the subject property.
- Table 1 includes an additional twenty-two (22) protected trees to be retained within a portion of the eastern proposed open space, to the west of the centrally located north-south flowing Class B watercourse.
- Table I also includes an additional sixty-one (61) off-site trees (6 on private property and 55 located within Fraser View Park) within close proximity to the proposed water main loop associated with the subject development. All trees are proposed to be retained.

Staff Report to Council

Planning & Development Report

Application No.: 7916-0130-00

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- 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 fifteen (15) replacement trees. The applicant is proposing 190 replacement trees, or five (5) trees per proposed single family lot, on the site thereby greatly exceeding City requirements.
- In summary, a total of 193 trees are proposed to be retained or replaced on the site with a no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

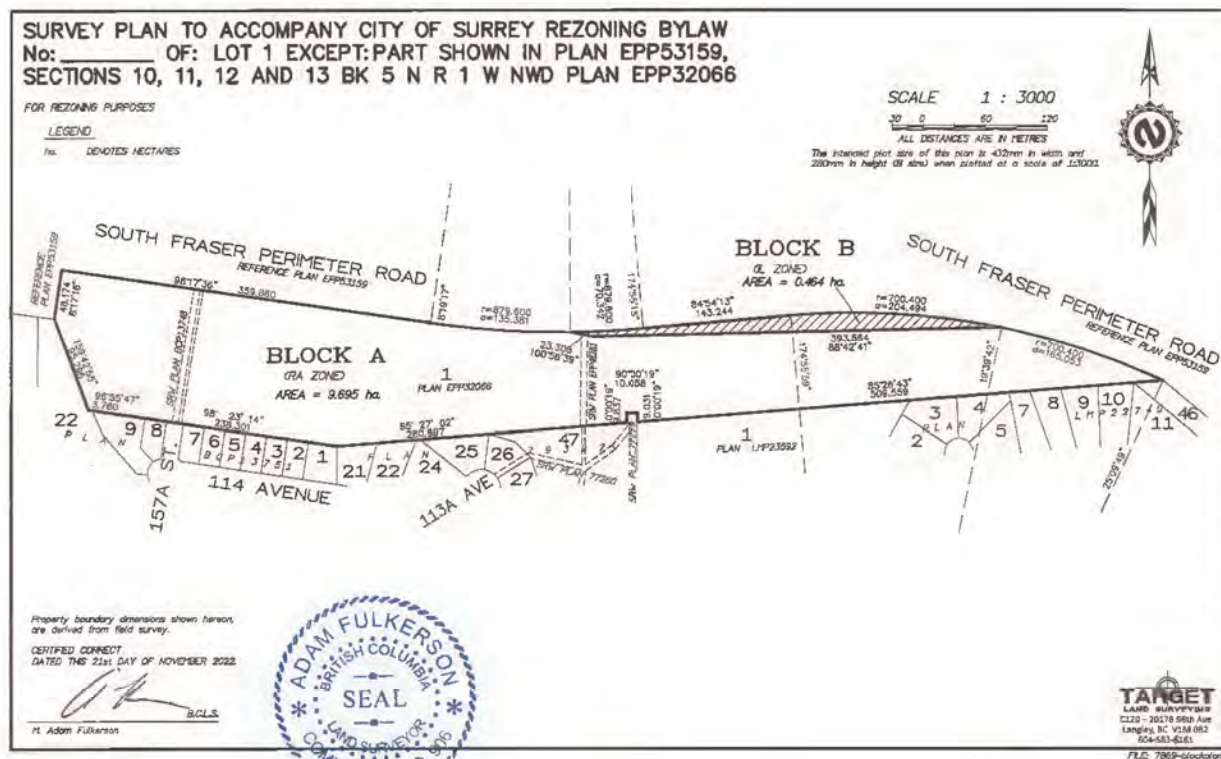
The following information is attached to this Report:

Appendix I.	Rezoning Block Plan, Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Scheme Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	EDP-IMP Site Plans
Appendix VII.	OCP Redesignation Map – Figure 3
Appendix VIII.	OCP Redesignation Map – Figure 42
Appendix IX.	Aerial Photo
Appendix X.	Development Variance Permit No. 7916-0130-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

CRL/ar



Attachment 2



APPENDIX II

INTER-OFFICE MEMO

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

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

DATE: **November 22, 2022** PROJECT FILE: **7816-0130-00**

RE: **Engineering Requirements
Location: 11420 157A St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

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

- Dedicate 16.5 m towards 115 Ave and 157A St.
- Dedicate 14.0 m radius cul-de-sac bulb on both ends of 115 Ave.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.
- Register SRW on proposed lot 10, conveyed parkland and existing parkland 15955 113 Ave.

Works and Services

- Construct 115 Ave with cul-de-sac on both ends and 157A St.
- Construct storm and sanitary sewer mains on 115 Ave.
- Construct water main on 115 Ave and 157A St.
- Construct water main and pathway on conveyed parkland and 15955 113 Ave.
- Construct storm and sanitary sewer upgrades as determined by capacity and structural analyses.
- Construct storm, sanitary, and water service connections to each lot.
- Provide on-site stormwater mitigation features.
- Register all applicable legal documents and secure all necessary permits.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside):

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the watercourse located along the north side of the site. The SRW/RC is to be registered over the setback from the top of bank.

Jeff Pang, P.Eng.
Development Services Manager
DJS

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX III

Planning

October 31, 2022

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0130 00

SUMMARY

The proposed 38 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	19
Secondary Students:	10

September 2022 Enrolment/School Capacity

Erma Stephenson Elementary	
Enrolment (K/1-7):	34 K + 371
Operating Capacity (K/1-7)	38 K + 349
Fraser Heights Secondary	
Enrolment (8-12):	1535
Capacity (8-12):	1200

Projected population of school-age children for this development: 53

Population: The projected population of children aged 0-19 Impacted by the development.

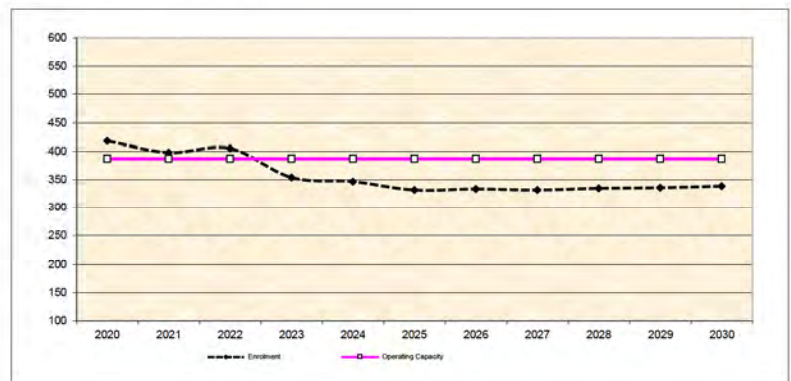
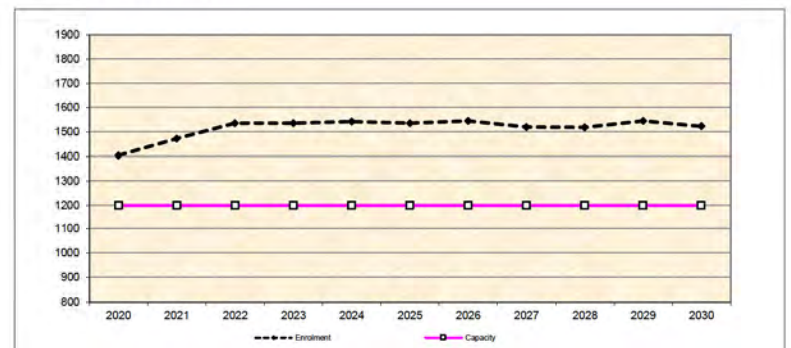
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

Erma Stephenson Elementary is currently operating at 104% capacity. As of September 2022, there are 2 portables on site serving as enrolling spaces. The enrolment projections show a modest decline over the next 10 years. There are no City planning or land use initiatives planned for the area; only minimal sporadic new infill housing. The surplus in-catchment demand can be accommodated by portables over the next 10 years. There are currently no plans to increase the capacity of the school.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 128% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2023/2024 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Erma Stephenson ElementaryFraser Heights 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0130-00
 Project Location: 11420 - 157A 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:

All homes in this area are between 10 and 15 years old, and all are 3500 sq.ft. Two-Storey type with in-ground basements. Styles include: "Neo-Heritage" (7%), "Neo-Colonial" (7%), and "Neo-Traditional" (86%).

Massing scale (front wall exposure) characteristics include: mid-scale massing (29%), mid-scale massing with proportionally consistent, well balanced massing design (50%), mid to high scale massing (7%), and high scale massing (14%). The scale (height) range for front entrance structures include: one storey, understated front entrance (7%), one storey front entrance (21%), and 1 ½ storey front entrance (71%).

The range of roof slopes found in this area is: 7:12 (5%), 8:12 (15%), 9:12 (5%), 10:12 (5%), 12:12 (60%), and greater than 12:12 (10%). Main roof forms (largest upper floor truss spans) include: main common hip roof (93%), and main common gable roof (7%). Feature roof projection types include: Common Gable (64%), Dutch Hip (32%), and Carousel Hip (5%). Roof surfaces include only Concrete tile (shake profile) (100%).

Main wall cladding materials include: horizontal cedar siding (7%), vertical channel cedar siding (7%), vertical Board and Batten cedar siding (7%), Stucco cladding (64%), full height stone at front (7%), and full height brick at front (7%). There are no vinyl clad homes. All homes have either brick or stone feature masonry veneers at the front. Wall cladding and trim colours include: Natural only (100%).

Covered parking configurations include: Double garage (71%), Triple garage (21%), and rear garage (7%).

A variety of landscaping standards are evident, including: modest, modern urban landscape standard with sod and a few shrubs only (7%), average modern urban landscape standard (50%), above average modern urban landscape standard featuring numerous shrub plantings (30+ shrubs) (29%), and extraordinary modern urban landscape standard (14%). Driveway surfaces include: exposed aggregate (79%), interlocking masonry pavers (14%), and rear driveway not visible (7%).

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

- 1) **Context Homes:** 64 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (therefore 36 percent of homes are considered 'non-context'). Context homes include: 15852 - 114 Avenue, 11378 - 158A Street, 11377 - 158A Street, 15788 - 114 Avenue, 15778 - 114 Avenue, 15789 - 114 Avenue, 15815 - 114 Avenue, 15849 - 114 Avenue, and 15855 - 114 Avenue. These context homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes (subject to usual updating procedures) will reinforce the desirable emerging trend.
- 2) **Style Character :** Surrounding context homes exhibit a "small-suburban-estate" style character, and many have architecturally interesting massing designs. Styles suited for this objective include "Traditional", Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme (however, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent). It should also be recognized that there is a strong style change in process now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site could also be considered, because the subject site is essentially an independent enclave, due to the lack of exposure to the existing neighbourhood. Therefore, "West Coast Contemporary" designs of exceptional architectural quality can also be considered.
- 3) **Home Types :** All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RC zoned subdivisions and developments with similarly sized lots in the RF zone. 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.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** All homes in the surrounding area have a shake profile concrete tile roof surface, and so shake profile concrete tiles should be permitted. However due to recent seismic upgrade regulations in the BC Building Code, it has now become prohibitively expensive to install concrete tile roofs. The recommendation is to permit cedar shingles, and high quality shake profile asphalt shingles in addition to the concrete tiles, which should be acceptable given the small interface with the proposed new enclave (the subject site) which is accessed only through a short extension of 157A Street in a northerly direction. New high profile environmentally sustainable roofing materials that meet or exceed the aesthetic properties of other materials stated above should also be permitted subject to consultant approval.
- 8) **Roof Slope :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: At the context site to the south (15700 and 15800 blocks of 114 Ave.) there is obvious continuity of appearance. All homes are 3500 square foot "Neo-Traditional" / "Neo-Heritage" / "Neo-Colonial" style Two-Storey type homes with in-ground basements, two thirds of which can be considered "context quality". The context homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable, most steeply sloped (70% have a 12:12 or greater slope). All homes have common gable projections articulated with stucco and battens, slop dash stucco, stone, or cedar shingles. All homes have a shake profile concrete tile roof and all are clad in either stucco or cedar with feature masonry accents. The colour range includes only natural hues. Landscaping meets a moderate to high modern urban standard.

