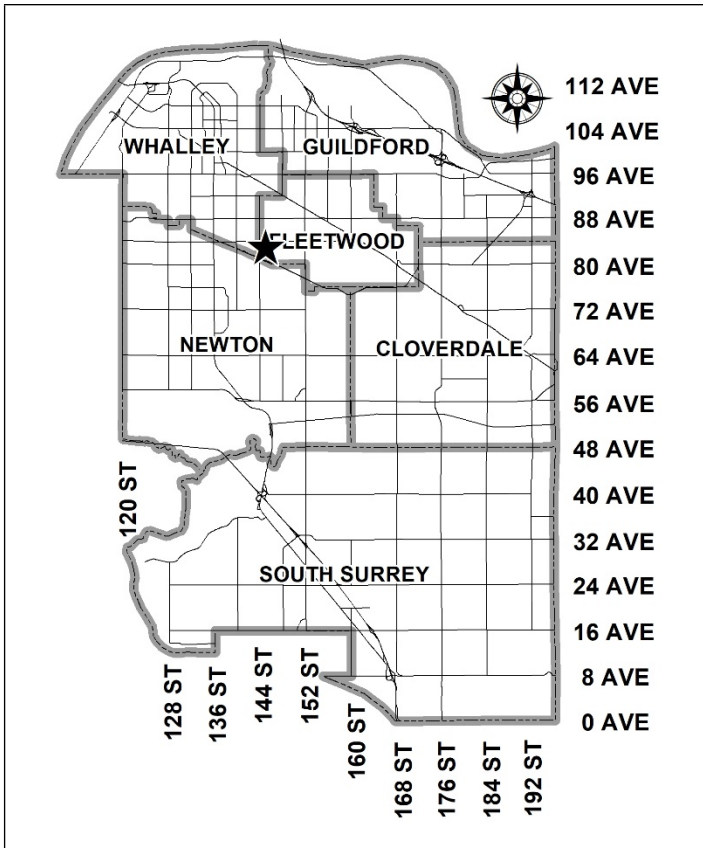


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0156-00

Planning Report Date: January 29, 2024



PROPOSAL:

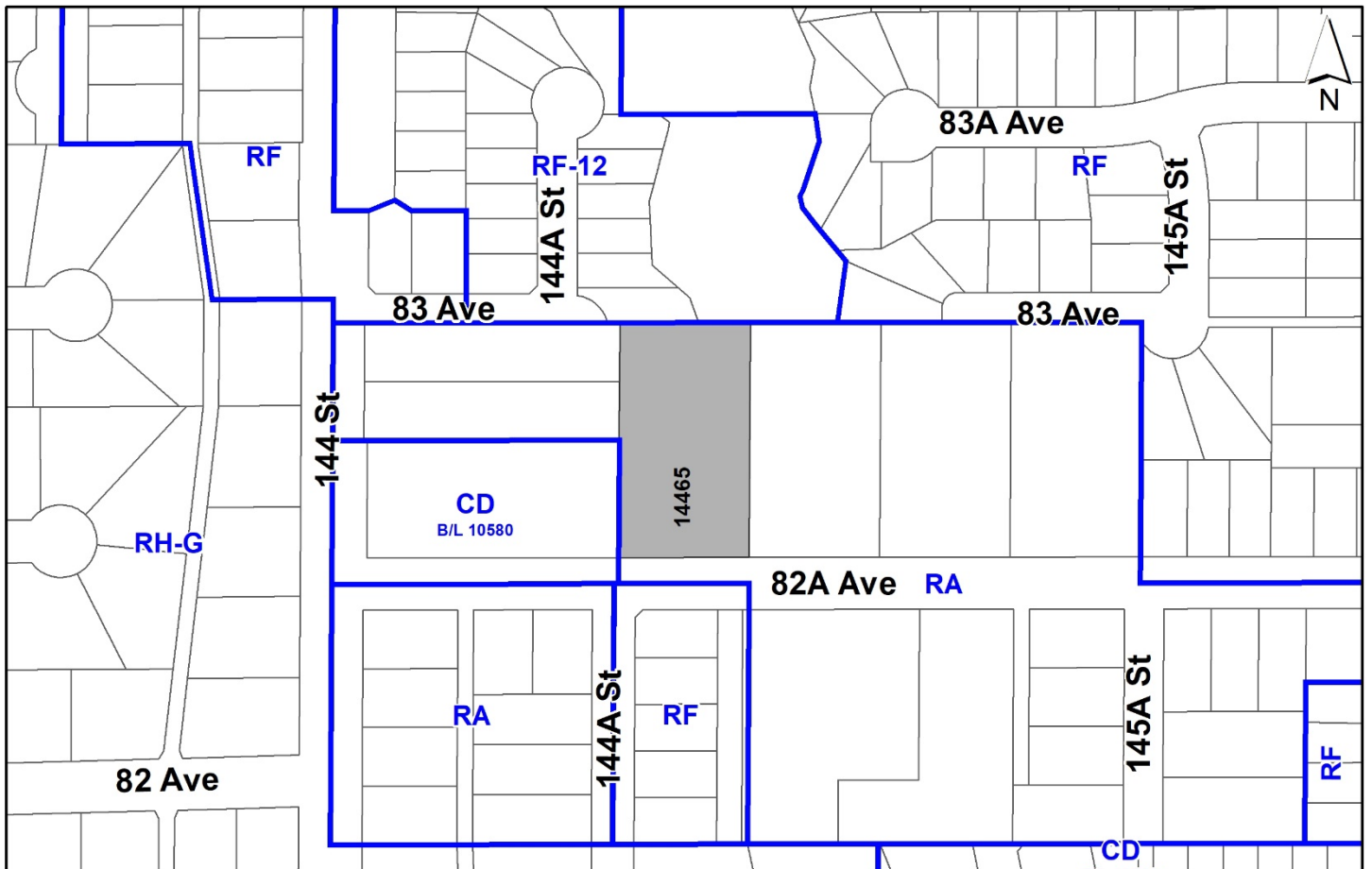
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**
- **Development Variance Permit**

To permit the development of 10 townhouse units with a portion of the site to be conveyed to the City for riparian area conservation purposes.

LOCATION: 14465 - 82A Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character, Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum streamside setback from a Class A (red-coded) watercourse from 30 metres to 16.1 metres, as measured from top-of-bank.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant's Qualified Environmental Professional (QEP) has provided an Impact Mitigation Plan as part of their Ecosystem Development Plan in support of the proposed reduction to the streamside setback area. The applicant will be restoring the riparian area and planting the streamside protection area with native trees and shrubs. Additionally, the

applicant is proposing to convey approximately 2,469 square metres (54% of the site) to the City for riparian area protection to ensure maximum safeguarding.

- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0156-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7923-0156-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a Class A (red-coded) stream from top of bank from 30 metres to 16.1 metres.
4. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) the applicant satisfy the requirements for a P-15 agreement;
 - (i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (k) 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;

- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-15 Zone, at the rate in effect at the time of Final Adoption;
- (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant Single Family Dwelling	Urban	RA
North:	Single Family Dwelling	Urban	RF-12
East:	Single Family Dwelling	Urban	RA
South (Across 82A Avenue):	Single Family Dwelling	Urban	RF
West:	Gas Station and Multi-tenant Commercial Building; Single Family Dwelling; Vacant Lot	Urban	CD (By-law No. 10580) & RA

Context & Background

- The subject property is located on the north side of 82A Avenue, east of 144 Street. The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "One Acre Residential Zone (RA)".
- The site is approximately 4,558 square metres in area, with a lot width of 50 metres and a lot depth of 90 metres.
- The property is encumbered by a Class A (red-coded) watercourse (Enver Creek) which runs through the centre of the site, flowing from north to south. As the subject property is within 50 metres of the stream, it is subject to a Sensitive Ecosystem Development Permit in accordance with the provisions identified in the OCP.
- Under Part 7A "Streamside Protection" of the Zoning By-law No. 12000, the minimum streamside setback from top-of-bank for a Class A (red-coded) watercourse is 30 metres.
- To the north and south of the subject property are City-owned greenbelts which were conveyed to the City to preserve and protect environmentally sensitive areas around Enver Creek through Development Application Nos. 7996-0098-00 and 7907-0021-00, respectively.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 10-unit townhouse complex with land to be conveyed to the City for conservation purposes, the applicant is proposing the following:
 - - Rezoning the site from “One Acre Residential Zone (RA)” to a “Comprehensive Development Zone (CD)” based on “Multiple Residential 15 Zone (RM-15)”;
 - A Development Permit for Form and Character, Hazard Lands and Sensitive Ecosystems, and
 - A Development Variance Permit to reduce the streamside setback for a Class A (red-coded) watercourse.

	Proposed
Lot Area	
Gross Site Area:	4,552 square metres
Riparian Lot Conveyance:	2,469 square metres
Net Site Area:	2,083 square metres
Number of Lots:	1 townhouse lot + 1 riparian lot
Building Height:	11.5 metres
Unit Density:	19.4 units per acre (47.9 units per hectare)
Floor Area Ratio (FAR):	0.76 FAR

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

5 Elementary students at Janice Churchill Elementary School
2 Secondary students at Enver Creek Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2025.

Parks, Recreation & Culture: Enver Creek Park is the closest active park with amenities including, soccer field, cricket pitch and a softball diamond, and is 430 metres walking distance from the development. Natural area parkland will be provided from this development.

Surrey Fire Department: The Surrey Fire Services have no concerns.

Transportation Considerations

- Vehicle access for the site is proposed from 82A Avenue, along the south property line.
- The proposed development is located in close proximity to transit service. A bus stop is located approximately 95 metres walking distance west of the subject site along 144 Street, serviced by bus route 341 with connections between the Guildford and Newton Bus Exchanges.

Parkland and/or Natural Area Considerations

- To the north and south of the subject property are City-owned greenbelts which were conveyed to the City to preserve and protect environmentally sensitive areas around Enver Creek through Development Application Nos. 7996-0098-00 and 7907-0021-00. This greenbelt is considered to be part of the riparian area for Enver Creek, and has moderate ecological value as per the City of Surrey's Biodiversity Conservation Strategy.

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 proposal complies with the “General Urban” designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP) of up to 20 units per acre (49.5 units per hectare) with the provision of a community benefit.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Permit gradual and sensitive residential infill within existing neighbourhoods in areas adjacent to transit corridors, support significant transit improvements, utilize existing infrastructure (A3);
 - Retain existing trees and natural features in existing neighbourhoods (A3);
 - Support infill development that is appropriate in scale and density to its neighbourhood context (A3);
 - Preserve riparian area and watercourses in their natural state and link them with upland areas to develop a connected network of natural areas throughout Surrey (D1);
 - Work towards protecting existing natural urban forest and natural vegetative coverage to maximize Surrey’s tree canopy (D1); and
 - Encourage ecological restoration of riparian and/or significant natural areas to improve stream health, to support biodiversity and to improve ecological health of the GIN (D1).

