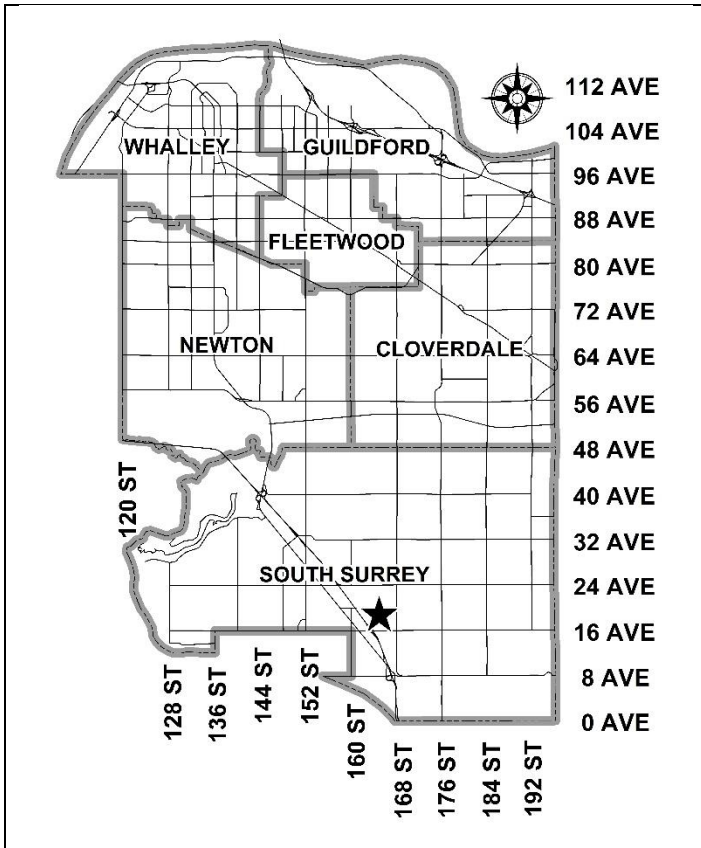


ADDITIONAL PLANNING COMMENTS

Application No.: 7921-0057-00
7921-0057-01

Planning Report Date: July 8, 2024



PROPOSAL:

- **NCP Amendment** from “Multiple Residential 10-15 upa” to “Multiple Residential 15-25 upa”, realign 19 Avenue, and to remove the subject site from the land consolidation area
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

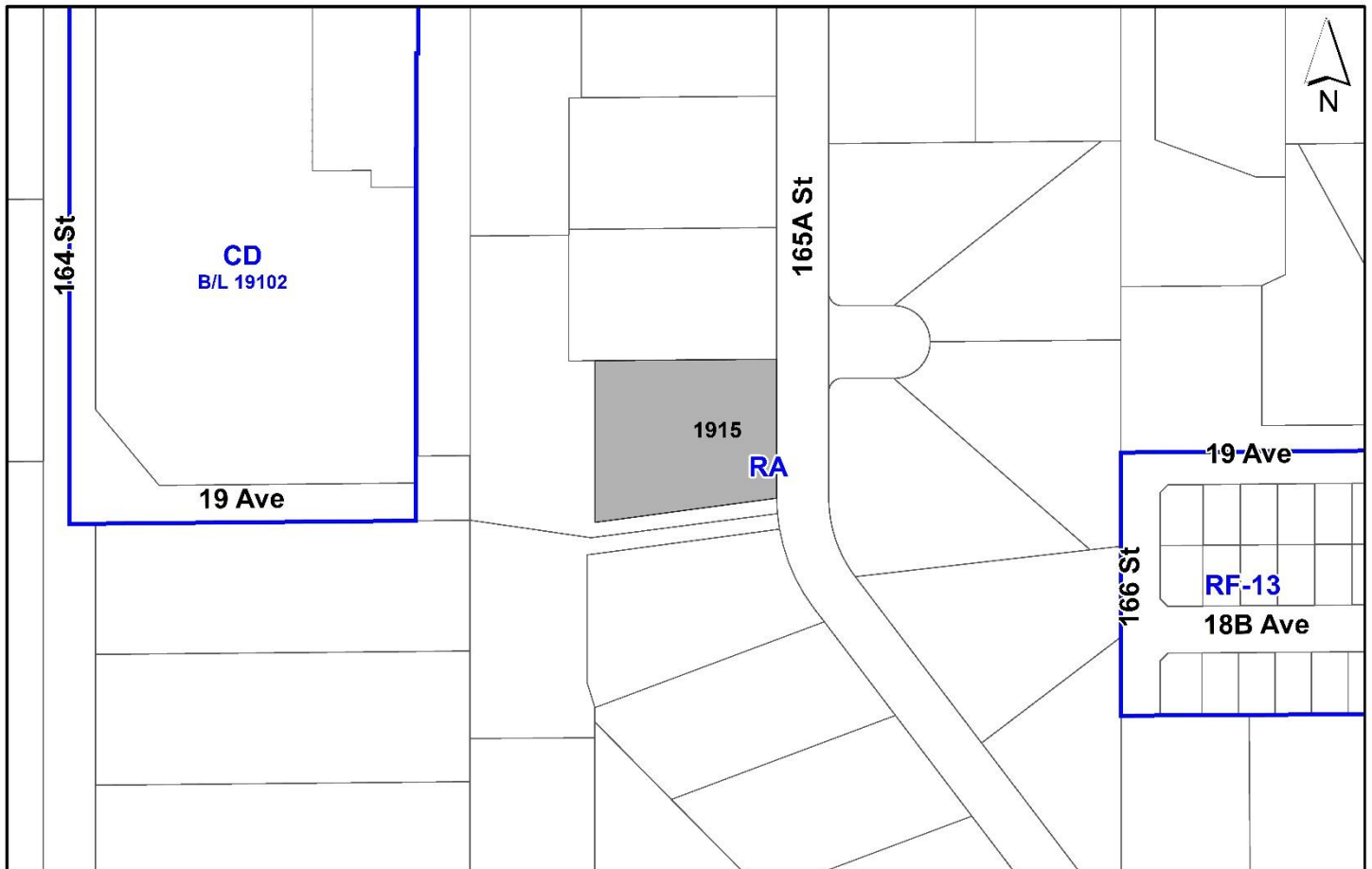
to permit the development of a 24-unit townhouse development

LOCATION: 1915 - 165A Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Multiple Residential 10-15 upa



RECOMMENDATION SUMMARY

- File By-law No. 21047.
- Council close and file Resolution R23-1800.
- 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, Sensitive Ecosystems, and Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" (Appendix V).
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site, on the west side of 165A Street to 18 Avenue. The applicant proposes to remove the subject site from the NCP consolidation area.
- 19 Avenue is currently shown in the NCP bisecting the subject site. The applicant is proposing to relocate 19 Avenue to the south.
- Proposing to reduce the north side yard setback, and the south side yard flanking street building setback.