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", "West Coast Contemporary", or compatible styles 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

64 percent of existing neighbouring homes provide suitable architectural context for use at the subject site including 15852 - 114 Ave., 11378 - 158A St., 11377 - 158A St., 15788 - 114 Ave., 15778 - 114 Ave., 15789 - 114 Ave., 15815 - 114 Ave., 15849 - 114 Ave., and 15855 - 114 Ave. These context homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes (subject to usual updating procedures) will reinforce the desirable existing character.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"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 dark 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 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), 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 exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete or coloured concrete in medium to dark earth tones or medium to dark neutral (grey).

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** May 15, 2016

Reviewed and Approved by:



Date: May 15, 2016

CENTRAL VALLEY TREE AND ARBORIST SERVICES LTD**Table 2: Summary of Tree Preservation by Tree Species**

Tree Species	Existing	Remove	Retain
Alder & Cottonwood Trees			
Alder	1	1	0
Cottonwood	7	4	3
Deciduous Trees (Excluding Alder & Cottonwood)			
Bigleaf maple	3	3	0
Total Deciduous Trees	3	3	0
Coniferous Trees			
Western redcedar	2	2	0
Total Coniferous Trees	2	2	0
Total (Excluding Alder & Cottonwood Trees)	5	5	0
Additonal Trees in the proposed Open Space/Riparian Area	22	0	22
Total Replacement Trees Proposed (Excluding Boulevard Trees)			190
Total Retained and Replacement Trees			193

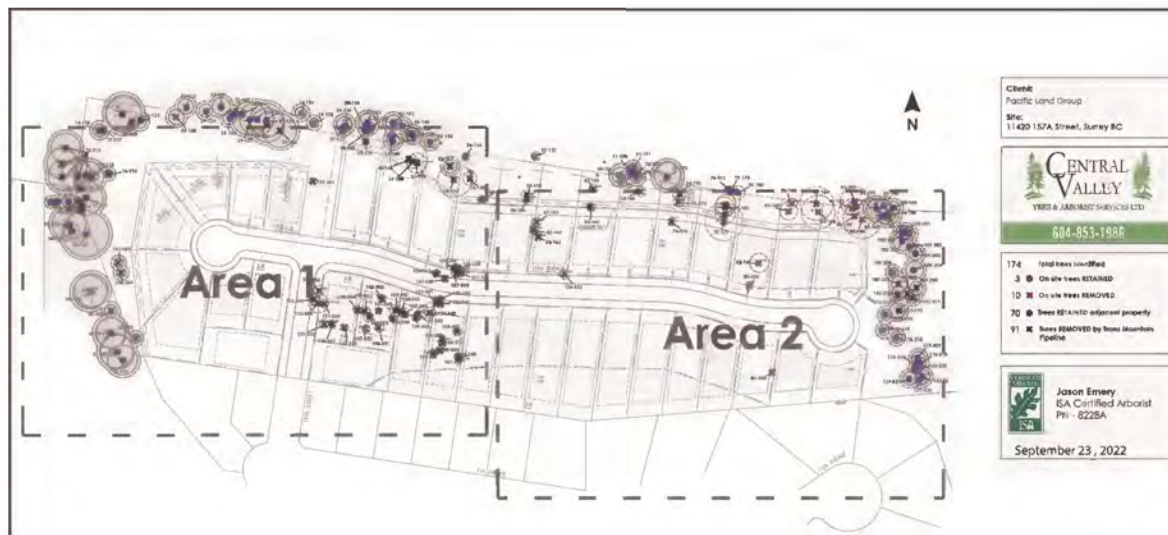
Summary Proposed and Submitted by:



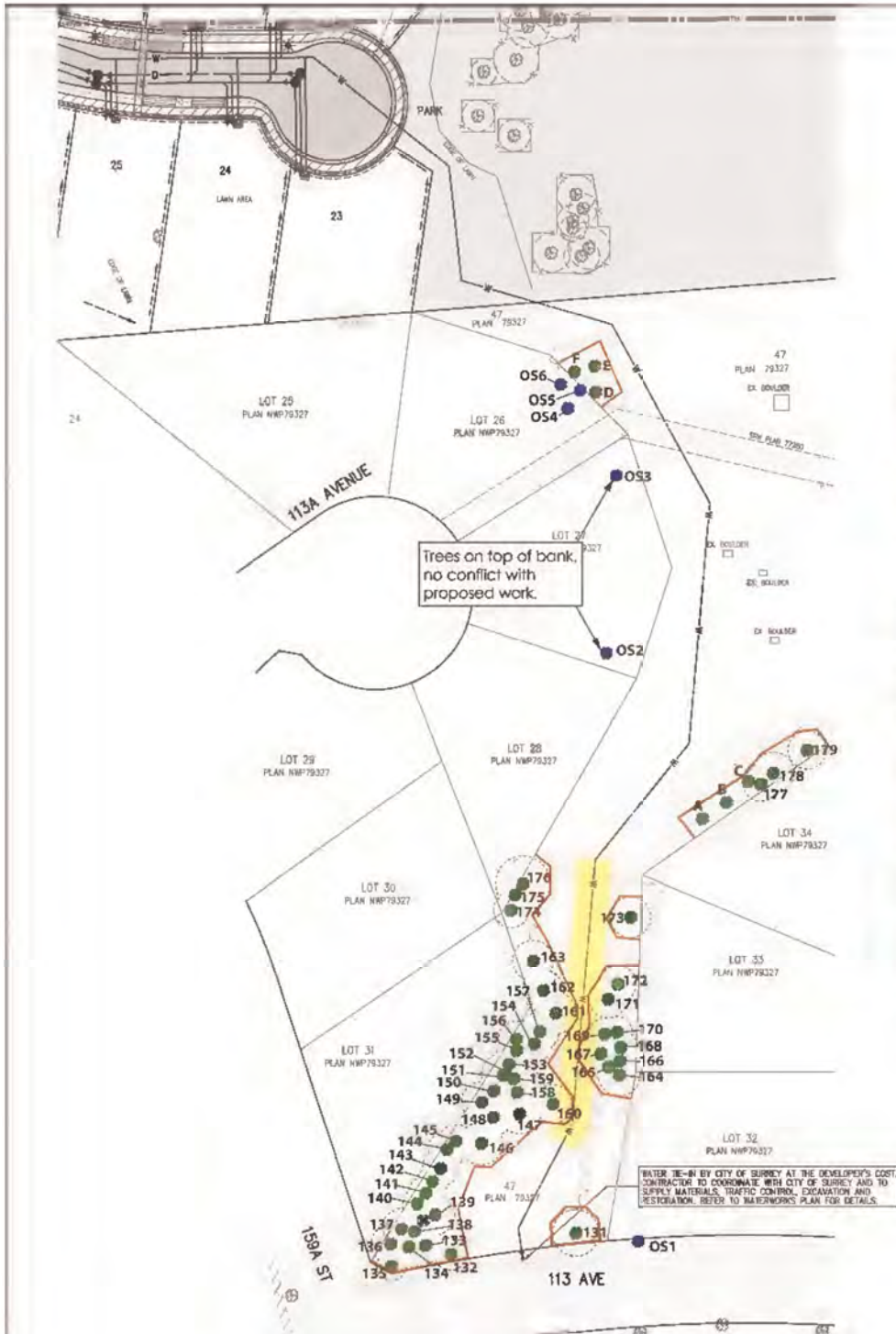
Jason Emery
 Certified Arborist PN-8228A
 Qualified Tree Risk Assessor

Date: September 26, 2022

Attachment 2



Attachment 2



Client:

Pacific Land Group

Site:

15955 113 Ave, Surrey BC



TREE & ARBORIST SERVICES LTD.