CD By-law

- The applicant is proposing a “Comprehensive Development Zone (CD)” to accommodate a proposed 10-unit townhouse development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the “Multiple Residential 15 Zone (RM-15)”.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-15 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-15 Zone (Part 21)	Proposed CD Zone
Unit Density:	37 dwelling units per hectare	47.9 dwelling units per hectare
Floor Area Ratio:	0.70	0.76
Lot Coverage:	45%	36%
Yards and Setbacks		
Front (South):	7.5 m	4.5 m
Side (East):	7.5 m	8.2 m
Side (West):	7.5 m	5.5 m
Rear (North):	7.5 m	3.0 m
Principal Building Height:		
Permitted Uses:	<ul style="list-style-type: none"> • Ground-oriented multiple unit residential buildings • Child care centres 	<ul style="list-style-type: none"> • Ground-oriented multiple unit residential buildings
Amenity Space		
Indoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite	The proposed CIL of \$30,000 meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite	The proposed 47 m ² meets the Zoning By-law requirement.
	Outdoor amenity shall not be located within setbacks.	Outdoor amenity up to a maximum of 22 sq. m. shall be permitted within setbacks.
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential Ground-Oriented:	20	20
Residential Visitor:	2	2
Total:	22	22
Bicycle Spaces		
Residential Visitor:	6	6

- The unit density and floor area ratio have increased from 37 dwelling units per hectare and 0.70 FAR in the RM-15 Zone to 48 dwelling units per hectare and 0.76 FAR in the proposed CD Zone. The proposed density complies with the Urban designation in the OCP.
- The maximum lot coverage has been reduced from 45% in the RM-15 Zone to 36% in the proposed CD Zone. The reduction is in line with the lot coverage of the proposed development.
- The reduced setbacks along the south, north and west property lines are to achieve a more urban, pedestrian oriented streetscape and help address challenges with site planning given the long (90.5 metres) and narrow (22.7 metres) development area.

- Building setback reductions along the north and west sides of the development will be buffered by substantive landscape planning. The applicant is proposing to provide landscaping along the west property line, including a row of trees to ensure privacy between the rear yard of the proposed townhouse units and land to the west. The applicant is also proposing to provide landscaping along the north property line to ensure privacy between the side of one townhouse unit with the single family lot to the north.
- The applicant is only able to accommodate 25 square metres of the outdoor amenity area outside of required building setbacks, a shortfall of 5 square metres from the RM-15 Zone requirement. The applicant is proposing to provide 22 square metres within the west side yard setback (4 times the shortfall). In the RM-15 Zone outdoor amenity space is not permitted within the setback area. The proposed CD Zone will allow up to a maximum of 2 square metres of outdoor amenity space within the west side yard setback. The applicant is proposing to maintain a 3 metre wide landscape buffer along the entire length of the west property line for an appropriate interface with land to the west. Overall, the applicant proposes to provide approximately 47 square metres of outdoor amenity, which exceeds the requirements of the RM-15 Zone (30 square metres).

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 16.1 metres.
- The proposed variance only applies to the western side of the Class A (red-coded) stream. No variance is being proposed on the eastern side of the stream.
- It is noted that under Part 7A of Zoning By-law No. 12000 for lots that existed prior to September 12, 2016, where zoning allows for single family dwelling and duplex uses, the streamside setback from top-of-bank for a Class A (red-coded) stream is 15 metres. As such, a single family dwelling could be constructed on the subject site with a 15-metre setback from top-of-bank. The proposed setback exceeds 15 metres.
- Due to the natural curve of the watercourse the proposed streamside setback is a minimum of 16.1 metres but increases to 34 metres as it moved southwards through the site.
- In support of the proposed variance, the project Qualified Environmental Professional (QEP) prepared an Ecosystem Development Plan (EDP) and Impact Mitigation Plan (IMP) for the proposal which were reviewed by staff.
- In support of the variance, the applicant is proposing to convey approximately 54 % of the site (2,469 square metres) to the City for conservation purposes (without compensation). The applicant will be restoring the riparian area and planting the streamside protection area with native trees and shrubs.
- Staff support the requested variances to proceed for consideration as a significant portion of this site will be conveyed to the City for conservation purposes in perpetuity, for an area that is greater than would be protected through development of the site as a single family lot.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs for sites outside of a Secondary Plan Area. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density increase from 37 units per acre to 48 units per hectare in accordance with the OCP Urban designation. The current rate for the Fleetwood Community Area is \$16,020 per townhouse unit in excess of 37 upa.

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 \$1,068 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 register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 14, 2023, and the Development Proposal Signs were installed on November 23, 2023. Staff received three responses from neighbouring (*staff comments in italics*):
- One resident had general questions about the proposal.
- Two residents expressed concern with the variance to the streamside setback area, and protection of the watercourse.

(The development application includes a proposed variance to the City of Surrey's streamside setback requirements for a Class A (red-coded) stream (Enver Creek). The applicant has

submitted an Ecosystem Development Plan and Impact Mitigation Plan prepared by a Qualified Environmental Professional in support of the proposed variance.

The applicant is proposing to convey the streamside setback area along the west side of Enver Creek to the City for riparian conservation. A P-15 agreement will be required for restoration, monitoring and maintenance of the conveyed aquatic and riparian areas.

A fence will be installed along the new east property line of the proposed townhouse development to prevent unauthorized access into the riparian area of Enver Creek.)

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows north to south. 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 A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law. Instead, the applicant is proposing a minimum 16.1 metre setback at its closest point, increasing to 34 metres, in order to facilitate the development of a townhouse complex with 10 units. The proposed variance only applies to the western side of the watercourse.
- An Ecosystem Development Plan, prepared by Rémi Masson, *R.P. Bio.*, of Redcedar Environmental Consulting Inc. and dated January 11, 2024, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP, and will be replanted with a mix of native trees and vegetation.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the eastern half of the property. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- 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 Local BCS Corridor within the subject site, in the Green Timbers BCS management area, with a Moderate ecological value.

- The BCS further identifies the GIN area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters.
- The development proposal conserves 2,375 square meters of the subject site through Riparian Conveyance which equates to 52 % of the total gross area of subject site. This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 205 square meters of the GIN area would be required on the subject site. The application proposes a reduction to portions of the width of the GIN on the property to match the streamside protection area, with a variable width from approximately 26 m to 30 m, on average, measured from the watercourse centerline. Fencing is proposed along the western edges of the GIN area to protect the area from development activities and long-term encroachment.
- An Ecosystem Development Plan, prepared by Rémi Masson, *R.P. Bio.*, of Redcedar Environmental Consulting Inc. and dated January 11, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

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 subject site is relatively flat, sloping down towards the east with some localized steeper portions along the western bank of Enver Creek.
- A geotechnical report, prepared by Stuart Hrysio, *P. Eng.*, of Braun Geotechnical Ltd. and dated October 13, 2023, was peer reviewed by Gunther Yip, *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 conform to the OCP Development Permit guidelines for Hazard Lands. 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.
- 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 a 5-metre setback from top-of-bank for at-grade structures, site preparation to remove

vegetation and loose soil from the building area, and specifications for the placement of structural fill.

- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Official Community Plan (OCP).
- The proposed 10-unit townhouse project consists of two, three-storey buildings, with 5 units per building. All units are proposed to have three bedrooms and a flex room space on the ground level.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to resolve the following issues:
 - Address some of the challenges involved in site planning on a narrow lot;
 - Ensuring safe corridors for pedestrian movement and access to unit entrances;
 - Provide outdoor amenity and visitor parking in a central location; and
 - Provide Juliet balconies along the east side of units to take advantage of the creek facing views.
- All ten units are proposed to have side-by-side garages. The site will have a singular vehicle access from 82A Avenue.
- Unit 1, fronting onto 82A Avenue has been designed with the front door and habitable room facing the street frontage to ensure CPTED principles are met.
- The buildings are proposed with a coordinated colour scheme, light and dark. The buildings are proposed to have a modern appearance, with large windows and gables roofs. Building materials include hardie siding (in shades of grey and brown), brick (in brown), and dark grey shingled roofs.
- Each proposed townhouse includes a patio and private yard space at garden framed by landscaping and fencing.

Landscaping

- The proposed landscaping for the site includes a centrally located outdoor amenity space and 3.0-metre wide landscape buffer along the north, south and west property lines.
- The dwelling units will have landscape yards, with a variety of trees and shrubs. All units will have access to some private patio space.
- The applicant has worked to accommodate some shrub planting along the east side of the townhouses between unit garages.

Indoor Amenity

- The required indoor amenity space is 30 square metres, at a rate of 3.0 square metres per unit.
- Due to site constraints, and the small scale of the proposed development, the applicant is proposing to provide no indoor amenity space. The applicant is proposing to address the shortfall in indoor amenity space with a cash-in-lieu contribution of \$30,000 (based on \$3,000 per unit) in accordance with City policy. The applicant will be required to provide this cash-in-lieu at the rate in effect at Final Adoption.

Outdoor Amenity

- The required outdoor amenity space is 30 square metres, at a rate of 3.0 square metres per unit. The applicant is proposing to provide 48 square metres, exceeding the minimum requirement. Of this 26 square metres is proposed in compliance with the RM-30 Zone and is located outside of building setbacks. The remaining 22 square metres is located within the west side yard building setback. A variance is being requested to permit this in the CD By-law.
- The outdoor amenity space is centrally located.
- The outdoor amenity space includes some landscaping for privacy, a bench and table with chairs for seating, a lawn area, and some play equipment for children.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Common Cherry	1	1	0
Common Apple	1	1	0
Gary Oak	1	1	0
Coniferous Trees			
Douglas Fir	4	4	0
Total (excluding Alder and Cottonwood Trees)	7	7	0
Additional Trees in the proposed Riparian Area	13	0	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees Proposed		28	
Estimated Contribution to the Green City Program		\$4,950	

- The Arborist Assessment states that there are a total of 7 mature trees on the site, excluding Alder and Cottonwood trees. Ten (10) existing trees, approximately 59% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this proposal on the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional thirteen (13) protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.