RATIONALE OF RECOMMENDATION

- The subject application was removed from the Regular Council – Public Hearing agenda on October 16, 2023 so that further discussions could be held with the neighbouring property owner regarding cost sharing for the future 19 Avenue.
- Effective December 1, 2023, new legislation, with respect to Section 464 of the *Local Government Act*, provides that no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential. This proposal meets those requirements. Considering this, a Public Hearing will not be held for Development Application No. 7921-0057-00 and Council is requested to file By-law No. 21047, which received First and Second Readings on September 25, 2023.
- Application No. 7921-0057-00 is required to follow a revised process that meets the requirements of the new legislation. As such, Council is requested to endorse the Public Notification to proceed for a new Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second and Third Reading, after the required Public

- Issues related to cost sharing for 19 Avenue have now been resolved and therefore, the application is now in order to proceed.
- 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).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas), Hazard Lands (Steep Slopes), and Form and Character.
- 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 NCP amendment for increased density.
- The proposed development achieves an attractive architectural built form, which utilizes high quality materials. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed development and the public realm.
- The proposal is consistent with adjacent Development Applications No. 7919-0057-00 to the north and 7922-0050-00 and 7916-0116-00 to the south, which are all approved and included the same amendments to the NCP, including to allow higher density townhouses and to remove the land consolidation requirement. Development Application No. 7922-0050-00 set up the realignment of 19 Avenue, by providing a small dedication for the road and constructing a sidewalk at its proposed realigned location.
- The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from a lower density / large townhouse product. The proposed NCP amendment will allow for the creation of smaller, more affordable townhouse units, located across the street from the future elementary school (Ta'talu Elementary).
- The proposed side yard setback variances are supportable given that they are to the sides of units and will not negatively impact the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council close and file By-law No. 21047.
2. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
3. Council close and file Resolution R23-1800, from the Regular Council – Land Use meeting on September 25, 2023, under which Council authorized staff to draft Development Permit No. 7921-0057-00, to approve Development Variance Permit No. 7921-0057-00 to proceed to Public Notification, and to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) when the project is considered for Final Adoption.
4. Council authorize staff to draft Development Permit No. 7921-0057-01 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
5. Council approve Development Variance Permit No. 7921-0057-01 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face of Buildings 4 and 5, to 2.2 metres for Building 7, and to 2.0 metres to the electrical kiosk; and
 - (b) to reduce the minimum south side yard flanking street setback of the RM-30 Zone from 4.5 metres to 3.3 metres to the principal building face of Building 3.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) Approval from the Ministry of Transportation & Infrastructure;
 - (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 to the satisfaction of City staff;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (l) 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; and
 - (m) registration of a Section 219 Restrictive Covenant to ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report.
7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa", amend the alignment of 19 Avenue, and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

SITE CONTEXT & BACKGROUND

- The 0.4-hectare subject site is located at 165A Street in Sunnyside Heights, north of the future 19 Avenue. It is designated "Urban" in the Official Community Plan (OCP) and "Multiple Residential 10-15 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The Surrey School District has acquired a 2.42 ha site across 165A Street east of the subject site, for a new elementary school (Ta'talu Elementary). This school is targeted to open in Fall 2025.
- The eight (8) properties on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) were within a land consolidation area in the NCP. This requirement has already been eliminated for three (3) other sites within the consolidation area, which were approved by Council under Development Application Nos. 7919-0116-00, 7919-0057-00 and 7922-0055-00. The consolidation area requirement is no longer relevant and can therefore be eliminated on the subject site.

- The Planning & Development Report for Application No. 7921-0057-00 was considered by Council on September 25, 2023. The application is proposing an NCP amendment from Multiple Residential 10-15 upa to Multiple Residential 15-25 upa, amend the alignment of 19 Avenue, and to remove the subject site from the land consolidation area, rezoning from RA to RM-30, Development Permit for form and character, sensitive ecosystems and hazard lands, and Development Variance Permit for setback variances.
- At the September 25, 2023 Regular Council – Land Use meeting, Council granted First and Second readings to the Rezoning Bylaw (No. 21047), approval to draft the Development Permit, and approval of the proposed Development Variance Permit to proceed to Public Notification. A Public Hearing for the Rezoning By-law No. 21047 was scheduled for October 16, 2023.
- Prior to the scheduled Public Hearing date, staff received a letter from the abutting property owner, who owns 1909 – 165A Street to the west which is part of Development Application No. 7922-0363-00, who raised concerns about cost sharing for the future 19 Avenue, which is planned to the south of the subject site.
- On October 16, 2023, staff received a request from the applicant to remove the application from the October 16, 2023 Regular Council – Public Hearing agenda, so that further discussions could be held regarding the above issue.
- The issues relating to cost sharing for 19 Avenue have now been resolved, and therefore this application is now in order to proceed.
- On Effective December 1, 2023, new legislation, with respect to Section 464 of the *Local Government Act*, provides that no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential. This proposal meets those requirements. Therefore, a Public Hearing will not be held for Development Application No. 7921-0057-00 and Council is requested to file the By-law.
- Application No. 7921-0057-00 is required to follow a revised process that meets the requirements of the new legislation. As such, Council is requested to endorse the Public Notification to proceed for the new 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.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment from “Multiple Residential 10-15 upa” to “Multiple Residential 15-25 upa” and to remove the subject site from the land consolidation area, rezoning from One Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30), and a Development Permit for Sensitive Ecosystems (GIN Corridor), Hazard Lands (Steep Slopes) and Form and Character to facilitate the development of a 24-unit townhouse complex. A Development Variance is also required to vary the north and south side yard building setbacks.