604-853-1986

61 Total trees identified

55 On site trees retained

6 Trees retained on adjacent property

1 Surveyed felled and dead trees

Arborist supervision required for works done in these areas

Tree protection fence placement



Jason Emery

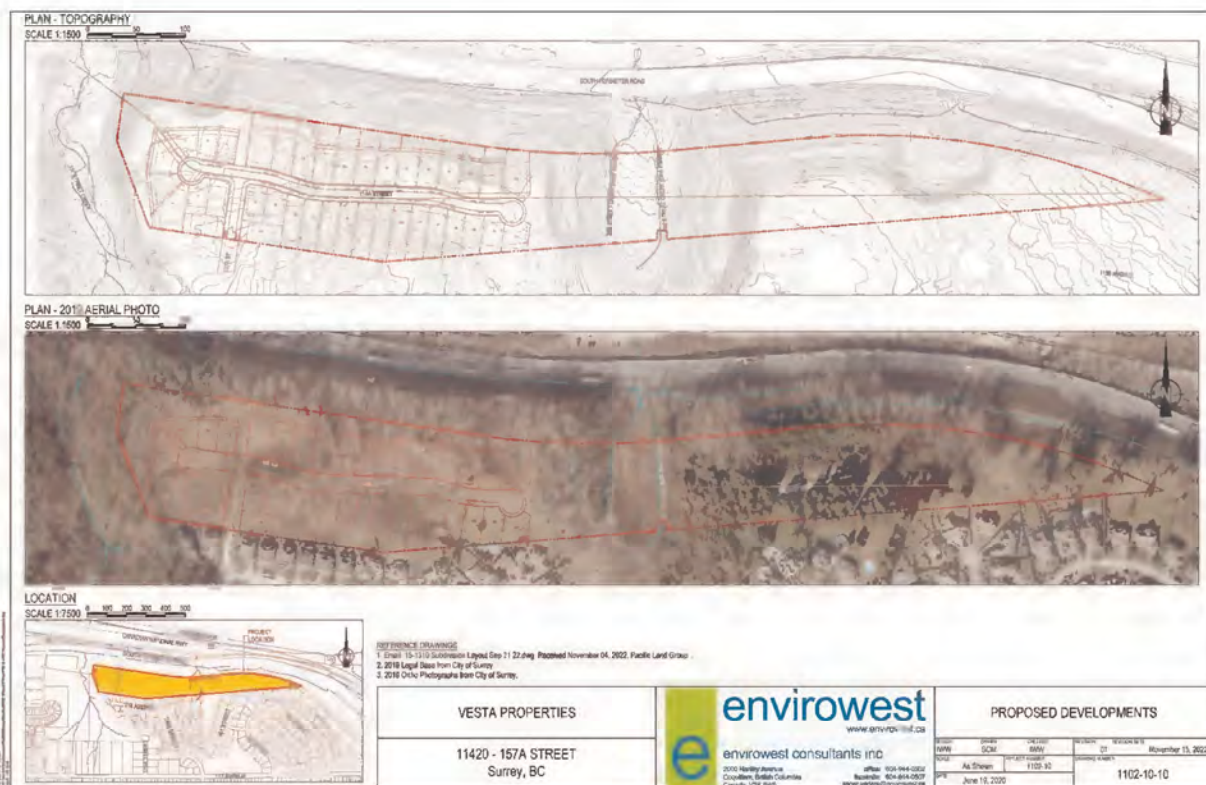
ISA Certified Arborist

PN - 8228A

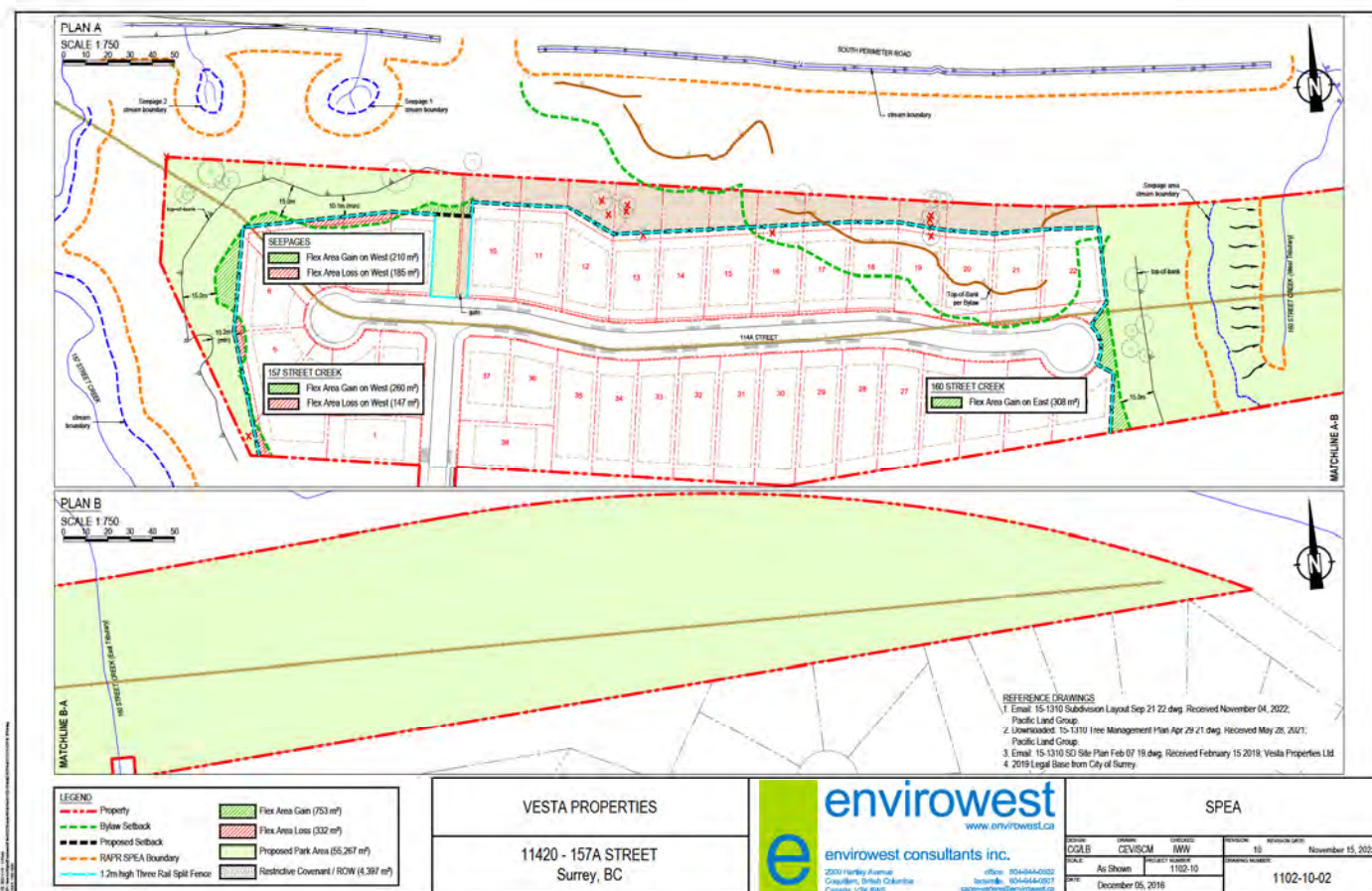
January 20, 2022

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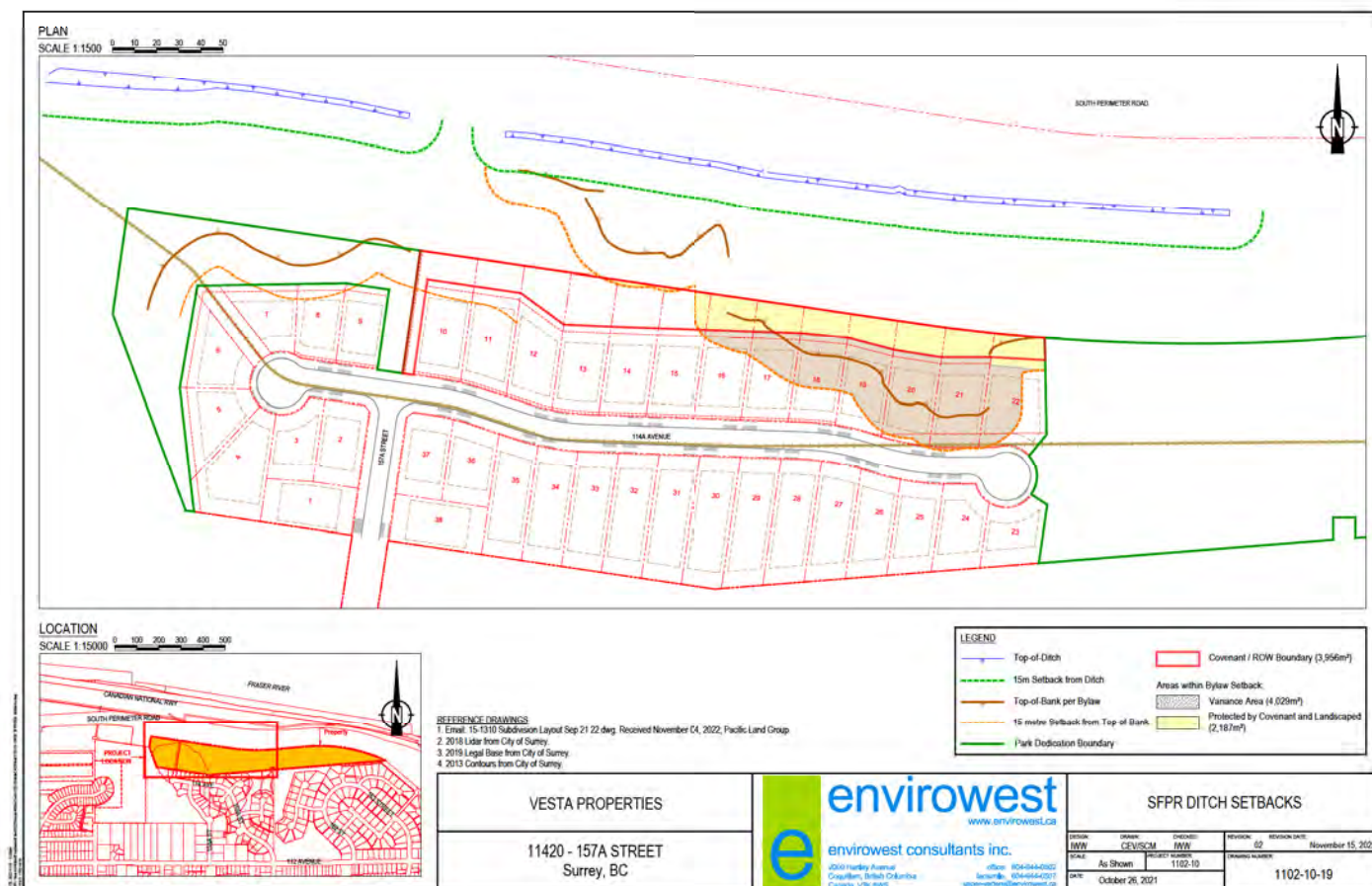
APPENDIX VI