- As a condition of final approval the project arborist will be required to demonstrate that proposed works associated with the outdoor amenity area will not negatively impact the tree protection zone of an off-site tree located along the west property line.
- 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 24 replacement trees on the site. Since a proposed 15 replacement trees can be accommodated on the site, the proposed deficit of nine (9) replacement trees will require an estimated cash-in-lieu payment of \$4,950, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 82A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Full Moon Maple, Pink Flowering Dogwood, and Cornelian Cherry.
- In summary, a total of 28 trees are proposed to be retained or replaced on the site with an estimated contribution of \$4,950 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Streamside Protection Area Map
Appendix VI.	Development Variance Permit No. 7923-0156-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SR/ar

10 Unit Townhouse Development at,

14465 82A Avenue, Surrey, BC

Appendix I



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
10 Unit Townhouse Development
at 14465 82A Ave Surrey BC
CLIENT:
GENARIS PROPERTIES

DATE:
5-Apr-23
PROJECT NO:
22-225
SCALE: DRAWN BY:
NTS G.SJ

REV	DESCRIPTION	BY	DATE

COVER SHEET

A 0.0



DRAWING LIST:

- A 0.0 COVER PAGE
- A 0.1 DATASHEET
- A 0.2 SITE CONTEXT
- A 0.3 SITE CONTEXT

SITE PLAN

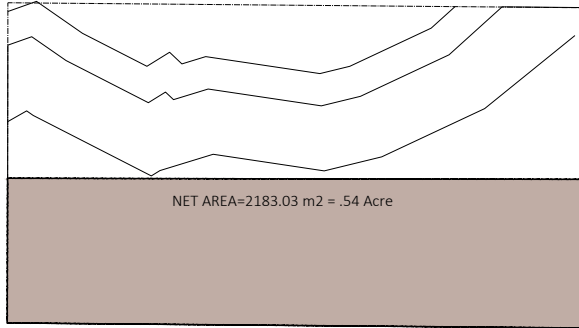
- A 1.0 BASE PLAN
- A 1.1 SITE PLAN
- A 1.2 SITE SECTION PLAN
- A 1.3 FIRE ACCESS PLAN
- A 1.4 COLOUR PALETTE

FLOOR PLANS & ELEVATIONS

- A 2.1A BUILDING 1 - FLOOR PLANS
- A 2.1B BUILDING 1 - FLOOR PLANS
- A 3.1 BUILDING 1 - ELEVATIONS
- A 2.2A BUILDING 2 - FLOOR PLANS
- A 2.2B BUILDING 2 - FLOOR PLANS
- A 3.2 BUILDING 2 - ELEVATIONS

SECTIONS

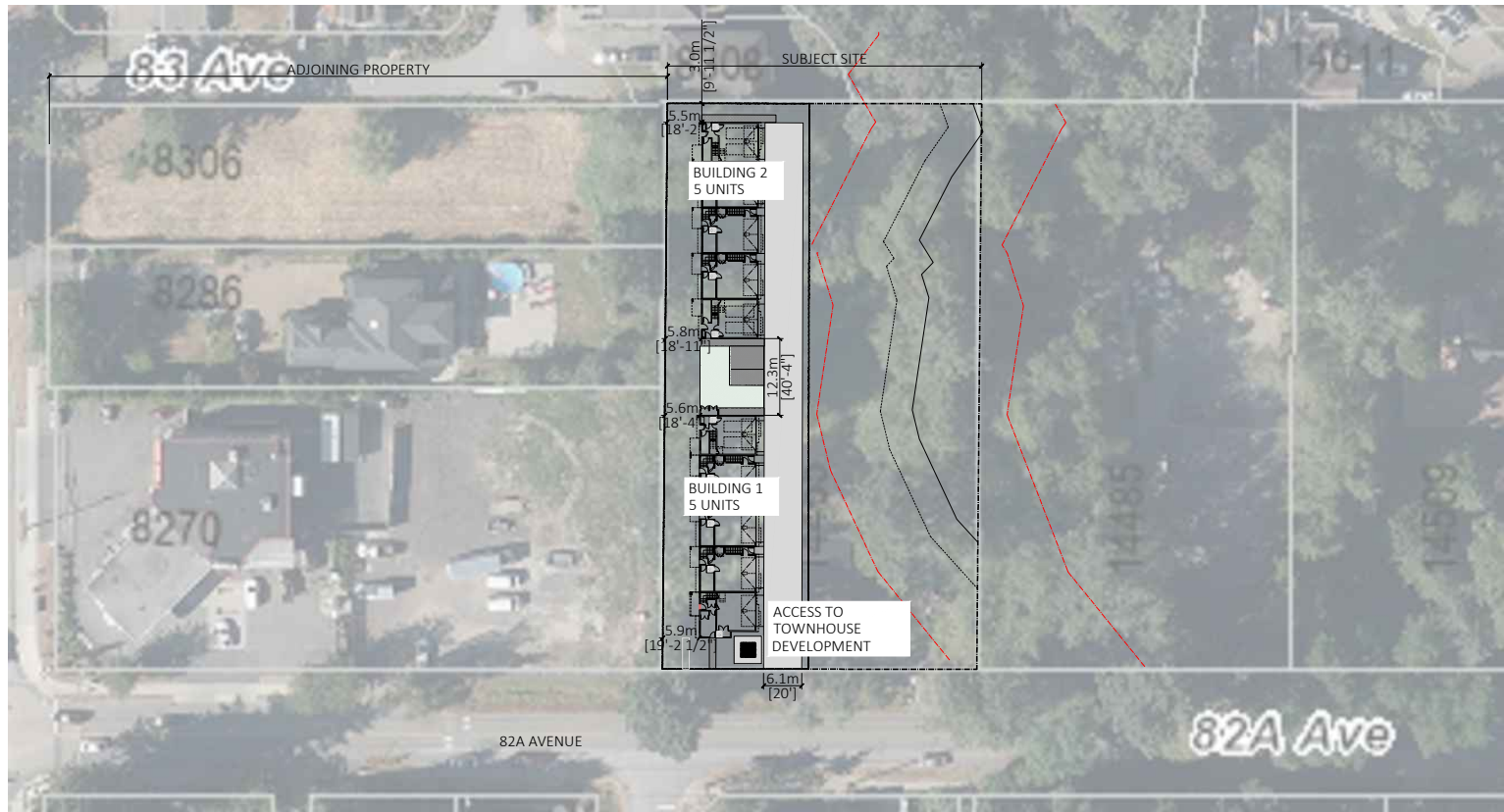
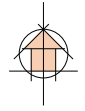
- A 4.1 TYP. SECTION



PROJECT INFORMATION / ZONING DATA		
Civic Address	14465 82A STREET SURREY BC	
Legal Address		
ZONING	Proposed RM 30	
GROSS SITE AREA	49003 FT2 = 4552.5 m2	
NET PARCEL AREA	2083 m2/0.515 ac.	
BUILDING HEIGHT		
NO. OF STOREY/BUILDING HEIGHT	3 / 11.5 m	
SETBACK	PERMITTED	PROVIDED
FRONT (South)	4.5m	6.0 m
REAR (North)	6.0m	3.0 m
SIDE (West)	6.0m	5.5 m
SIDE (East)	6.0m	8.2 m
DENSITY (RM 30/30 UPA)	REQUIRED	PROPOSED
	0.515 ACRE x 30 UPA= 15.45UNITS	19.42 UPA = 10 UNITS
LOT COVERAGE		36%
FSR BASED ON NET	1.0 PERMITTED	0.76 PROVIDED
OUTDOOR AMENITY SPACE:	30.0 m2	47.42 m2 (VAR IN SETBACK REQ'D)
INDOOR AMENITY :		N.A
PARKING		
REQUIRED		20 STALLS
PROVIDED		20 STALLS
VISITOR		
REQUIRED		10 X 0.2 = 2.0 STALLS
PROVIDED		2 STALLS

UNIT	UNIT AREA (in sq. ft.)	NO. OF UNITS	TOTAL UNIT AREA (in sq. ft.)	GARAGE AREA (in sq. ft.)	TOTAL GARAGE AREA (in sq. ft.)	TOTAL AREA (with garage)
	(Garage not Included)					
TYPE A	1,523.43	2	3,046.86	433.73	867.46	3,914.32
TYPE A1	1,523.43	1	1,523.43	433.73	433.73	1,957.16
TYPE A2	1,685.65	1	1,685.65	430.59	430.59	2,116.24
TYPE B	1,794.09	6	10,764.54	438.56	2,631.36	13,395.90
TOTAL	6,526.60	10	17,020.48	1,736.61	4,363.14	21,383.62
TOTAL (in sq.m)	606.34		1,581.25	161.3363	405.35	1,986.60

REV	DESCRIPTION	DATE	BY



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SCALE:

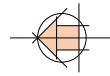
1/16" = 1'

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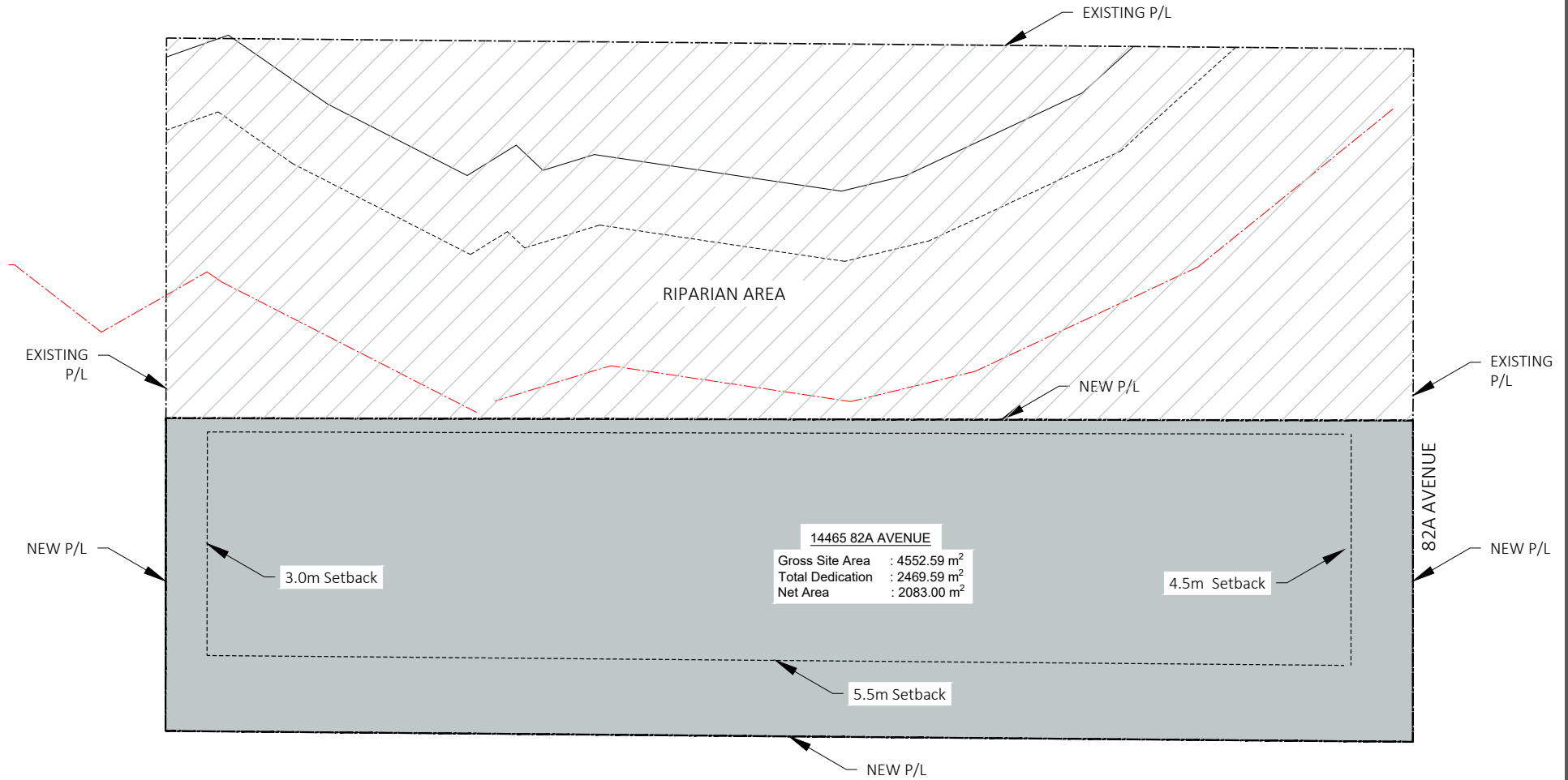
GJSJ