	Proposed
Lot Area	
Gross Site Area:	4,045.8 m ²
Road Dedication:	429 m ²
Net Site Area:	4,006 m ²
Number of Lots:	1
Building Height:	12 m
Unit Density:	24.2 upa
Floor Area Ratio (FAR):	0.81
Floor Area	
Residential:	3,252 m ²
Residential Units:	
3-Bedroom:	6
4-Bedroom:	18
Total:	24

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

12 Elementary students at Edgewood Elementary School
6 Secondary students at Earl Marriott 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: 125G Greenbelt is the closest active park which contains temporary amenities (play structures and paths) and is 485 metres walking distance from the development.

Darts Hill Garden Park is the closest park with a natural area and is 800 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department: No concerns.

Transportation Considerations

- The Sunnyside Heights NCP shows 19 Avenue within this property. However, the location of 19 Avenue has been changed to follow the existing panhandle driveways of 1909 and 1891 165A Street, and therefore only a small dedication on the south side of the subject site is required for 19 Avenue. The applicant will provide land compensation for the panhandle portion of 1909 – 165A Street, and construct the north half of 19 Avenue.

Road Network and Infrastructure

- As part of the subject proposal, the applicant is proposing to provide the following road improvements:
 - Construction of the west side of 165A Street to the City's local road standard; and
 - Dedication of 0.5 metres and contribution towards land and construction of the north side of 19 Avenue to the City's local road standard. 19 Avenue is planned as a continuous connection between 164 Street and 165A Street, planned to be achieved as part of adjacent development applications to the south and west of the subject site.

Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle every four to five minutes in the peak hour, according to industry standard rates.
- A site-specific traffic impact analysis was not required as the anticipated traffic is below the City's requirement threshold.

Access and Parking

- Access to the site is proposed via 165A Street to the east.
- The Zoning Bylaw requires a total of 53 parking stalls to be provided on site. The applicant is proposing to provide 53 parking stalls, meeting the Zoning Bylaw requirements.
- The applicant will be responsible for constructing the west side of 165A Street, adding approximately five on-street parking spaces. The future 19 Avenue along the south property line is also planned to accommodate additional on-street parking spaces.

Transit and Cycling

- The subject site is located approximately 1.5 kilometres (approximately 15-20 minute walking distance) from existing transit service on 24 Avenue to the north.
- The subject site is located adjacent to the planned Grandview Ridge Trail Greenway and in close proximity to multi-use pathways on 20 Avenue and 164 Street.

Parkland and/or Natural Area Considerations

- The subject site is adjacent to the future Grandview Ridge Trail, which is planned to be achieved through future development of land to the west of the subject site.

Sustainability Considerations

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

School Capacity Considerations

- The Surrey School District is building a new elementary school, Ta'talu Elementary, located across the street from the subject site on the east side of 165A Street, south of 20 Avenue. This new school is targeted to open in January 2025. As of September 2023, Edgewood Elementary School is at 143% capacity. Edgewood Elementary is over capacity but pressure will be relieved once Ta'talu Elementary opens in January 2025. Until then, the School District will rely on portables and possible boundary changes to make up for the seat shortfall.
- As of September 2023, Earl Marriott Secondary School is at 93% capacity. Earl Marriott continues to trend over capacity into the future and a 500 capacity addition is identified on the District's Capital Plan.
- The applicant has indicated that the proposed townhouse units are projected to be completed and ready for occupancy in the Fall of 2025. Therefore, unit completion and occupancy is projected to be after the new elementary school opens in January 2025.
- The School District has indicated that they are supportive of the proposed increased density for development along the west side of 165A Street between 18 Avenue and 20 Avenue (for the lands within the consolidation area on 165A Street), and that enrolment demand can be accommodated from this increase in the future.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the OCP.

Themes/Policies

- The proposal includes units designed to front directly onto public streets to facilitate a safe, welcoming public streetscape and public realm (OCP Policy B4.7).

- The proposal includes housing units that front onto green areas (in this case the GIN Corridor / Grandview Ridge Trail), to increase visibility into those areas and to increase the off-site amenity features for those residences (OCP Policy B4.9, B4.22).

Secondary Plans

Land Use Designation

- The application proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to realign 19 Avenue south of the location currently shown in the NCP.
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site, on the west side of 165A Street to 18 Avenue. The applicant proposes to remove the subject site from this NCP requirement. This is consistent with the approach on adjacent applications (Nos. 7922-0050-00, 7919-0116-00 and 7919-0057-00), which have already been approved.

Amendment Rationale

- The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 10 years, the development trend and market affordability has moved away from a lower density / large townhouse product. The proposed amendment will allow for the creation of smaller, more affordable townhouse units geared to young families, across the street from the future elementary school.
- The intention behind the land consolidation area identified in the NCP for the lands on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) was to ensure efficient and feasible development and equitable cost-sharing for roads. Staff have reviewed the consolidation area and determined that this site can proceed independently. The land consolidation is no longer relevant as a number of the adjacent applications within the consolidation area have already been approved without consolidation.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (Sunnyside Heights NCP) designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide a cash contribution to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.
- Three applications within the land consolidation area, Nos. 7922-0050-00, 7919-0116-00 and 7919-0057-00, have already been approved. These applications involved the same NCP amendment to increase the permitted density on the site from 10-15 upa to 15-25 upa. The precedent has therefore already been set to allow increased density within this block of 165A Street.
- Development Application No. 7922-0050-00 set up the realignment of 19 Avenue, by providing a small dedication for the road and constructing a sidewalk at its proposed realigned location.

Themes/Objectives

- The proposal is consistent with the NCP guiding principle of creating a community for people to live within proximity to walking and bike riding paths and plenty of green space.