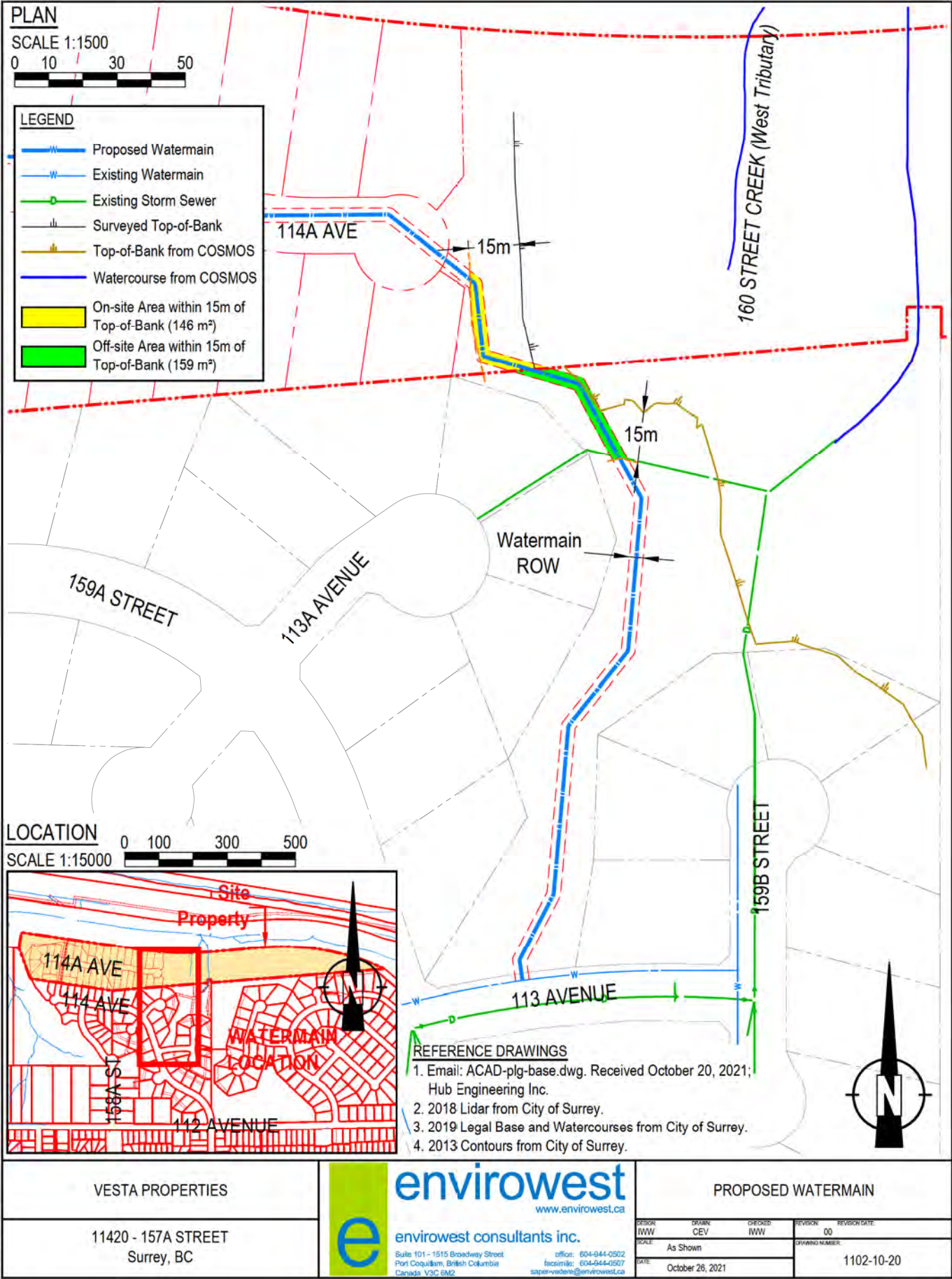


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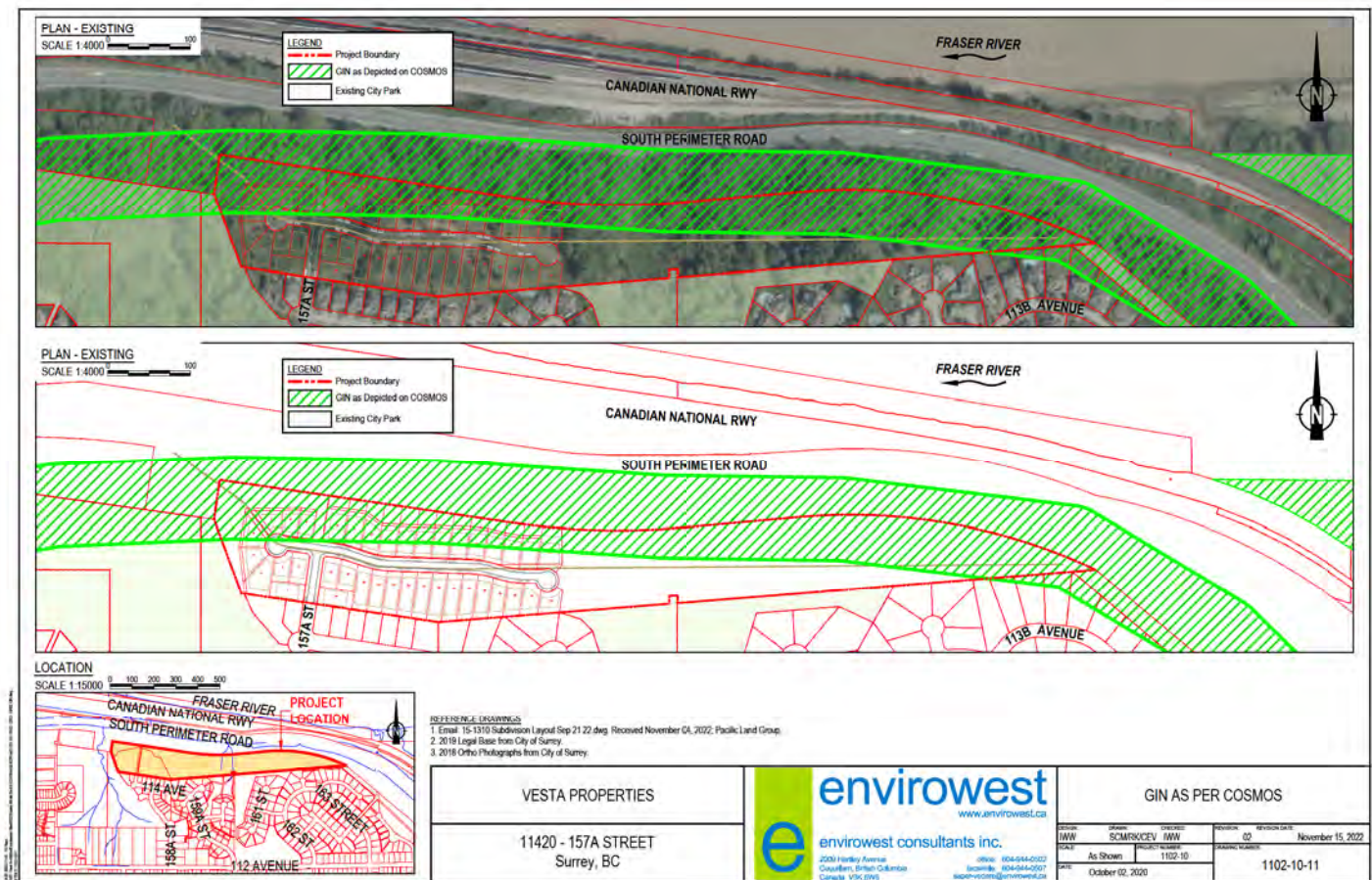
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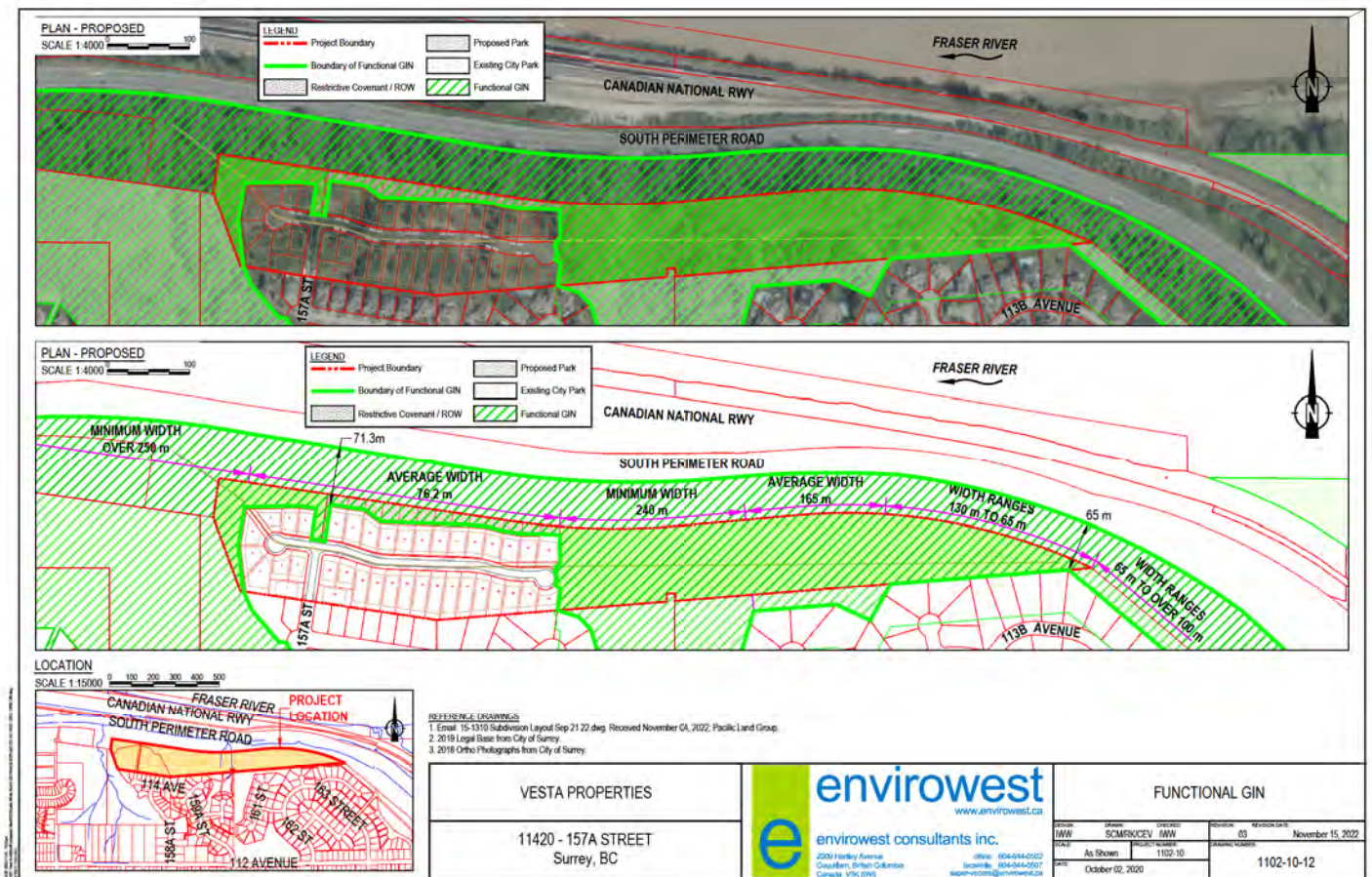