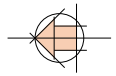
REV	DESCRIPTION	BY	DATE

CONTEXT PLAN

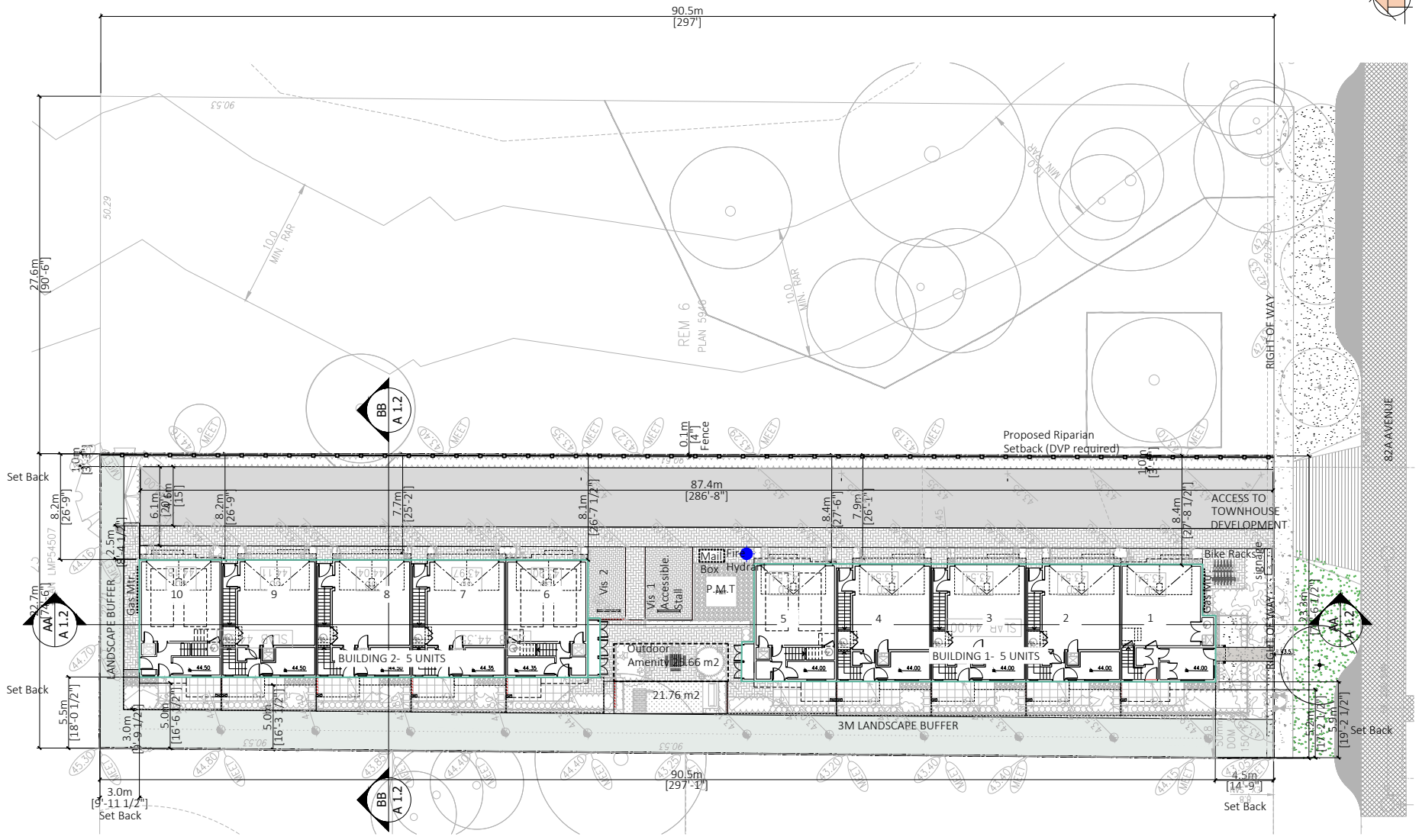


REV	DESCRIPTION	BY	DATE





REV	DESCRIPTION	BY	DATE



90.5m
[297']

REM 6
PLAN 5946

Proposed Riparian
Setback (DVP required)

ACCESS TO
TOWNHOUSE
DEVELOPMENT

BUILDING 2- 5 UNITS

BUILDING 1- 5 UNITS

Outdoor
Amenity
66.6 m2

3M LANDSCAPE BUFFER

82A AVENUE

RIGHT OF WAY

Set Back

Set Back

Set Back

Set Back

50.29

27.6m
[90'-6"]

90.53

10.0
MIN. P.R.R.

0.1m
fence

90.5m
[297'-1"]

3.0m
[9'-11 1/2"]
Set Back

5.5m
[18'-0 1/2"]
Set Back

8.2m
[26'-9"]
Set Back

1.0m
[3'-3"]

1.0m
[3'-3"]

27.6m
[90'-6"]

50.29

90.53

10.0
MIN. P.R.R.

90.5m
[297']

90.5m
[297']

2.5m
[8'-1 1/2"]
LANDSCAPE BUFFER

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LANDSCAPE BUFFER

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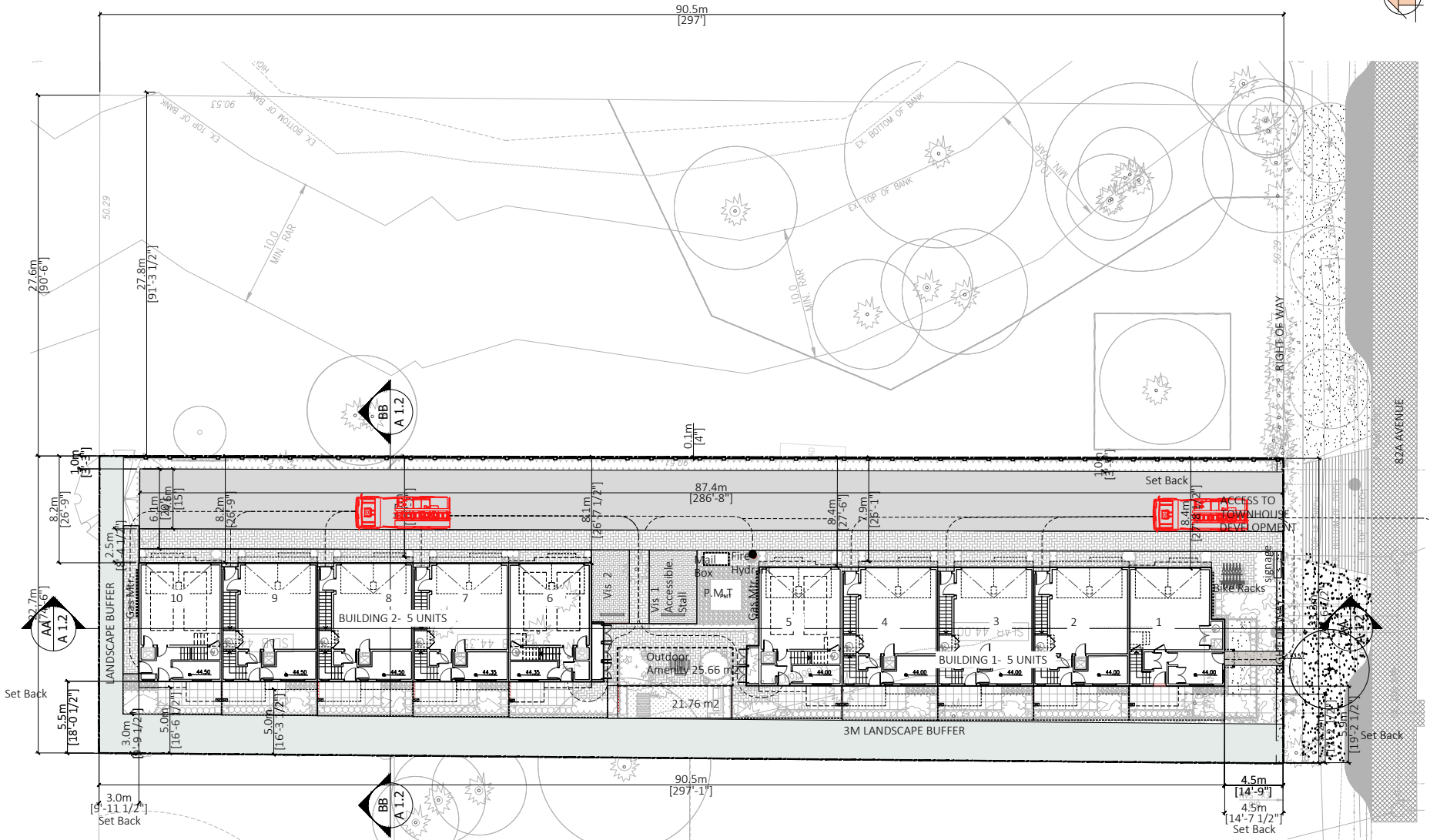
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REV	DESCRIPTION	DATE	BY



FINISH SCHEDULE

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> 1.) Fibre cement Plank Siding
Colour: Benjamin Moore bittersweet chocolate (2114-10) 2.) Exterior High Density Fibre cement Board c/w easy trims to match (Hardie or similar)
Colour: Benjamin Moore Stone Brown (2112-30) | <ul style="list-style-type: none"> 3.) Fibre cement Plank Siding
Colour: Benjamin Moore Silver Fox (2108-50) 4.) Fibre cement Plank Siding
Colour: Benjamin Moore Lacey Pearl (2108-70) 5.) Painted Finish
Colour: Blue | <ul style="list-style-type: none"> 6.) Asphalt Shingles Roofing
Colour: gray 7.) Painted Finish Fascia Board
Colour: benjamin moore java 2106-10 8.) Concrete Finish | <ul style="list-style-type: none"> 9.) Painted Finish Fascia Board and Garage Door
Colour: taupe 10.) Exterior High Density brick wall
Colour: Benjamin Moore Beachcomber - 993 |
|---|--|---|---|