Zoning By-law

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

RM-30 Zone (Part 30)	Permitted and/or Required	Proposed
Unit Density:	30 upa	24.2 upa
Floor Area Ratio:	1.0	0.81
Lot Coverage:	45%	42%
Yards and Setbacks		
Front (West):	4.5 m	4.5 m
Rear (East):	6.0 m	6.0 m
Side (North):	6.0 m	3.0 m (DVP)
Side Flanking (South):	4.5 m	4.5 m and 3.3 m (DVP)
Height of Buildings		
Principal buildings:	13 m	12.0 m
Amenity Space		
Indoor Amenity:	72 m ²	72 m ²
Outdoor Amenity:	72 m ²	72 m ²
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	48	48
Residential Visitor:	5	5
Total:	53	53
Tandem (%):	Maximum 50%	25%
Bicycle Spaces		
Residential Secure Parking:	Within Units	Within Units
Residential Visitor:	Within Units	Within Units

Proposed Variances

- The applicant is requesting the following variances:
 - to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face of Buildings 4 and 5, to 2.2 metres for Building 7, and to 2.0 metres to the electrical kiosk; and

- to reduce the minimum side yard flanking street (south) setback of the RM-30 Zone from 4.5 metres to 3.3 metres to the principal building face of Building 3.
- The proposed side yard setback variances are supportable given that they are to the sides of units and will not negatively impact the public realm.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee is \$22,278.48 per unit for townhouses.

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 the current rate of \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to 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 August 10, 2023, and the Development Proposal Signs were installed on September 4, 2023. One (1) letter was received in response to the notification, regarding cost sharing for 19 Avenue. Staff have worked with the applicant and the respondent in this regard, and have found a resolution to the cost sharing issue which is agreeable to all parties.

DEVELOPMENT PERMITS

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 to the west of the subject site. 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 west of the subject site, in the Redwood BCS management area, with a Low ecological value. This BCS Corridor also serves as the Grandview Ridge Trail alignment.
- An Ecosystem Development Plan, prepared by Libor Michalak, *R.P. Bio.*, of Keystone Environmental and dated August 28, 2023. 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 site slopes gently down from the northeast corner of the site at an elevation of 8.6 percent. Steeper grades exist locally along the west side of the site and the southwest portion of the site.
- A geotechnical report, prepared by Austin Lockstidt, EIT and reviewed by Matt Kokan, *P. Eng.*, of Geopacific Geotechnical Engineers and dated February 12, 2021, has been peer reviewed by Tegbir Singh, *P. Eng.*, of Able Geotechnical. Minor changes to the report are required but they are not expected to affect the development layout. 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 the use of engineered 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 Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to strengthen the street and trail building interfaces.
- The proposed 24-unit townhouse project consists of five (5) three-storey buildings with garages accessed internally at grade. Six (6) of the proposed units, or 25 percent of the total proposed units, have tandem garages.
- The townhouse units' range in size from 128 square metres to 140 square metres and are comprised of a mix of 3- and 4-bedroom units.
- The units have been oriented to interface appropriately with the future Grandview Ridge Trail to the west, 165A Street to the east, and 19 Avenue to the south.
- The proposed buildings will include high-quality materials including fibre cement siding, powder coated aluminum railing and high-profile asphalt shingle roofing.

Landscaping

- The landscaping plan shows a total of 50 trees to be planted throughout the site including coniferous and deciduous trees.
- A significant number of shrubs and ground cover species are proposed throughout the site.

Indoor Amenity

- A 72 square metre indoor amenity building is centrally located on the site. The building includes bathrooms and lounge space and can be programmed in a variety of ways to meet the needs of residents.
- Based on the standard Zoning By-law requirement of 3 square metres per dwelling unit of indoor amenity space, the proposed development requires 72 square metres of indoor amenity space. The proposed 72 square metres of indoor amenity space meets the By-law requirement.

Outdoor Amenity

- The 72 square metre outdoor amenity space is directly adjacent to the indoor amenity building.
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit of outdoor amenity space, the proposed development requires and provides 72 square metres of outdoor amenity space. The outdoor amenity area includes a children's playground, picnic tables and benches.

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 design improvements along the southern Grandview Ridge Trail interface to address CPTED design principles.
- The applicant has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	2	2	0
Big Leaf Maple	4	3	1
Tulip Tree	2	2	0
Coniferous Trees			

Western Red Cedar	6	6	0
Douglas Fir	3	1	2
Dawn Redwood	2	2	0
Smaragd Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	21	18	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		50	
Total Retained and Replacement Trees Proposed		53	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 21 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 4% of the total trees on the site, is an Alder tree. The applicant proposes to retain 3 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alder tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 37 replacement trees on the site. The applicant is proposing 50 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety including Japanese Maple, Forest Pansy Redbud, Slender Hinoki Cypress, White Wonder Dogwood, Slender Silhouette Sweet Gum, Amanogawa Cherry, Akebono Cherry and Ivory Silk Tree.
- In summary, a total of 53 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation Plan and Tree Plan
- Appendix V. NCP Plan
- Appendix VI. Development Variance Permit No. 7921-0057-01

Planning Report dated September 25, 2023 can be requested by contacting the Office of the City Clerk.

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HK/ar

DEVELOPMENT DATA

ZONING: RM-30

GROSS SITE AREA: 43,550 S.F. 1.00 AC 4,045.8 M² 0.405 Ha
 ROAD DEDICATION: 424 S.F. 0.01 AC 34.8 M² 0.004 Ha
 NET SITE AREA: 43,121 S.F. 0.99 AC 4,006.0 M² 0.401 Ha

GROSS DENSITY: 24.0 U.P.A 54.3 U.P.Ha (24 UNITS)
 NET DENSITY: 24.2 U.P.A 54.9 U.P.Ha (24 UNITS)

SITE COVERAGE: 42% (17,986 S.F. 1,670.9 M²)

F.A.R.: 0.81 (35,001 S.F. 3,252 m²)

AMENITY REQUIRED: T2 M2 T15 S.F.

INDOOR PROVIDED: T2 M2 T15 S.F.
 OUTDOOR PROVIDED: T2 M2 T15 S.F.