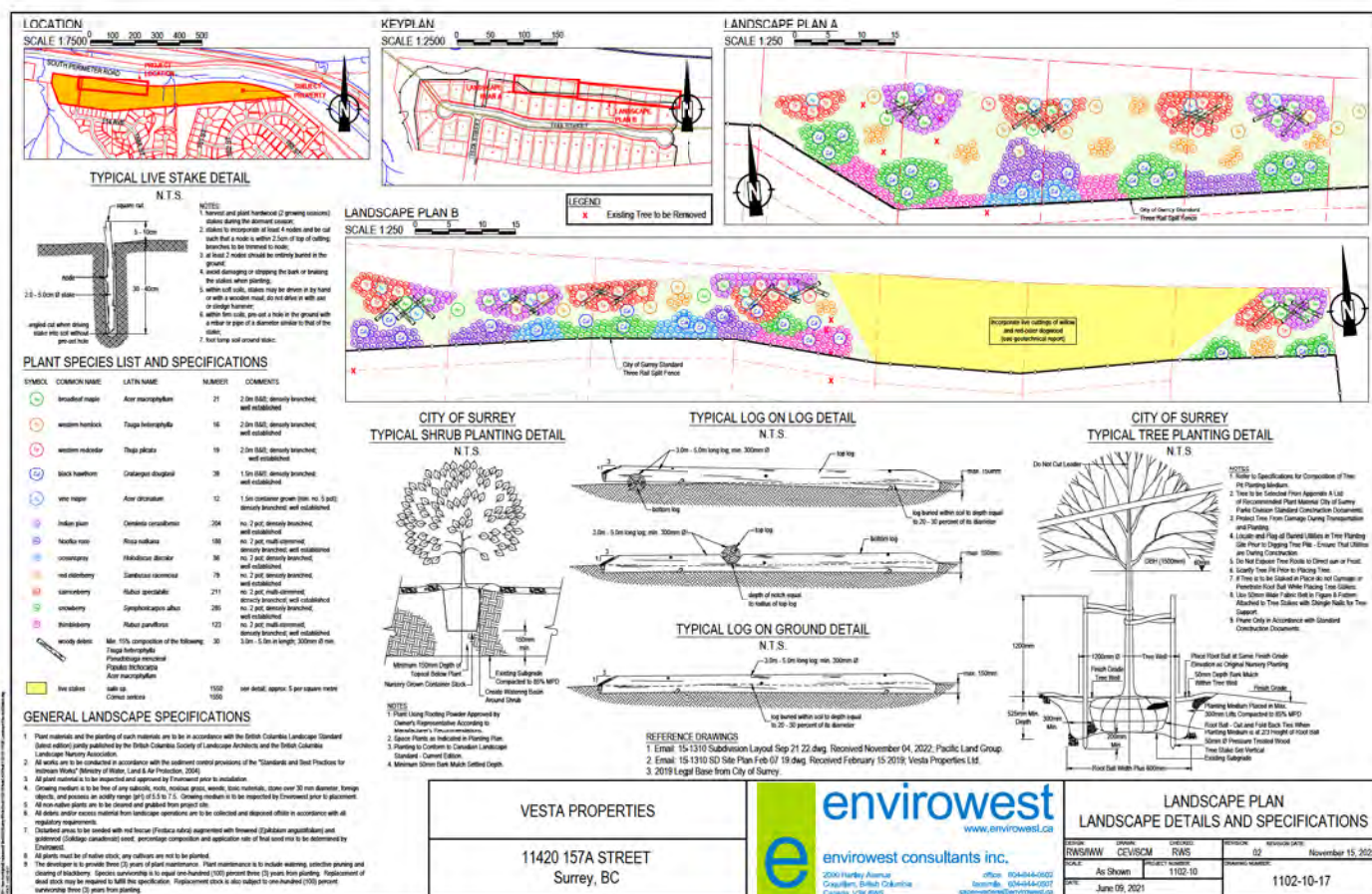
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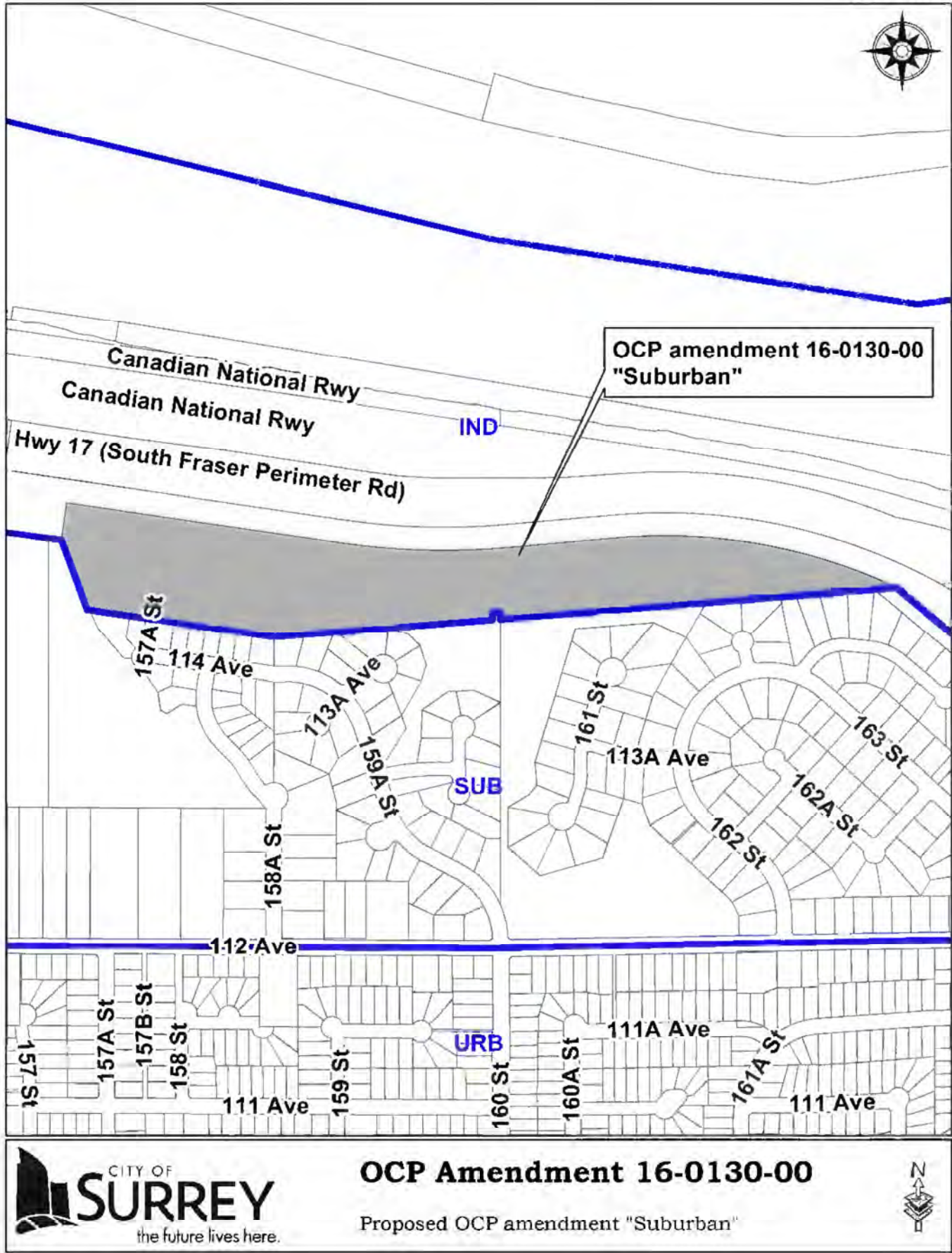
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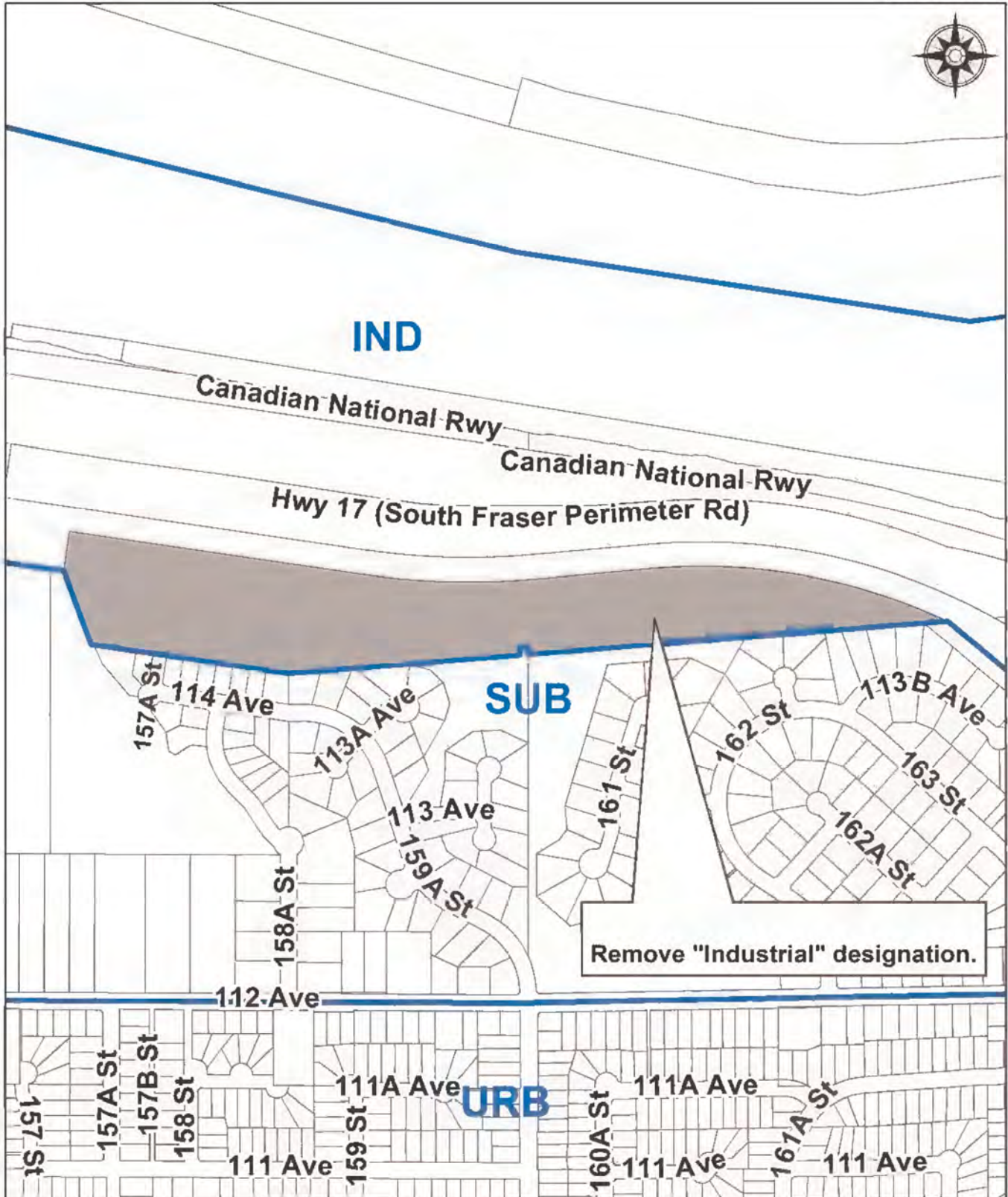


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CIS  **Surrey File No. 7916-0130-00**



APPENDIX X

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0130-00

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: 029-158-028

029-158-028

Lot 1 Sections 10, 11, 12 and 13 Block 5 North Range 1 West New Westminster
District Plan EPP32066 Except Plan EPP53159.

11420 - 157A Street

(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:

- 2 -

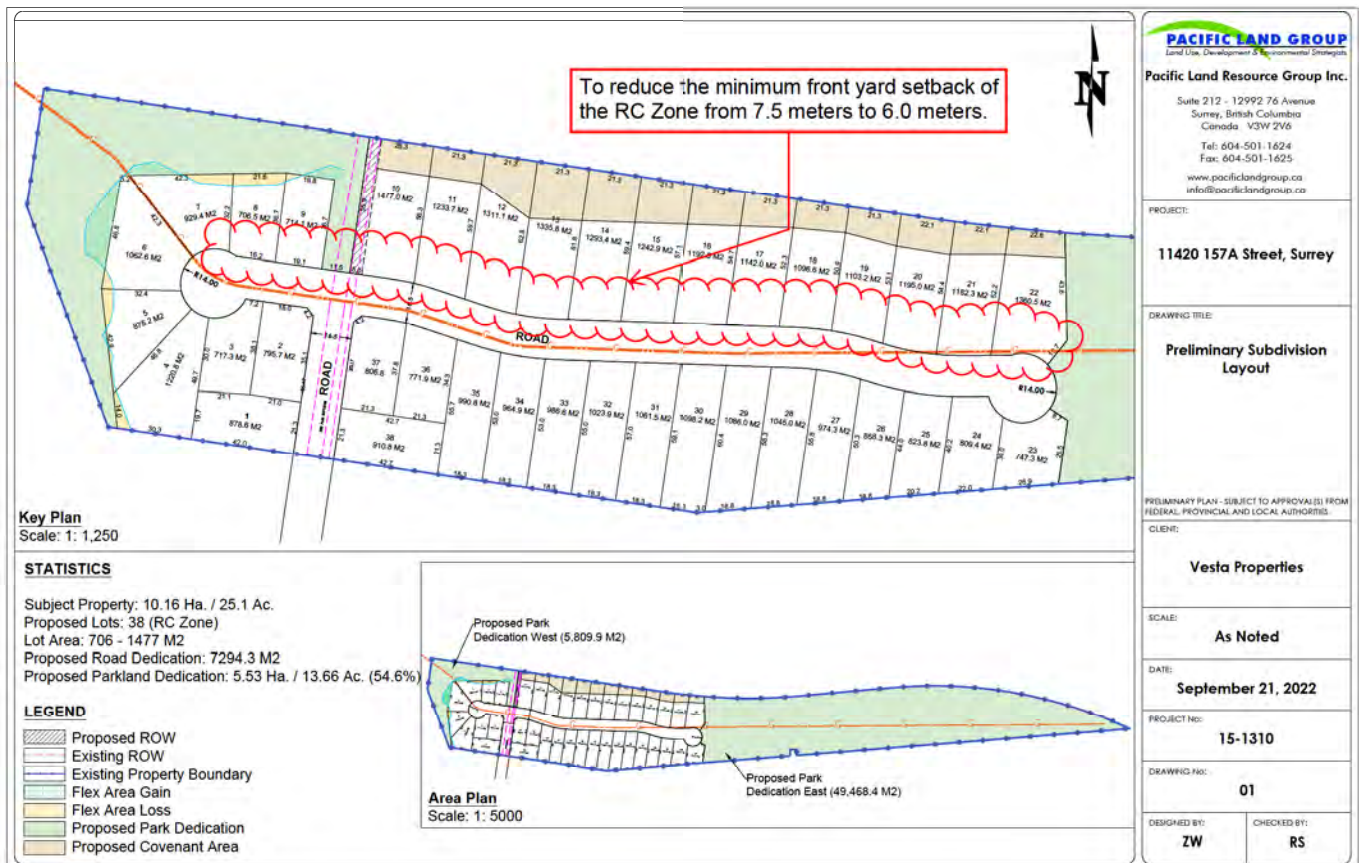
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks in Part 15A "Cluster Residential Zone (RC)", the minimum front yard setback is reduced from 7.5 metres to 6.0 metres for proposed Lots 8-22; and
 - (b) Table B.1. in Part 7A "Streamside Protection" the minimum setback for a Class B (yellow-coded) Channelized Stream is reduced from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