1 Front/East Elevation
3/32"=1'

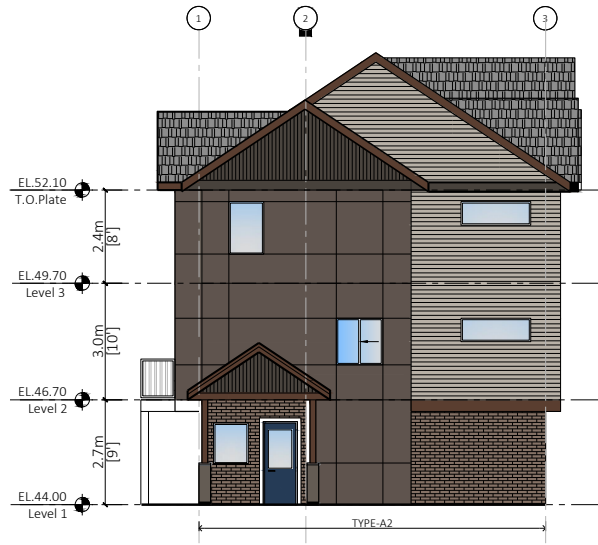


2 Rear/West Elevation
3/32"=1'

REV	DESCRIPTION	DATE	BY



1 Rear/West Elevation
3/32"=1'



2 Left/South Elevation
3/32"=1'

FINISH SCHEDULE

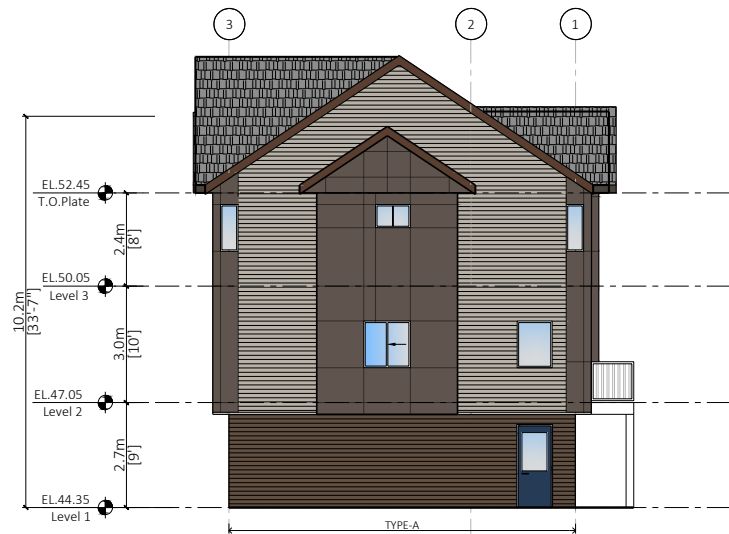
- 1.) Fibre cement Plank Siding
Colour: Benjamin Moore bittersweet chocolate (2114-10)
- 2.) Exterior High Density Fibre cement Board c/w easy trims to match (Hardie or similar)
Colour: Benjamin Moore Stone Brown (2112-30)
- 3.) Fibre cement Plank Siding
Colour: Benjamin Moore Silver Fox (2108-50)
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Colour: Benjamin Moore Lacey Pearl (2108-70)
- 5.) Painted Finish
Colour: Blue
- 6.) Asphalt Shingles Roofing
Colour: gray
- 7.) Painted Finish Fascia Board
Colour: benjamin moore java 2106-10
- 8.) Concrete Finish
- 9.) Painted Finish Fascia Board and Garage Door
Colour: taupe
- 10.) Exterior High Density brick wall
Colour: Benjamin Moore Beachcomber - 993

REV	DESCRIPTION	BY	DATE

REV	DESCRIPTION	DATE	BY



1 Front/East Elevation
3/32"=1'



2 Right/North Elevation
3/32"=1'

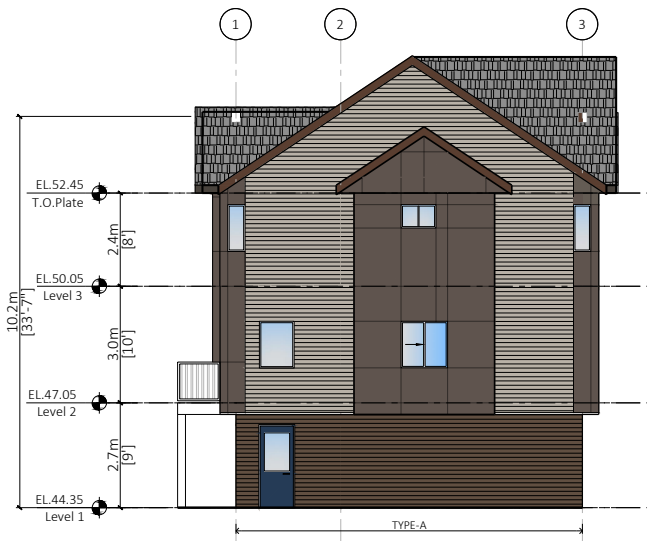
FINISH SCHEDULE

- 1.) Fibre cement Plank Siding
Colour: Benjamin Moore bittersweet chocolate (2114-10)
- 2.) Exterior High Density Fibre cement Board c/w easy trims to match (Hardie or similar)
Colour: Benjamin Moore Stone Brown (2112-30)
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Colour: Benjamin Moore Silver Fox (2108-50)
- 4.) Fibre cement Plank Siding
Colour: Benjamin Moore Lacey Pearl (2108-70)
- 5.) Painted Finish
Colour: Blue
- 6.) Asphalt Shingles Roofing
Colour: gray
- 7.) Painted Finish Fascia Board
Colour: benjamin moore java 2106-10
- 8.) Concrete Finish
- 9.) Painted Finish Fascia Board and Garage Door
Colour: taupe
- 10.) Exterior High Density brick wall
Colour: Benjamin Moore Beachcomber - 993

REV	DESCRIPTION	DATE	BY



1 Rear/West Elevation
3/32"=1'

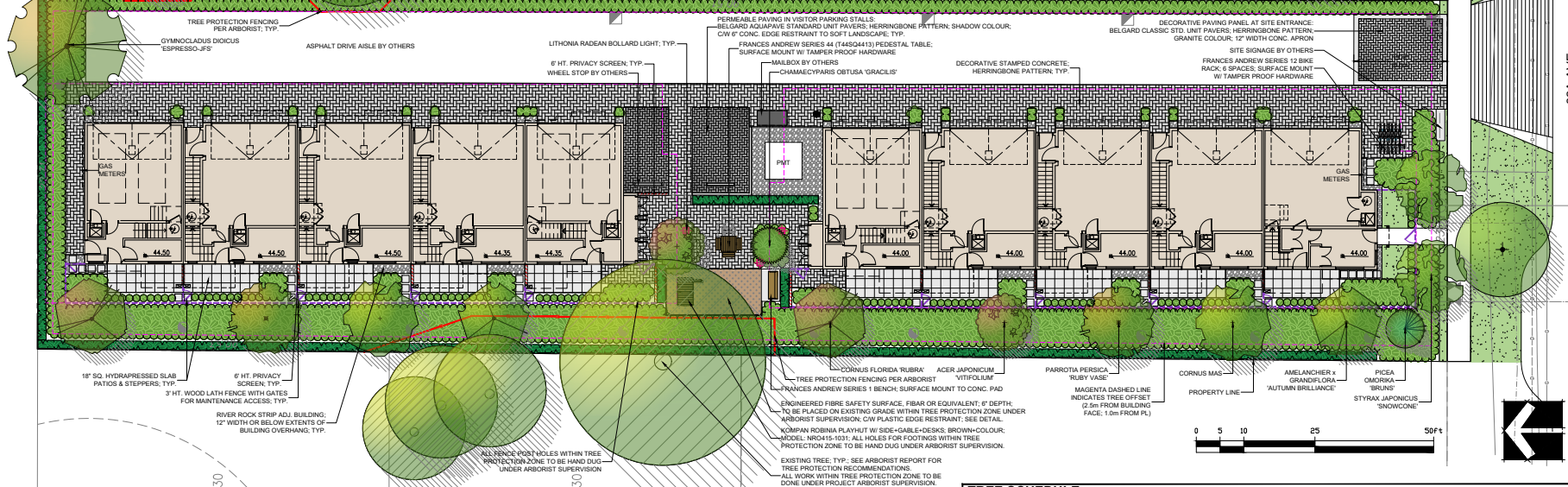
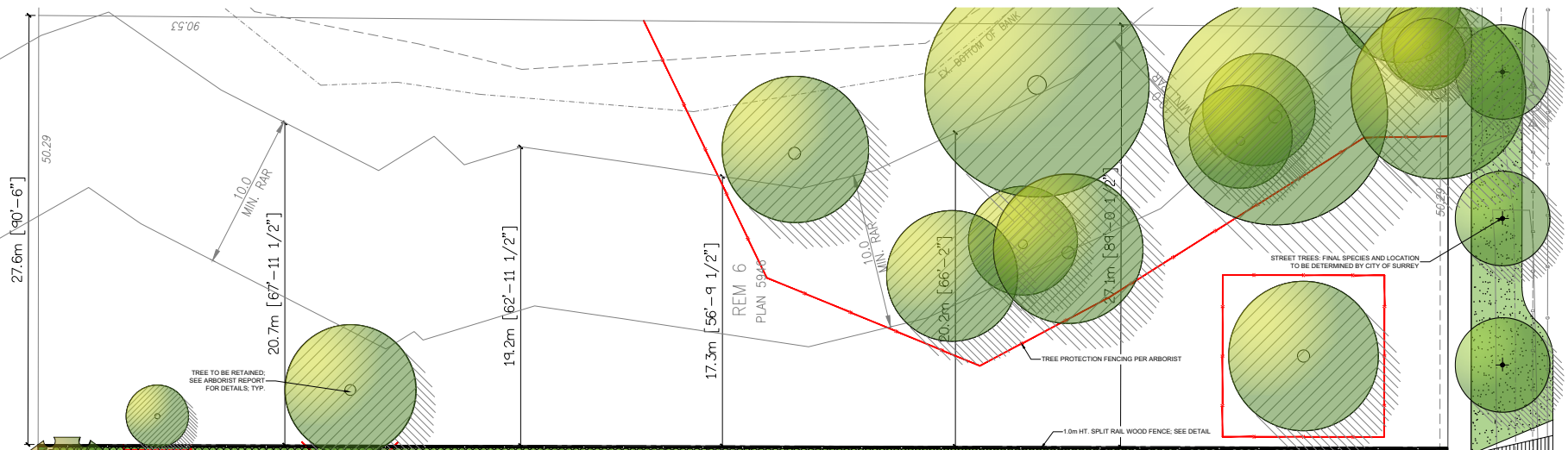