PARKING REQUIRED:

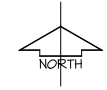
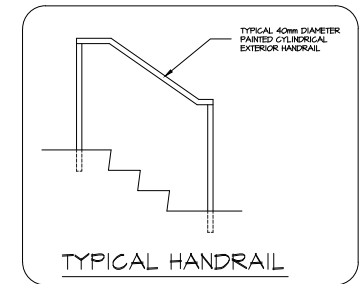
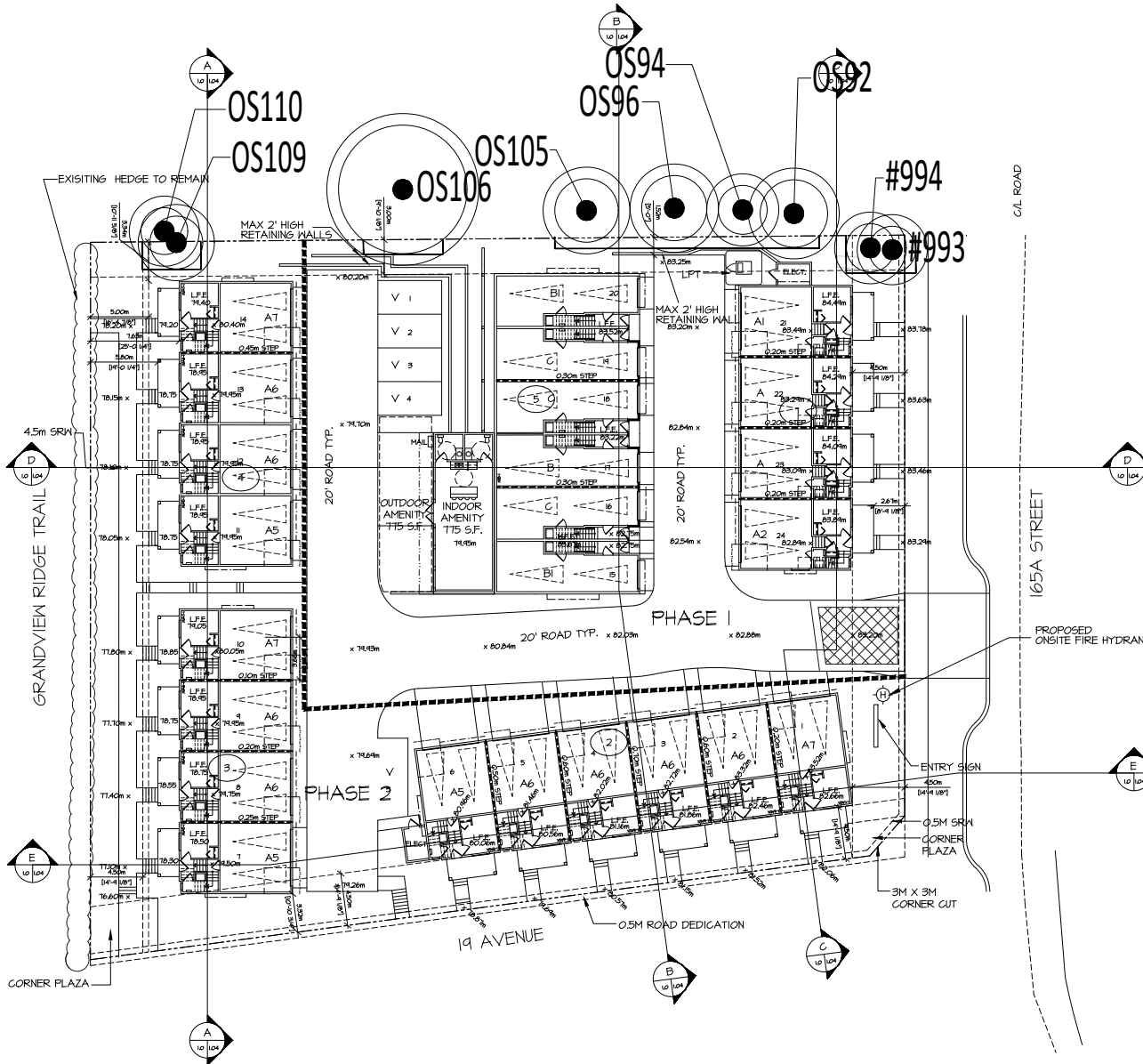
RESIDENTIAL: 48 (2 PER UNIT)
 VISITOR: 4,8 (0.2 PER UNIT)
 TOTAL: 52.8

PARKING PROVIDED:

RESIDENTIAL: 48
 VISITOR: 5
 TOTAL: 53

UNIT BREAKDOWN (TOWNHOUSE):

UNIT TYPE	NUMBER OF BEDROOMS	S.K.	M ²	NUMBER OF UNITS	TOTAL S.K.	TOTAL M ²
A	4	1,860	136	2	3,720	271
A1	4	1,484	138	1	1,484	138
A2	4	1,491	139	1	1,491	139
A5	4	1,503	140	3	4,509	419
A6	4	1,469	136	8	11,752	1,092
A7	4	1,295	139	3	3,885	417
B	3	1,378	128	1	1,378	128
B1	3	1,424	132	3	4,268	265
C	3	1,380	128	1	1,380	128
TOTAL		13,084	1,216	24	35,007	3,252



CONCEPTUAL SITE PLAN

SCALE: 1/8" = 1'-0"