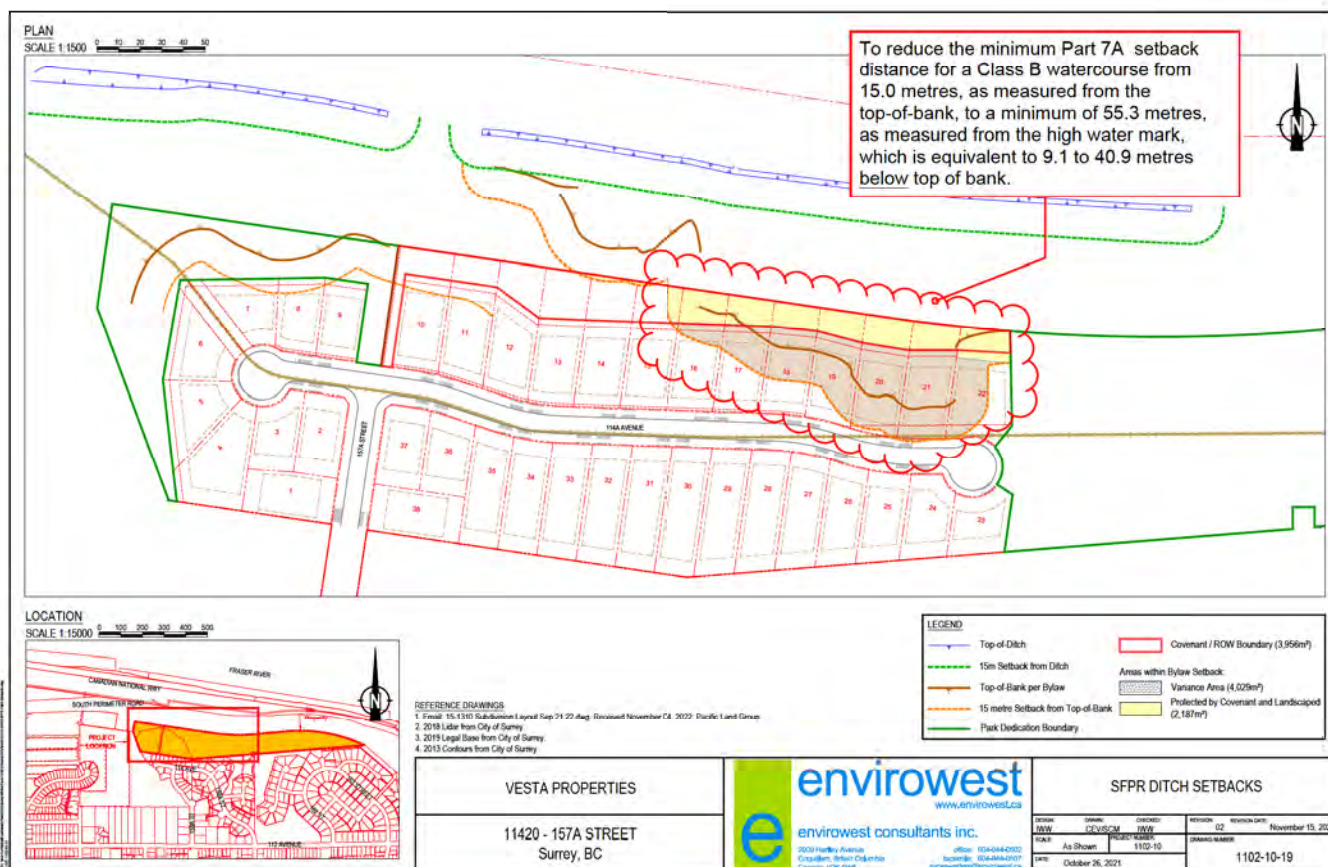
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
 ISSUED THIS DAY OF , 20 .

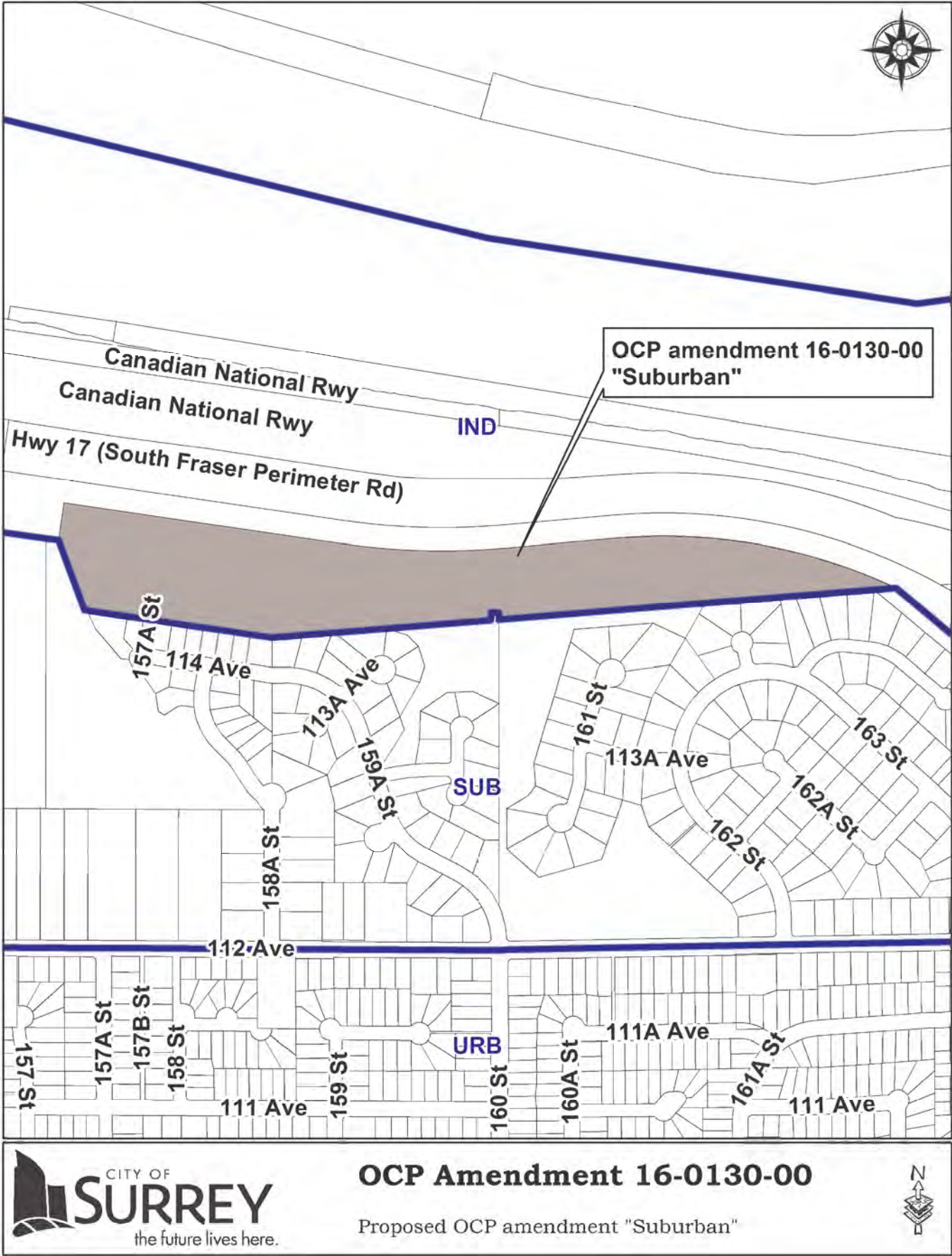
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Attachment 2







**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1366, 2023
A bylaw to amend "Metro Vancouver Regional District Regional Growth Strategy
Bylaw No. 1339, 2022"**

WHEREAS:

- A. The Metro Vancouver Regional District Board (the "Board") adopted the "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" on February 24, 2023;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023".

Schedules

2. The following Schedules are attached to and form part of the bylaw:
- Schedule "A", Subject Properties; and
 - Schedule "B", Official Regional Land Use Designation Maps

Amendment of Bylaw

3. "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is amended as follows:

- a) re-designating the subject properties, as listed in the table below:

PID	Legal Description
029-158-028	Lot 1 Sections 10, 11, 12 and 13 Block 5 North Range 1 West New Westminster District Plan EPP32066 except Plan EPP53159

from 'Industrial' to 'General Urban', as shown in Schedule "A" of this bylaw; and

- b) replacing the official regional land use designation maps numbered 2, 6, 7, and 12 in Schedule "A" of "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" with the maps numbered 2, 6, 7, and 12 in Schedule "B" of this bylaw.

Read a first, second and third time this _____ day of _____, _____.

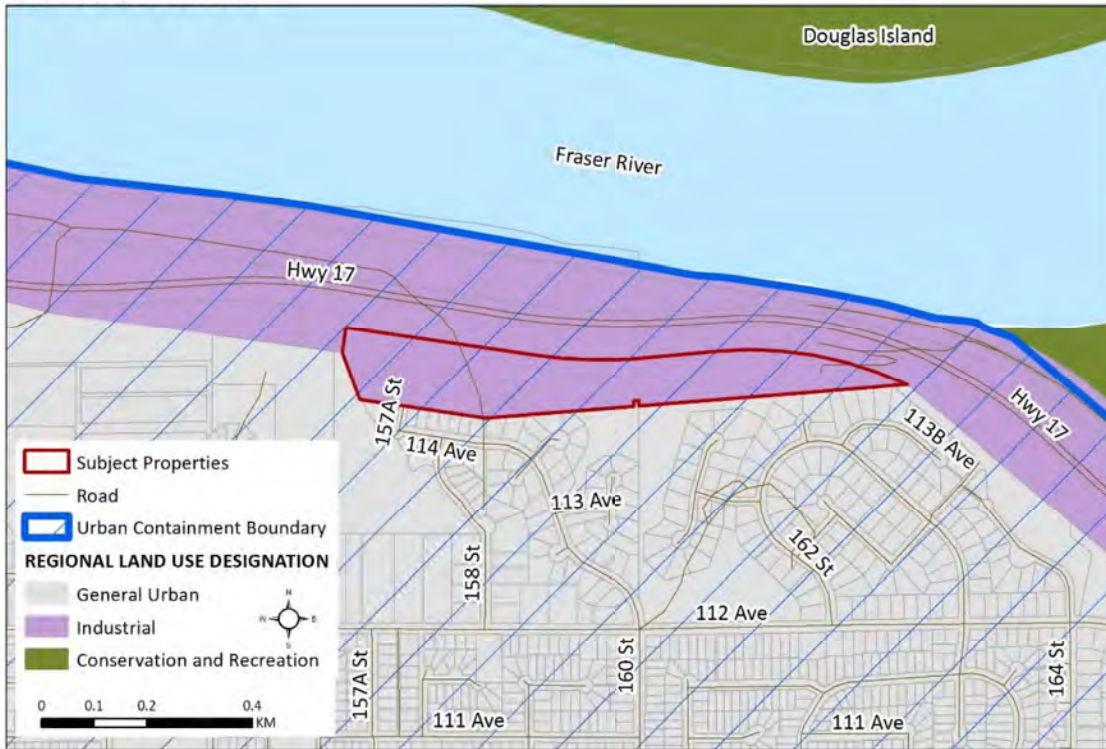
Passed and finally adopted this _____ day of _____, _____.