2 Left/South Elevation
3/32"=1'

FINISH SCHEDULE

- 1.) Fibre cement Plank Siding
Colour: Benjamin Moore bittersweet chocolate (2114-10)
- 2.) Exterior High Density Fibre cement Board c/w easy trims to match (Hardie or similar)
Colour: Benjamin Moore Stone Brown (2112-30)
- 3.) Fibre cement Plank Siding
Colour: Benjamin Moore Silver Fox (2108-50)
- 4.) Fibre cement Plank Siding
Colour: Benjamin Moore Lacey Pearl (2108-70)
- 5.) Painted Finish
Colour: Blue
- 6.) Asphalt Shingles Roofing
Colour: gray
- 7.) Painted Finish Fascia Board
Colour: benjamin moore java 2106-10
- 8.) Concrete Finish
- 9.) Painted Finish Fascia Board and Garage Door
Colour:taupe
- 10.) Exterior High Density brick wall
Colour: Benjamin Moore Beachcomber - 993

SEAL:



82A AVE

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 JAN 23	ARBORIST COORDINATION	CI
4	24 JAN 23	REV. PER NEW SITE PLAN	CI
2	24 JAN 23	REV. PER NEW SITE PLAN / AME PLAN	CI
2	23 NOV 22	REV. PER NEW SITE PLAN	CI
1	23 OCT 20	REV. PER NEW SITE PLAN / COMMENTS	CI

CLIENT:
GENARIS PROPERTIES

PROJECT:
10 UNIT TOWNHOUSE DEVELOPMENT
14465 82A AVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23 SEP 08
SCALE: 3/32" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHKD: RK
PROJECT NUMBER: 231-161

L1

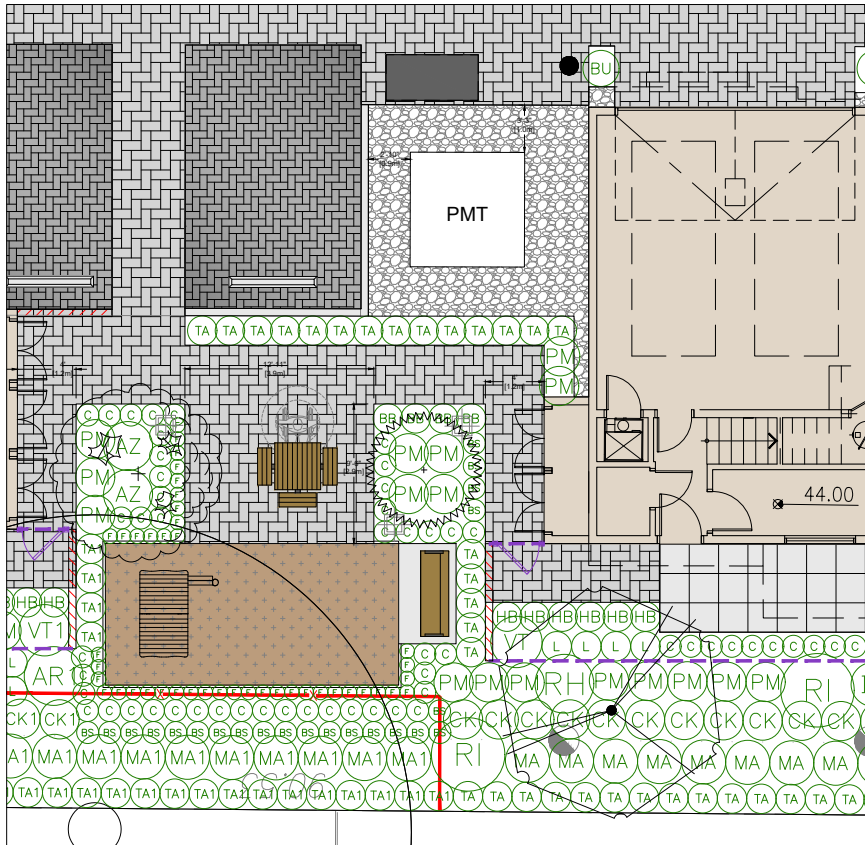
TREE SCHEDULE		PMG PROJECT NUMBER: 231-161		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ACER JAPONICUM 'VITIFOLIUM'	FULL MOON MAPLE	5CM CAL; 2.5M HT; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	1	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HONGI FALSE CYPRESS	3M HT; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	5CM CAL; 1.5M STD.; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	2	CORNUS MAS	CORNELIAN CHERRY	5CM CAL; 1.5M STD.; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	1	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	'ESPRESSO' KENTUCKY COFFEE TREE	5CM CAL; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	2	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL; 1.5M STD.; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	1	PICEA OMORIKA 'SIRLINS'	BRUNS SERBIAN SPRUCE	3M HT; B&B (CLIMATE RESILIENT ALL CONDITIONS)
	2	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	5CM CAL; B&B (CLIMATE RESILIENT ALL CONDITIONS)

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

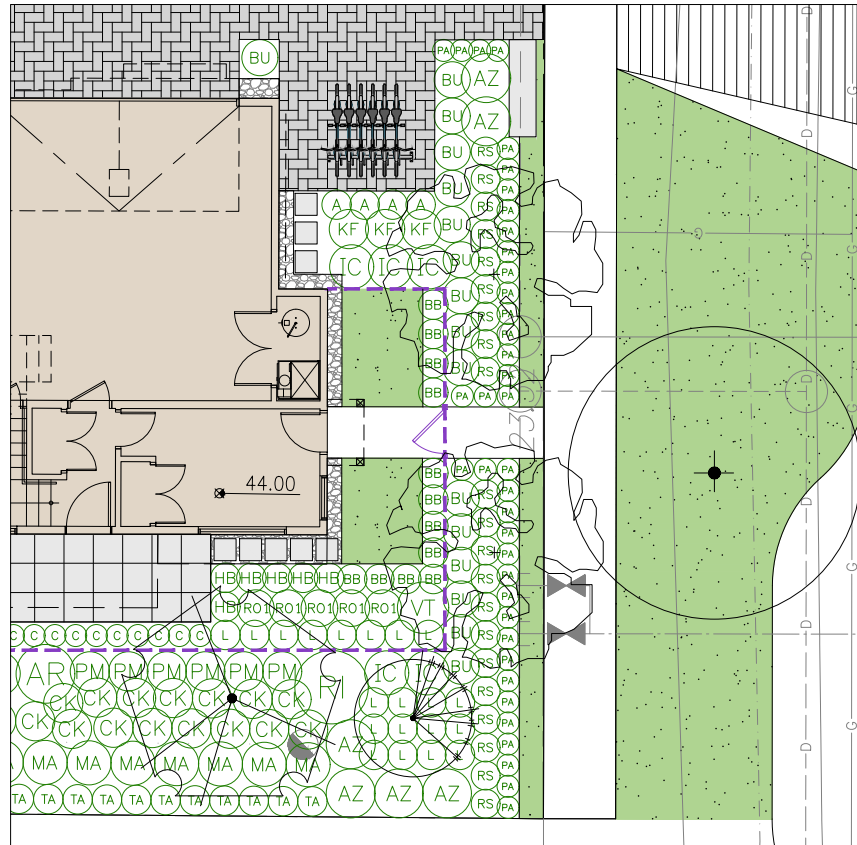
LIGHTING SUMMARY
NOTE: CONCEPTUAL LAYOUT ONLY. REFER TO ELECTRICAL ENGINEER TO CONFIRM LOCATIONS AND TYPE OF LIGHTING TO BE USED.
 BOLLARD LIGHT: LITHONIA RADEAN LED BOLLARD, 24" HEIGHT, DARK SKY CERTIFIED

LITHONIA RADEAN LED BOLLARD





1. AMENITY SPACE ENLARGEMENT



2. STREET FRONTAGE ENLARGEMENT

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604 294-0011 • f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 JAN 22	ARBORIST COORDINATION	CI
2	24 JAN 22	REV. PER NEW SITE PLAN	CI
3	24 JAN 22	REV. PER NEW SITE PLAN / A&E PLAN	CI
4	23 NOV 22	REV. PER NEW SITE PLAN	CI
5	23 OCT 20	REV. PER NEW SITE PLAN / COMMENTS	CI

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

GENARIS PROPERTIES

PROJECT:

10 UNIT TOWNHOUSE DEVELOPMENT
14465 82A AVE
SURREY, BC

DRAWING TITLE:

PLANTING ENLARGEMENTS

DATE: 23 SEP 08 DRAWING NUMBER:

SCALE: 1/4" = 1' 0"

DRAWN: CJ

DESIGN: CJ

CHECK: RK

PMG PROJECT NUMBER: 23-161

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(S)	ARBITUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT: 80CM
(S)	ARBITUS UNEDO COMPACTA - T.P.Z.	COMPACT STRAWBERRY BUSH	#1 POT (IN T.P.Z.)
(S)	AZALEA JAPONICA 'WING WHITE'	AZALEA 'HARDY' WHITE	#3 POT: 40CM
(S)	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOXE	#2 POT: 25CM
(S)	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT: 50CM
(S)	CORNUS SERICEA 'KELSEY' - T.P.Z.	DWARF KELSEY DOGWOOD	#1 POT
(S)	ILEX CRENATA 'GREEN THUMB'	JAPANESE HOLLY: COMPACT	#3 POT: 50CM
(S)	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT: 25CM
(S)	RHOODOENDRON 'P.J.M. ELITE'	RHOODOENDRON: LIGHT PURPLE, E. MAY	#3 POT: 50CM
(S)	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT: 80CM
(S)	ROSA 'NOAMEL'	CARPET ROSE: PINK	#2 POT: 40CM
(S)	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M BAB
(S)	TAXUS X MEDIA 'H.M. EDDIE' - T.P.Z.	EDDIE'S YEW	#1 POT (IN T.P.Z.)
(S)	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT: 50CM
(S)	VIBURNUM TINUS 'SPRING BOUQUET' - T.P.Z.	DWARF VIBURNUM	#1 POT (IN T.P.Z.)
(G)	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(G)	CAREX OSHIMENSIS 'EVEREST'	'EVEREST' SEDGE	#1 POT
(G)	'PENNYSETUM ALOPECUROIDES 'LITTLE BUNNY''	'LITTLE BUNNY' DWARF FOUNTAIN GRASS	#1 POT
(P)	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARRROW	#1 POT
(P)	BERGONIA 'BRESSINGHAM WHITE'	'BRESSINGHAM WHITE' BERGENIA	15CM POT
(P)	HELLEBORUS X GLANDORFENSIS 'ICE N' ROSES BIANCO'	'ICE N' ROSES BIANCO' HELLEBORE	15CM POT
(P)	RUDEBECKIA F. SULLIVANTI 'GOLDSTURM'	RUDEBECKIA	#1 POT
(C)	BLECHNUM SPICANT	DEER FERN	#1 POT: 20CM
(C)	FRAGARIA VESCA	WOODLAND STRAWBERRY	8CM POT
(C)	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT: 25CM
(C)	POLYSTICHUM MUNITIUM	WESTERN SWORD FERN	#1 POT: 25CM

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NOTES: ALL WORK WITHIN TREE PROTECTION ZONE TO BE DONE UNDER PROJECT ARBORIST SUPERVISION. ALL PLANTS WITHIN TPZ TO BE MAX. #1 POT SIZE.



L2

OF 4

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

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

DATE: **January 23, 2024** PROJECT FILE: **7823-0156-00**

RE: **Engineering Requirements
Location: 14465 82A Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m SRW along 82A Avenue frontage.
- Register 6.0m SRW along the drive aisle.