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ISSUED FOR	BY	DATE	ISSUE

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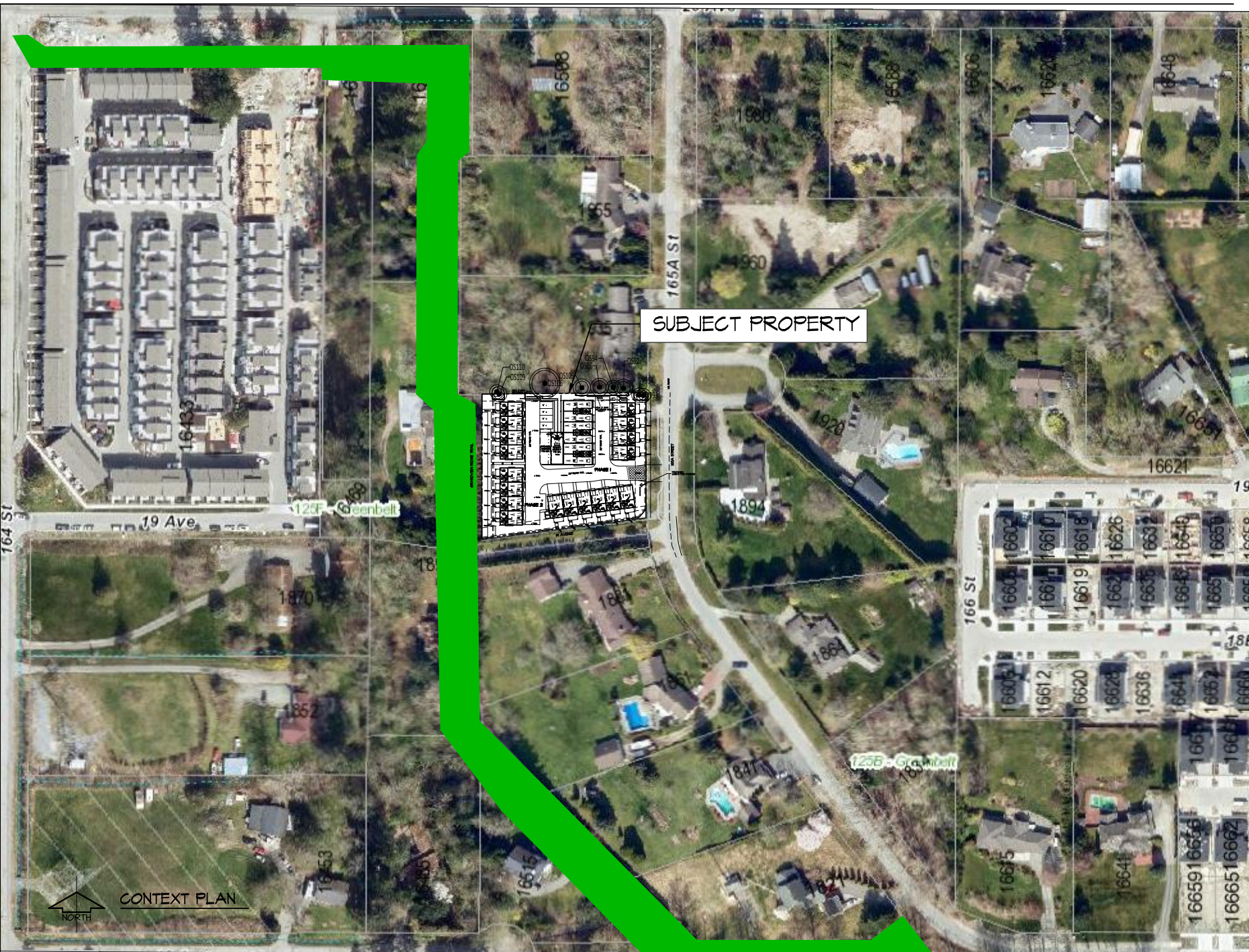
DESIGN : TDC	DRAWN : 	DATE : Aug 12 20	SCALE : 1/8" = 1'-0"
CLIENT : ASTORIA PROPERTIES			
PROJECT : 23 TOWNHOUSE DEVELOPMENT 815 165A STREET, SURREY, B.C.			
SHEET CONTENTS : CONCEPTUAL SITE PLAN DEVELOPMENT DATA			



UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
22015	AC-1.01
REV. NO.	



SUBJECT PROPERTY

CONTEXT PLAN

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REV	DATE	BY	ISSUED FOR

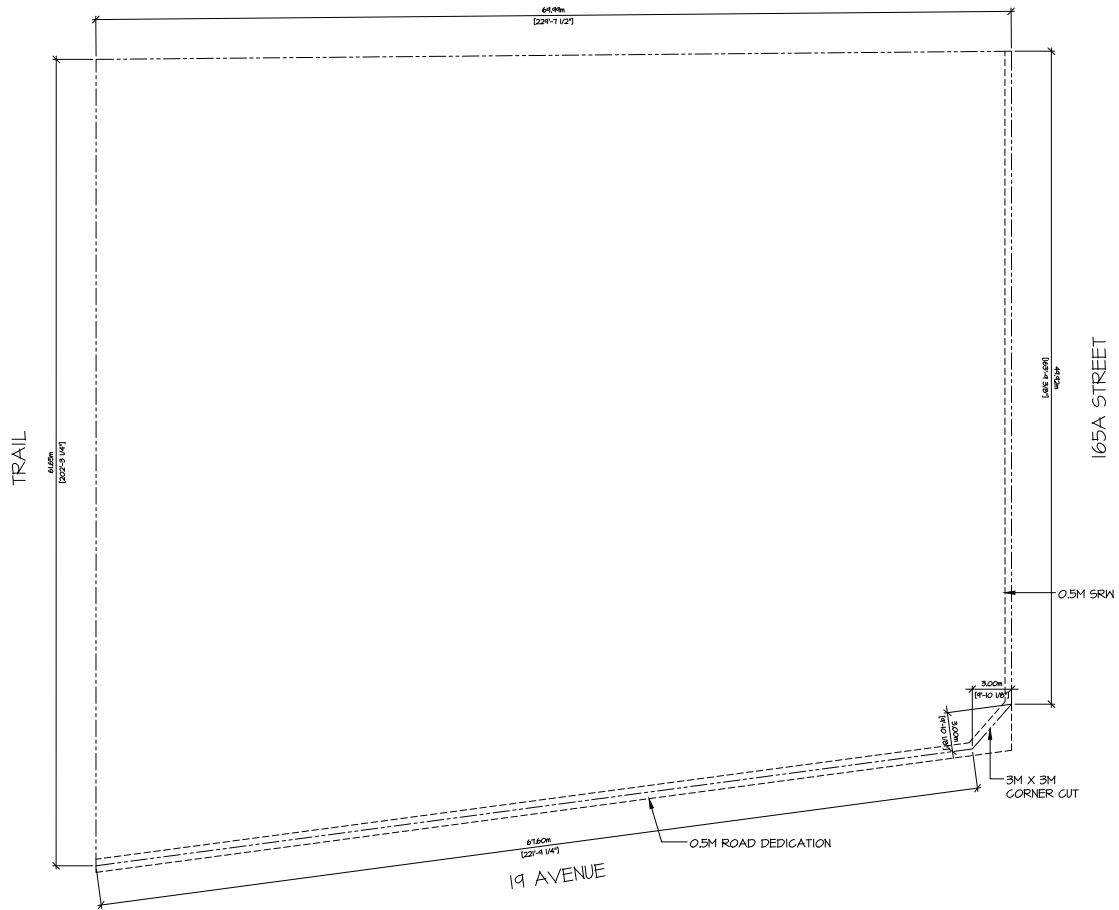
CLIENT: ASTORIA PROPERTIES
 PROJECT: 23 TOWNHOUSE DEVELOPMENT
 1415 165A STREET, SURREY, B.C.
 SHEET CONTENTS: CONTEXT PLAN