George V. Harvie, Chair

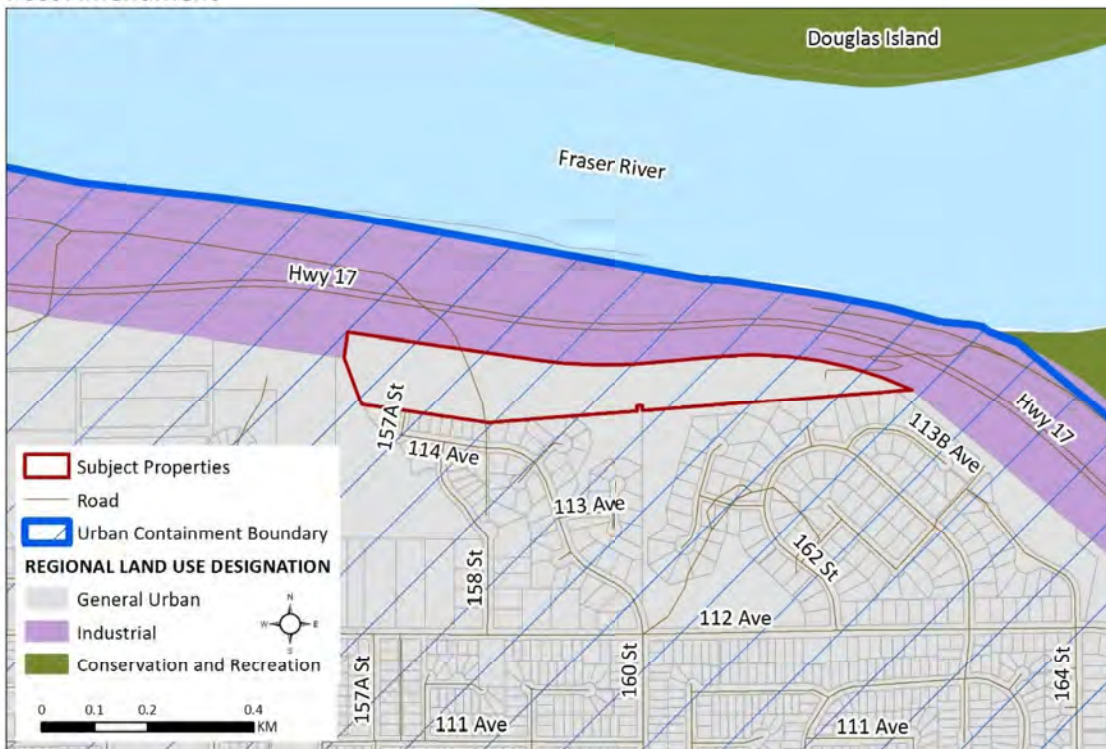
Dorothy Shermer, Corporate Officer

Schedule A Subject Properties

Prior to Amendment

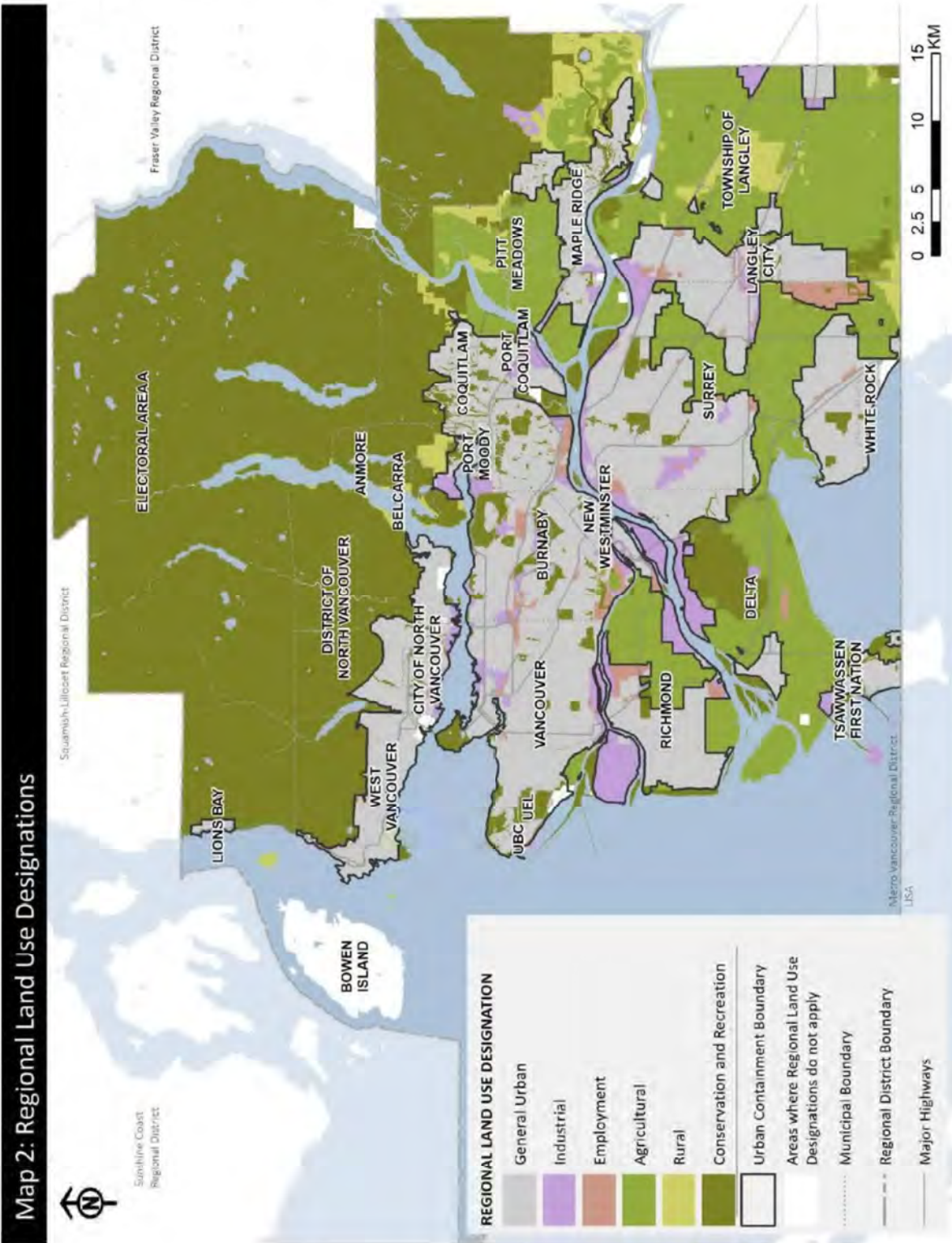


Post Amendment

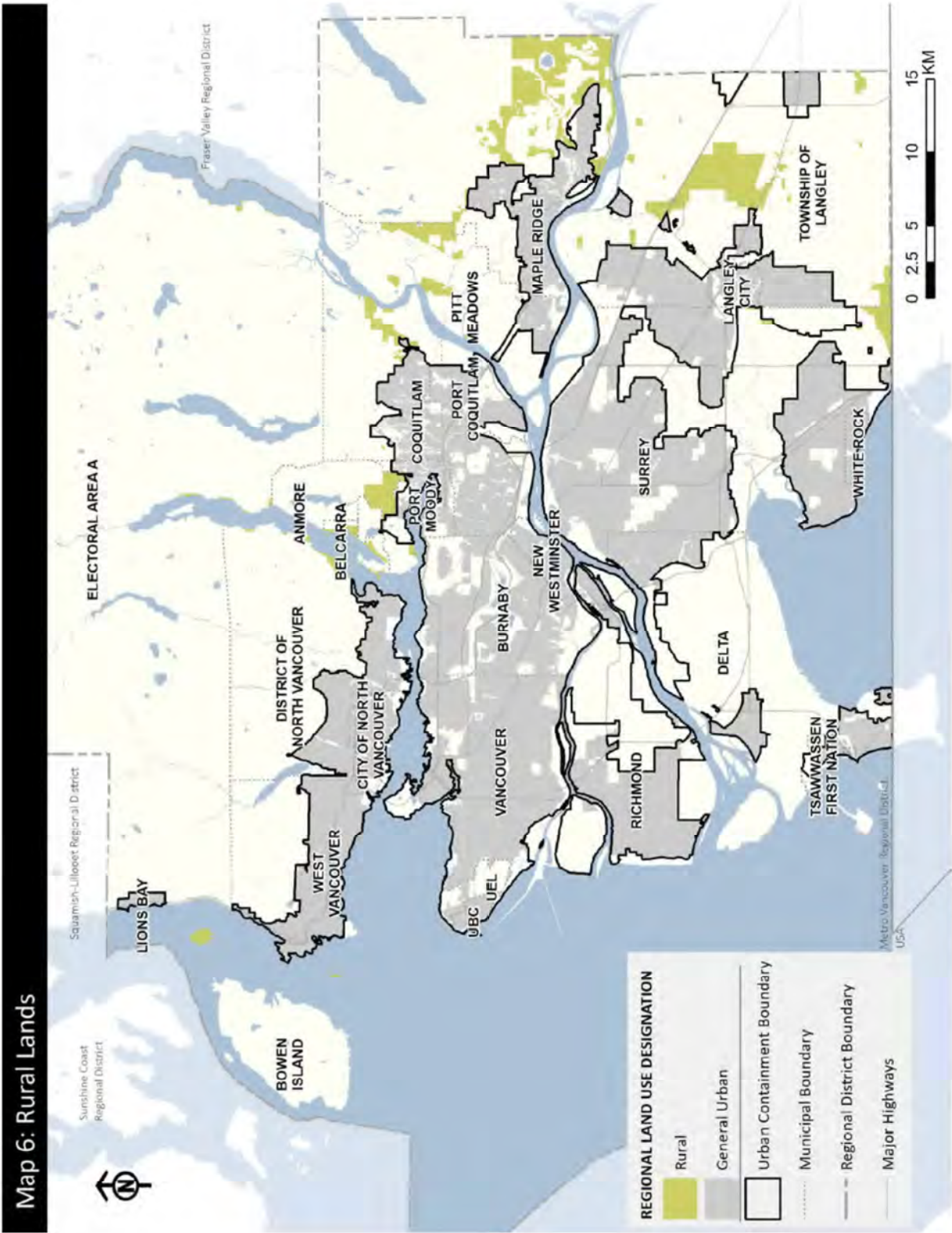


Schedule B
Official Regional Land Use Designation Maps

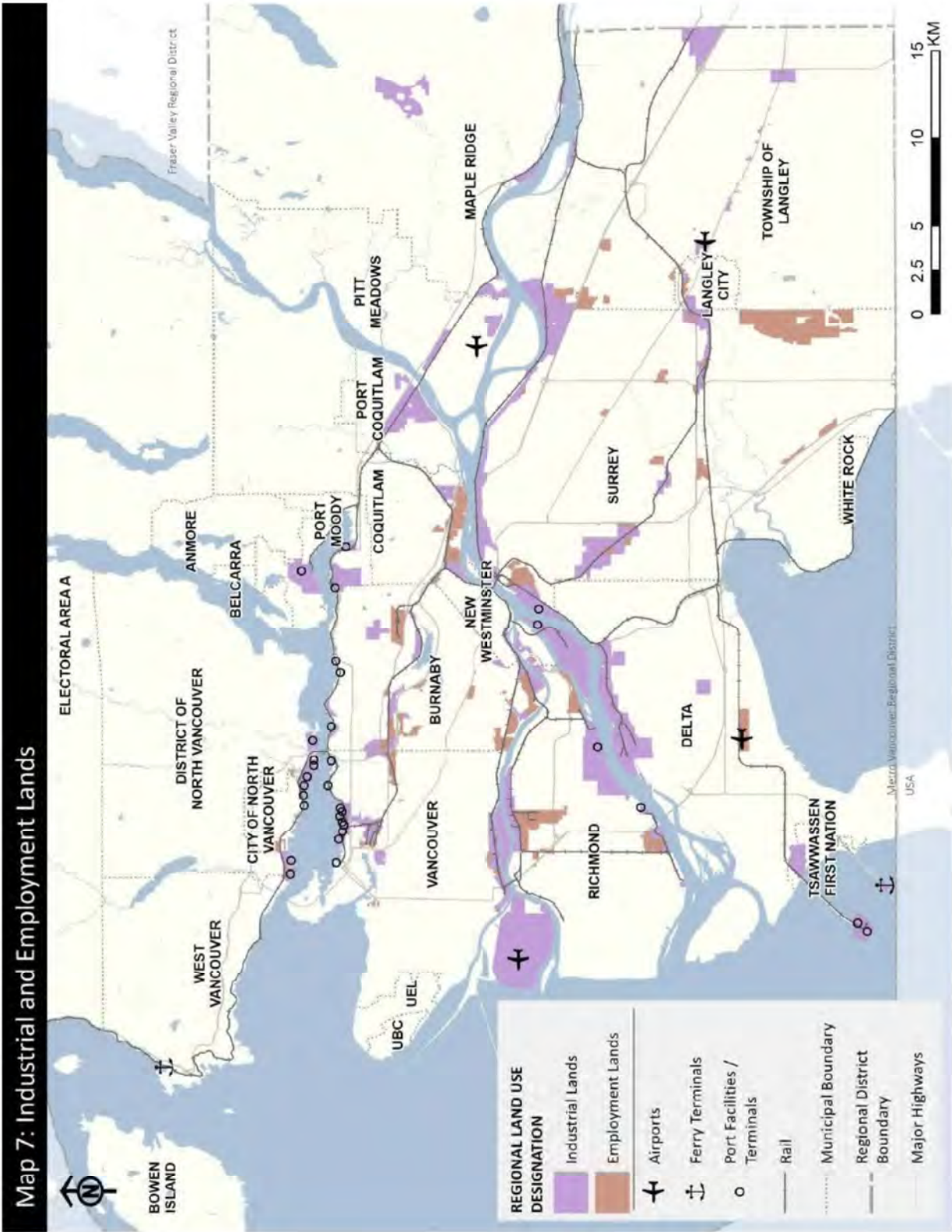
Map 2: Regional Land Use Designations



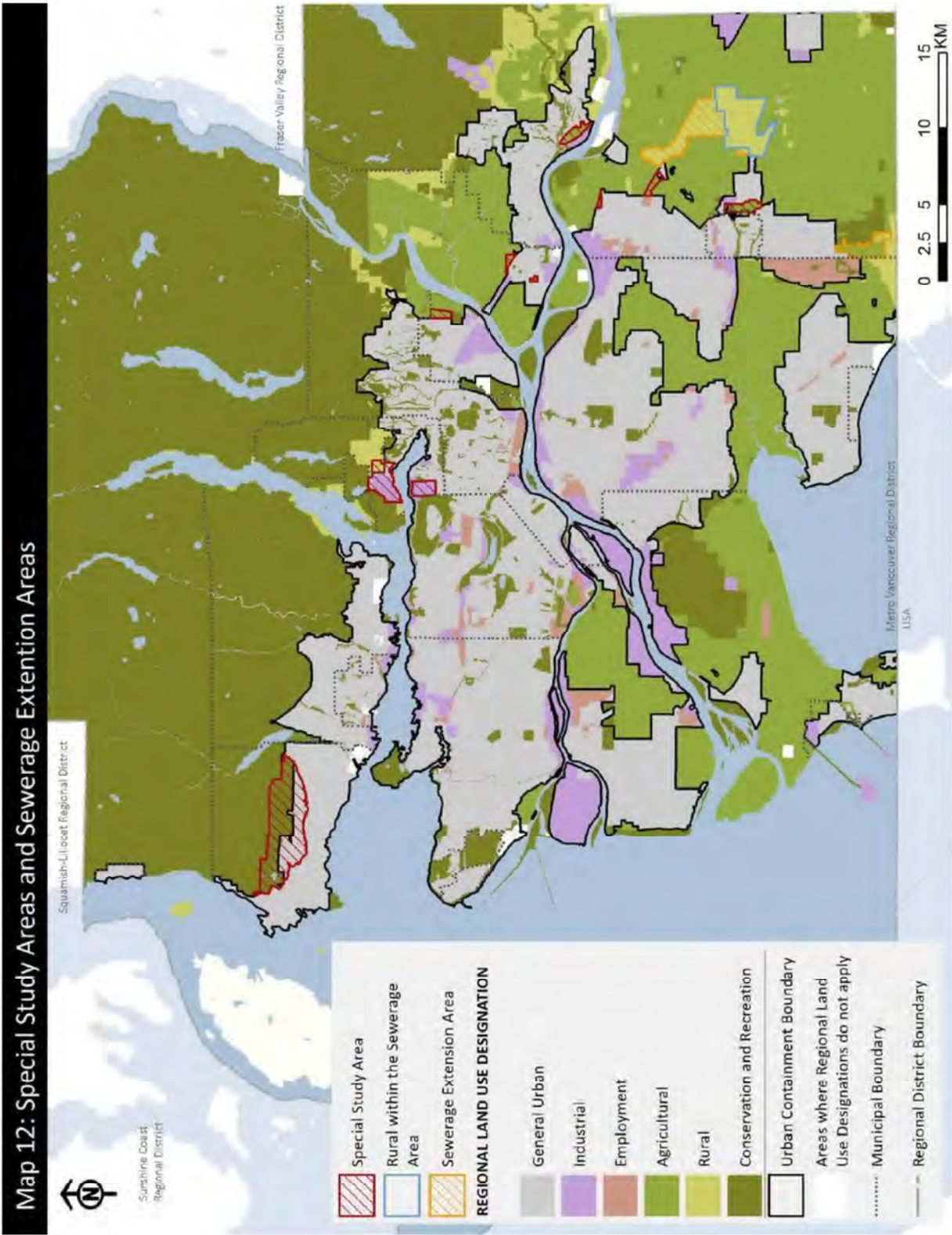
Map 6: Rural Lands



Map 7: Industrial and Employment Lands



Map 12: Special Study Areas and Sewerage Extension Areas





Metro 2050 Amendment Request from City of Surrey

FRASER HEIGHTS

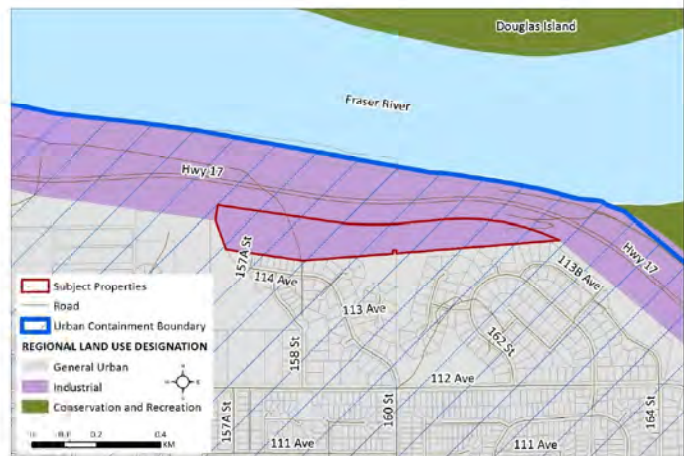
Victor Cheung
Senior Policy & Planning Analyst, Regional Planning and Housing Services

Regional Planning Committee, June 9, 2023
60033818

metrovancouver

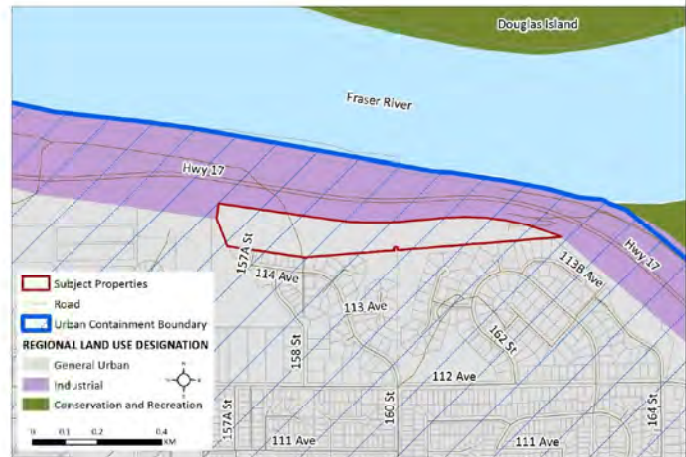
REGIONAL LAND USE DESIGNATIONS

- Designated Industrial in Metro 2050
- Lands to the north are designated Industrial
- Lands south are designated General Urban



PROPOSED AMENDMENT

- To amend the regional land use designation from Industrial to General Urban for the subject site
- Type 3 amendment



SITE PHOTOS



- Subject Site is isolated with steep slopes to the north



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5

- The proposal is consistent with the adjacent lands to the immediate south



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6

METRO 2050 CONSISTENCY ANALYSIS

The proposed amendment:

- located within the Urban Containment Boundary
- utilizes lands that are unsuitable for industrial uses due to the location, access, and topography of this subject site
- is consistent with the adjacent residential land use
- dedicates 54.6% of the site for riparian, biodiversity and open space protection purposes
- allows for 38 single family lots on the subject site
- is not transit-oriented, but it is unlikely to alter movement patterns in the area

RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street ;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.

NEXT STEPS

Should the amendment application proceed:

- Provided the bylaw receives readings by the MVRD Board, the amendment application will be referred to affected local governments for comment (45 day comment period)
- Receive comments from the referral process, convey comments to the Board and Board will consider final reading and adoption of the amendment bylaw.