Works and Services

- Construct north side of 82A Avenue.
- Provide water, storm, and sanitary service connection to the development.
- Register applicable legal documents determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

RK

Department: **Planning and Demographics**
Date: **July 25, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0156 00**

The proposed development of **10** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection 8

Projected Number of Students From This Development In:	
Elementary School =	5
Secondary School =	2
Total Students =	7

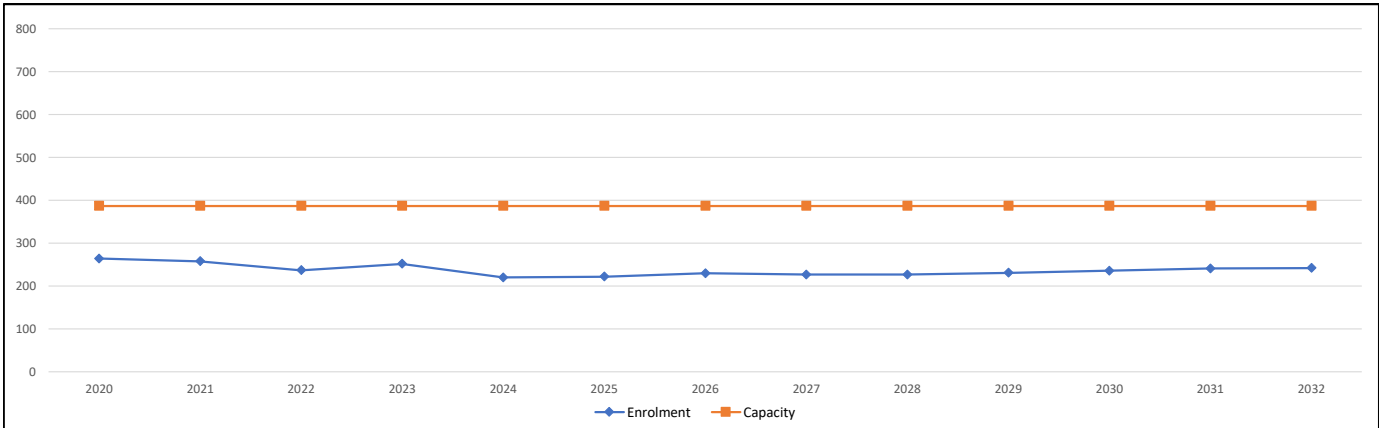
Current Enrolment and Capacities:	
Janice Churchill Elementary	
Enrolment	237
Operating Capacity	387
# of Portables	0
Enver Creek Secondary	
Enrolment	1390
Operating Capacity	1400
# of Portables	0

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

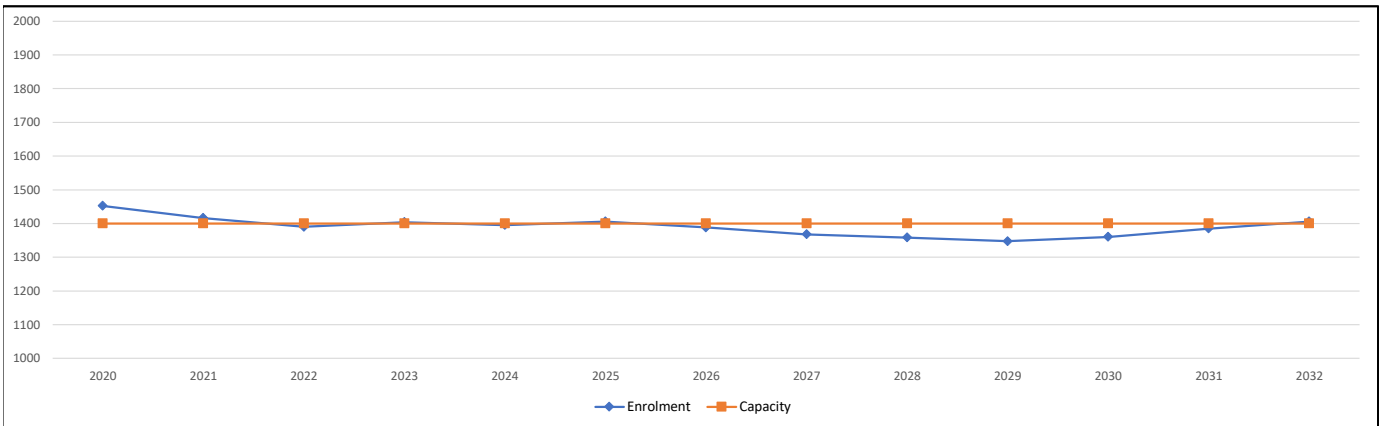
Janice Churchill Elementary serves maturing neighbourhoods. Any enrolment resulting from the proposed development is not enough to overcome a maturing enrolment trend in the area. There are no current plans to expand this school.

Enver Creek is currently operating at capacity. The 10 year projections show enrolment will stay at or just below capacity and can absorb the enrolment impact from this development. There are no capital expansion projects for this school.

Janice Churchill Elementary



Enver Creek Secondary



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

Appendix IV

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14465 82A Ave, Surrey, B.C., V3S 2M2

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	17
Protected Trees to be Removed	17
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">10 X one (1) = 10</div>	10
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">7 X two (2) = 14</div>	14
Replacement Trees Proposed	15
Replacement Trees in Deficit	9
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	13

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">0 X one (1) = 0</div>	0
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">0 X two (2) = 0</div>	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



January 23, 2024

(Signature of Arborist)

Date

TREE MANAGEMENT PLAN
 Project Number: _____
 Date: October 24, 2022
 Scale: 1:400
 Drawn: _____
 Checked: _____
 Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAO)
 BC Wildlife Danger Tree Assessor #7193

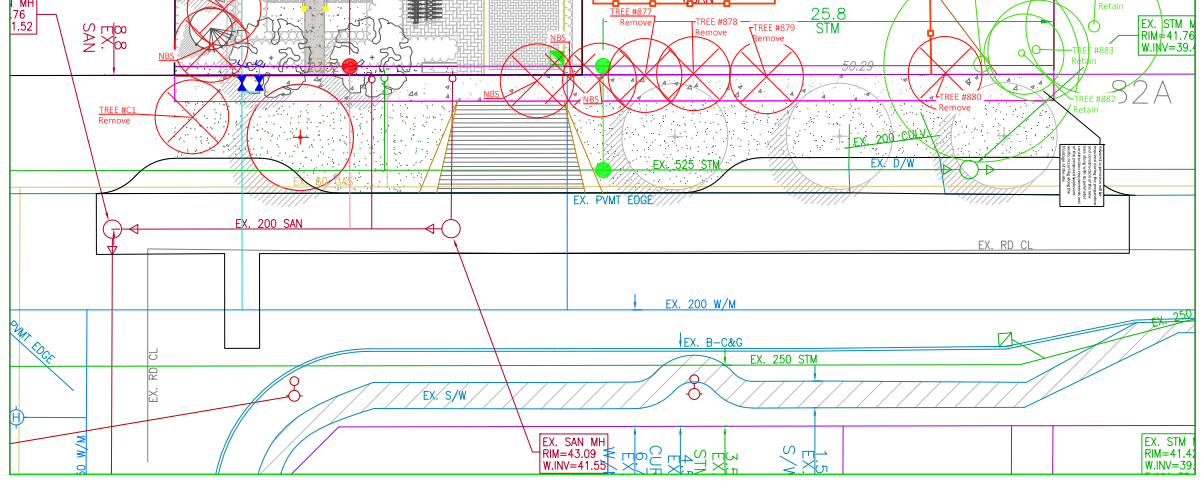
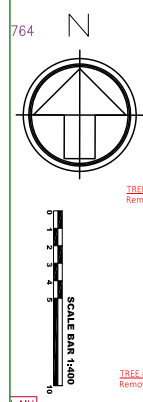
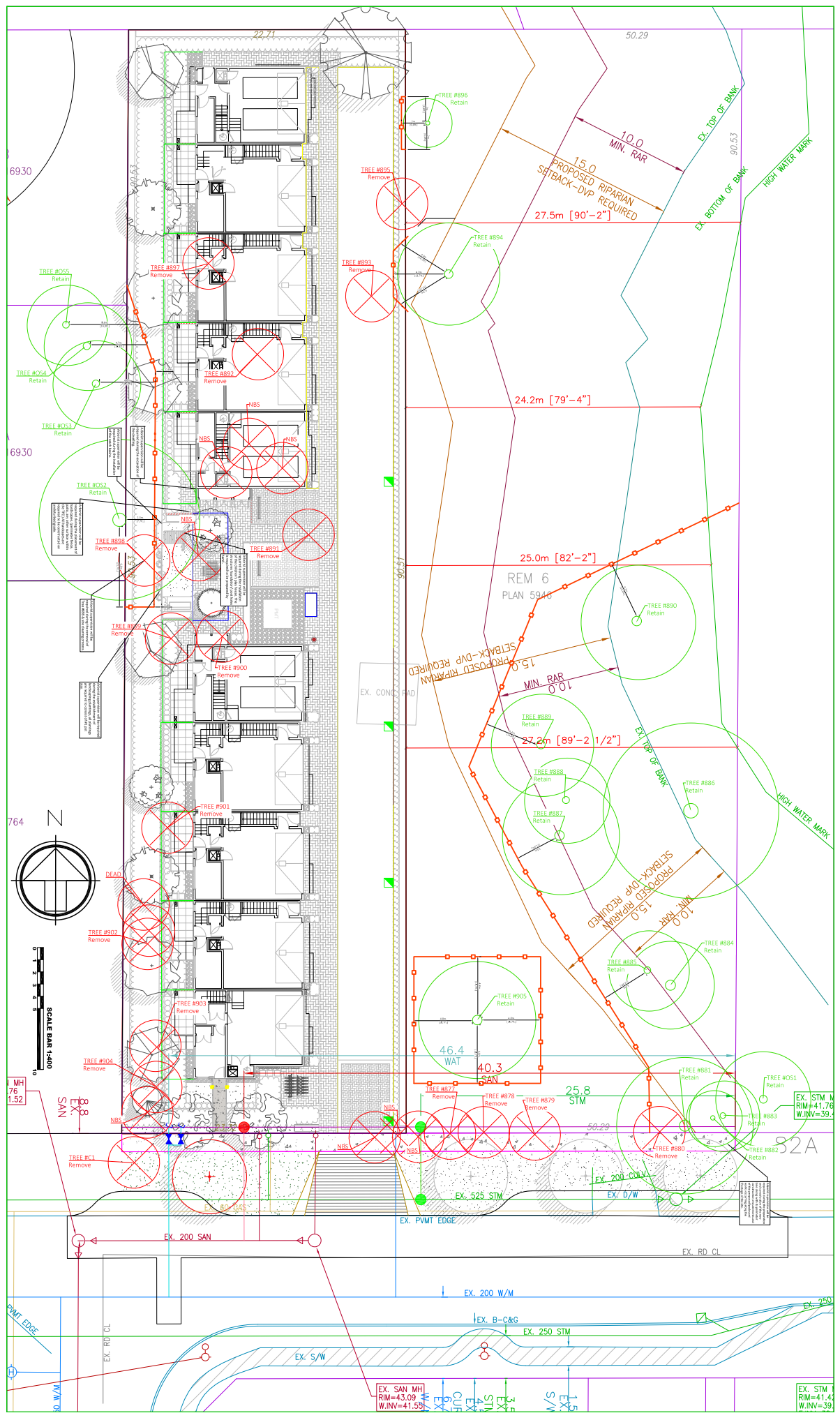
Revisions	
No.	Date
1	October 24, 2022
2	March 30, 2023
3	July 24, 2023
4	September 26, 2023
5	January 11, 2024
	January 19, 2024