DESIGN:	DRAWN:	DATE:	SCALE:
		APR. 12 25	1" = 60'-0"

CLIENT NO.	SHEET NO.
	AC-102
PROJECT NO.	REV. NO.
22015	

barnett dambek
 UNIT 135,
 2536 130 STREET,
 SURREY, B.C.
 V3W 1H8

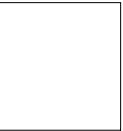
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-dambek.com



BASE PLAN
SCALE: 1/8" = 1'-0"

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REV#	DATE	ISSUE	BY	ISSUED FOR



C.B. Calkins

DESIGN : LOC :	ASTORIA PROPERTIES
DRAWN :	
DATE : Aug 12, 20	
SCALE : 1/8" = 1'-0"	
CLIENT :	ASTORIA PROPERTIES
PROJECT :	23 TOWNHOUSE DEVELOPMENT 165 165A STREET, SURREY, B.C.
SHEET CONTENTS :	BASE PLAN

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
22015	AG-103
PROJECT NO.	REV. NO.
22015	



165A STREET ELEVATION (EAST)



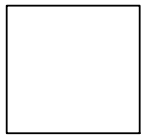
19 AVENUE ELEVATION (SOUTH)



GRANDVIEW RIDGE TRAIL ELEVATION (WEST)

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REV#	DATE	BY	ISSUE FOR



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DESIGN NO.	DRAWN BY	DATE	SCALE
		Apr 12 2015	3/32" = 1'-0"
CLIENT : ASTORIA PROPERTIES			
PROJECT : 23 TOWNHOUSE DEVELOPMENT 1615 165A STREET, SURREY, B.C.			
SHEET CONTENTS : STREET ELEVATIONS			

barnett dember

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bark7tex.com

CLIENT NO.	SHEET NO.
	AC-105
PROJECT NO.	REV. NO.
22015	

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COLOUR LEGEND

-  TIMBERLINE HD ASPHALT SHINGLES
-  CHARCOAL
-  TRIM, FASCIA, GUTTERS & DOWNSPOUTS
-  ENTRY DOOR & RAILINGS
-  BENJAMIN MOORE - "BLACK IRON"
-  SIDING
-  HARDI - ARCTIC WHITE
-  SIDING
-  HARDI - GREY SLATE
-  1XL BRICK
-  ASHLAND TUNDRABRICK

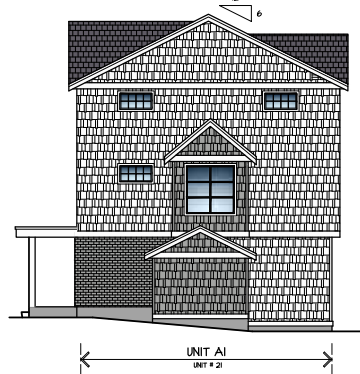


EAST ELEVATION (165 A STREET)

SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ BRICK VENEER
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 8 WOOD TRIM
- ⑦ 2 x 10 WOOD TRIM
- ⑧ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑨ FIBRE CEMENT PANEL & BATTON SIDING
- ⑩ POWDER COATED ALUMINUM RAILING
- ⑪ FIBRE CEMENT SHAKE SIDING



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



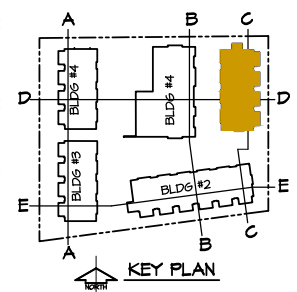
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING #1

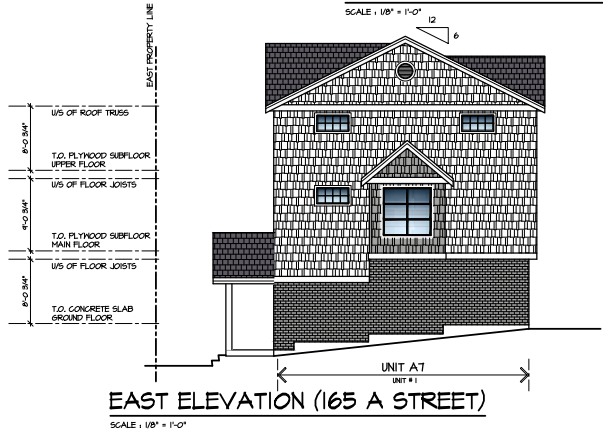
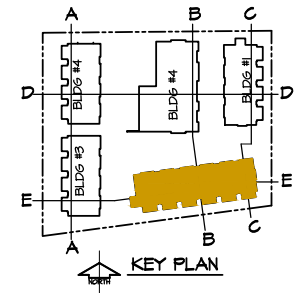
CD-CL-149