Consultants

TREE MANAGEMENT PLAN

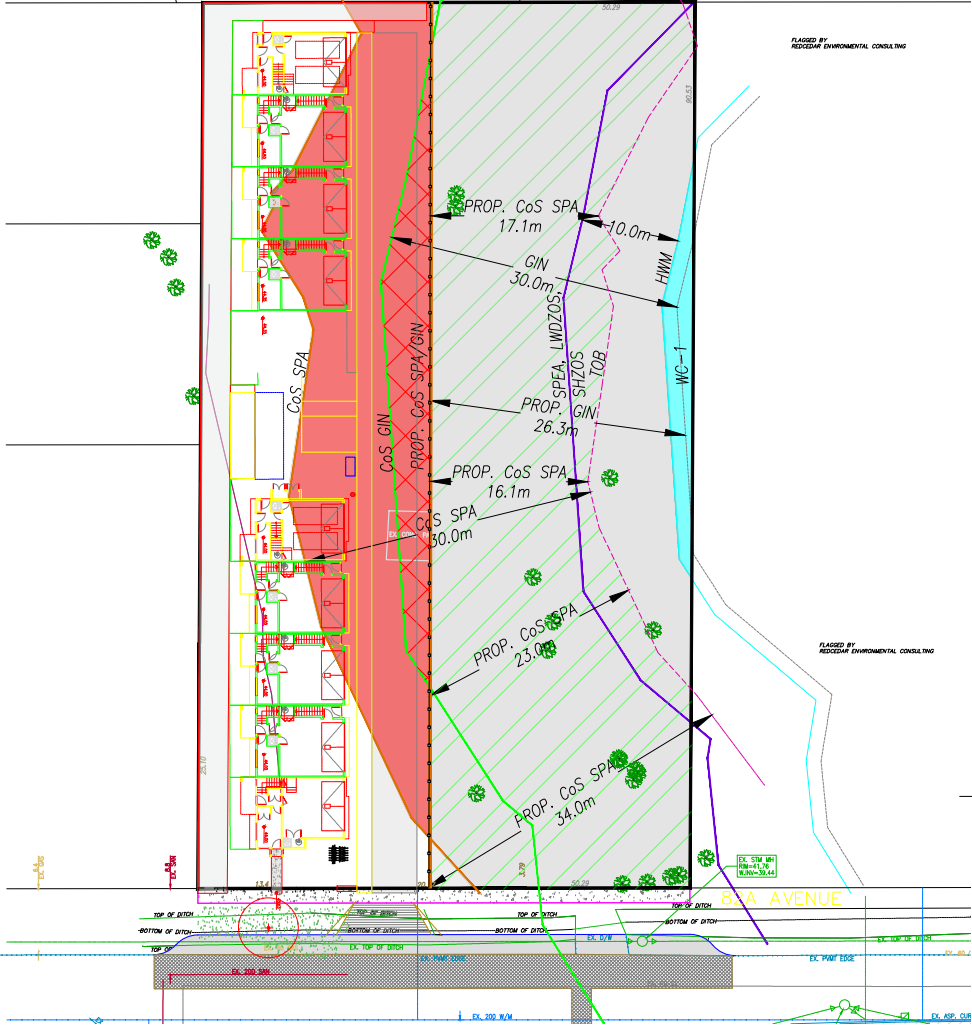
14465 82A AVENUE, SURREY

Klimo & Associates



Appendix V

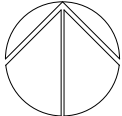
83 AVENUE



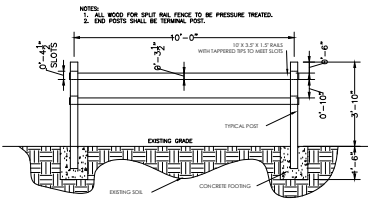
SETBACK TABLE – ENVER CREEK		
LWDZOS	10.0	Large Woody Debris and Bank Stability Zone of Sensitivity
LFZOS	10.0	Litter Fall and Insect Drop Zone of Sensitivity
SHZOS*	8.6	Shade Zone of Sensitivity
SPEA	10.0	Streamside Protection and Enhancement Area
RAA**	30.0	Riparian Assessment Area
COS SPA**	30.0	City of Surrey Streamside Protection Area
COS GIN #95***	30.0	City of Surrey Green Infrastructure Width
*DUE SOUTH OF HWM		
**FROM TOB		
***FROM STREAM CENTERLINE		

LEGEND:

- CoS GIN
- CoS SPA
- RAA SPEA
- - - TOB
- WATER COURSE
- GIN LOSS (205.4m²)
- CoS SPA LOSS (944.0m²)
- REHABILITATION AREA (1945.6m²)
- SPLIT RAIL FENCE*



*FENCING TYPE TO BE CONFIRMED WITH PARKS



SPLIT RAIL FENCE DETAIL
NTS: FOR REFERENCE ONLY



REDCEDAR

Environmental Consulting

PROJECT LOCATION
14465 82A AVENUE
RAPR PLAN

PROJECT NUMBER
21-192R

DRAWN BY:
CASSIDY SILBERNAGEL

DATE: JAN 18 2024	SHEET: 1
SCALE: 1:500	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0156-00

Issued To:

("the Owner")

Address of Owner:

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: 002-082-624

Lot 6 Except Firstly: The West 330 Feet; Secondly: The East 165 Feet; Section 27 Township 2 New Westminster District Plan 5946
14465 - 82A Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 7A, Sub-Section B.1 of "Streamside Protection", the minimum distance (streamside setback area) from top of bank of a Class A stream is reduced from 30 metres to 16.1 metres.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

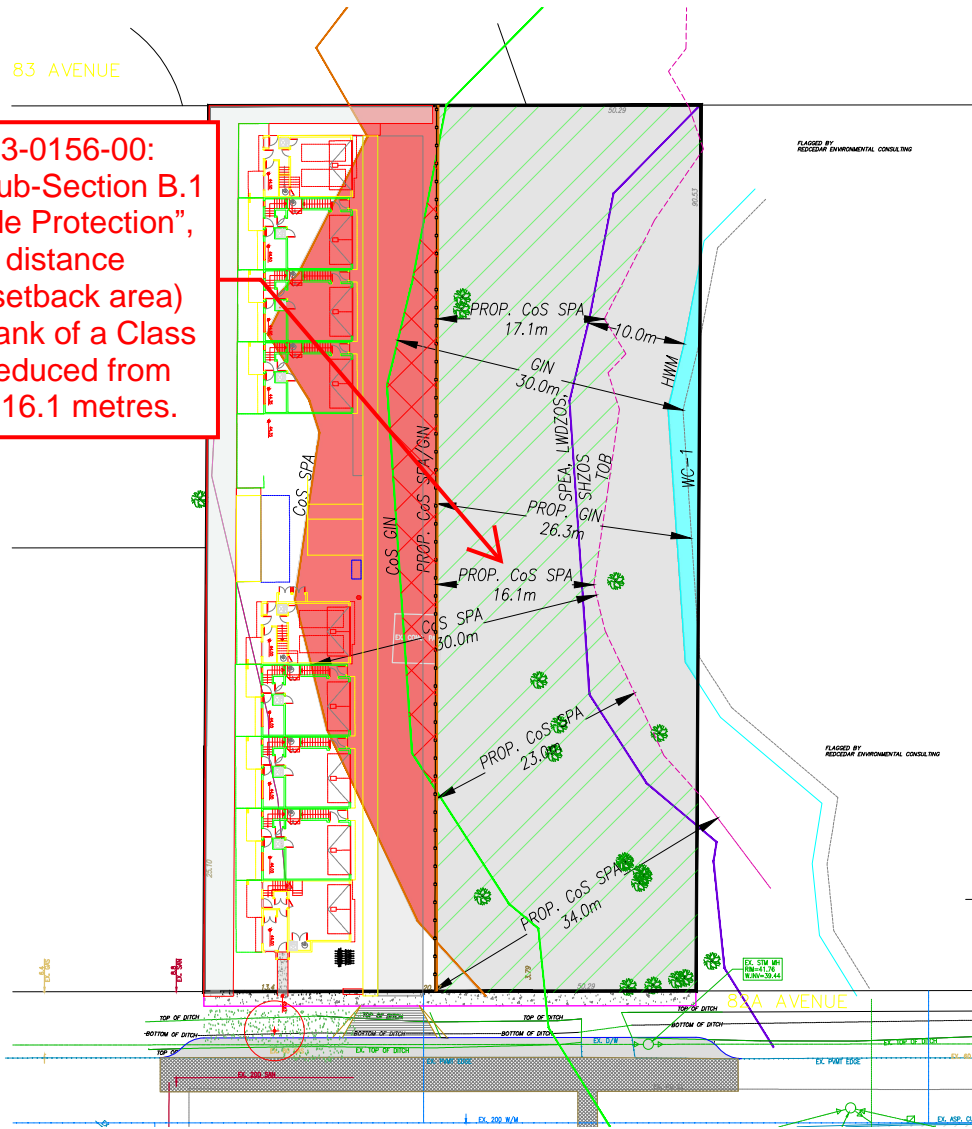
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A

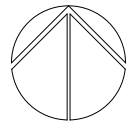
DVP No. 7923-0156-00:
In Part 7A, Sub-Section B.1
of "Streamside Protection",
the minimum distance
(streamside setback area)
from top of bank of a Class
A stream is reduced from
30 metres to 16.1 metres.



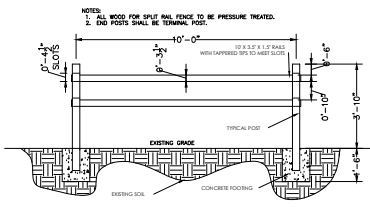
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***FROM STREAM CENTERLINE		

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*FENCING TYPE TO BE CONFIRMED WITH PARKS



SPLIT RAIL FENCE DETAIL
 NTS: FOR REFERENCE ONLY



PROJECT LOCATION
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 RAPR PLAN

PROJECT NUMBER
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DRAWN BY:
 CASSIDY SILBERNAGEL

DATE:
 JAN 18 2024

SCALE:
 1:500

SHEET:

1