DESIGN :	ASTORIA PROPERTIES
H.O.D. :	
DRAWN :	
DATE :	Apr. 19 25
SCALE :	1/8" = 1'-0"
PROJECT :	23 TOWNHOUSE DEVELOPMENT 165 165A STREET, SURREY, B.C.
SHEET CONTENTS :	BUILDING 1 ELEVATIONS

barnett danker

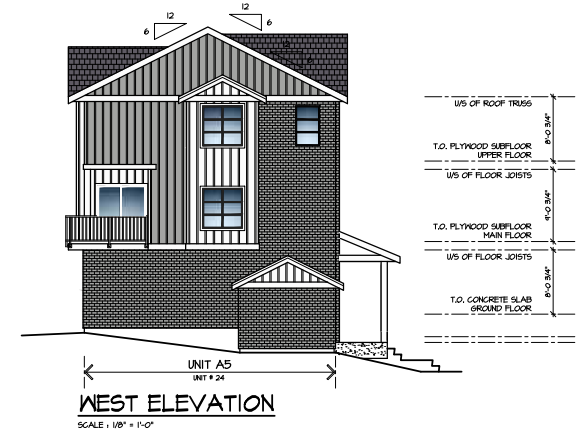
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22015	AC-4.01



SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ BRICK VENEER
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 8 WOOD TRIM
- ⑦ 2 x 10 WOOD TRIM
- ⑧ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑨ FIBRE CEMENT PANEL & BATTON SIDING
- ⑩ POWDER COATED ALUMINUM RAILING
- ⑪ FIBRE CEMENT SHAKE SIDING



COLOUR LEGEND

- TIMBERLINE HD ASPHALT SHINGLES CHARCOAL
- TRIM, FASCIA, GUTTERS & DOWNSPOUTS WHITE
- ENTRY DOOR & RAILINGS BENJAMIN MOORE - "BLACK IRON"
- SIDING HARDI - ARCTIC WHITE
- SIDING HARDI - GREY SLATE
- IXL BRICK ASHLAND TUNDRABRICK

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ISSUED FOR	DATE	BY	REV	DATE	BY

DESIGN : H.D.
DRAWN :
DATE : APR. 19 25
SCALE : 1/8" = 1'-0"

CLIENT : ASTORIA PROPERTIES
PROJECT : 23 TOWNHOUSE DEVELOPMENT 165 165A STREET, SURREY, B.C.
SHEET CONTENTS : BUILDING 2 ELEVATION

barnett danker
ARCHITECTS

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
22015	AC-4.02
PROJECT NO.	REV. NO.

BUILDING #2

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COLOUR LEGEND

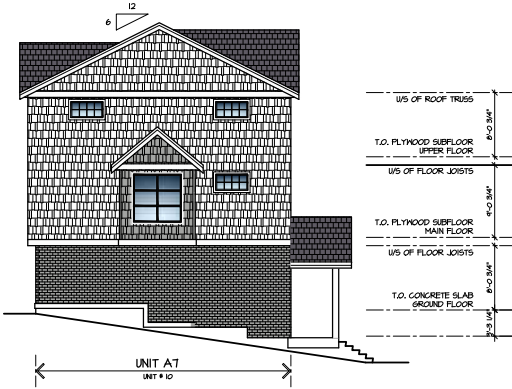
- TIMBERLINE HD ASPHALT SHINGLES CHARCOAL
- TRIM, FASCIA, GUTTERS & DOWNSPOUTS WHITE
- ENTRY DOOR & RAILINGS BENJAMIN MOORE - "BLACK IRON"
- SIDING HARDI - ARCTIC WHITE
- SIDING HARDI - GREY SLATE
- 1XL BRICK ASHLAND TUNDRABRICK



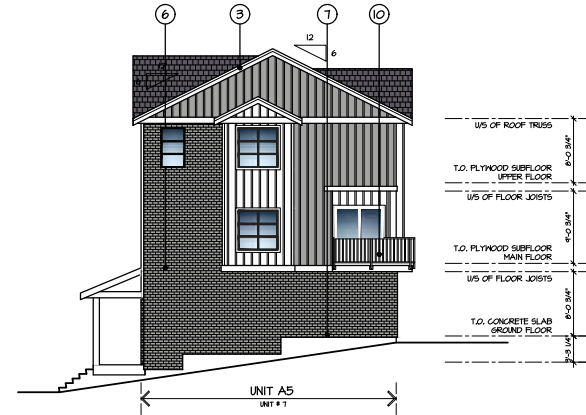
WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ BRICK VENEER
- ⑤ VINYL FRAMED ALUMINUM 6/4 2x4 WOOD TRIM
- ⑥ 2 x 8 WOOD TRIM
- ⑦ 2 x 10 WOOD TRIM
- ⑧ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑨ FIBRE CEMENT PANEL & BATTON SIDING
- ⑩ POWDER COATED ALUMINUM RAILING
- ⑪ FIBRE CEMENT SHAKE SIDING



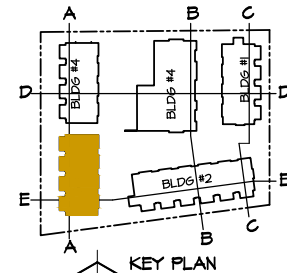
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



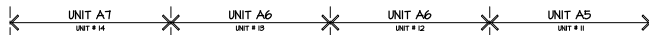
BUILDING #3

ISSUED FOR	BY	DATE	ISSUE

DESIGN: ASTORIA PROPERTIES
 H.O.D.:
 DRAWN:
 DATE: Apr. 19 25
 PROJECT: 23 TOWNHOUSE DEVELOPMENT
 1415 165A STREET, SURREY, B.C.
 SHEET CONTENTS: BUILDING 3 ELEVATIONS

barnett dembek
 ARCHITECTS
 135, 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@dbarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.03
PROJECT NO.	REV. NO.
22015	



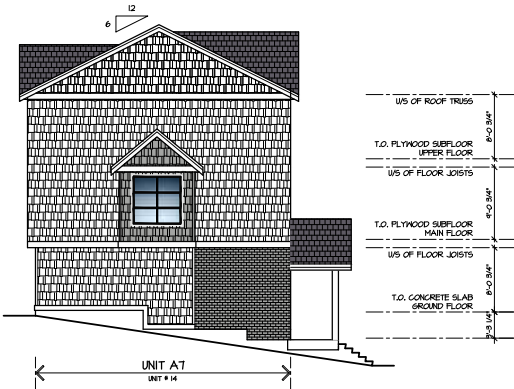
WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

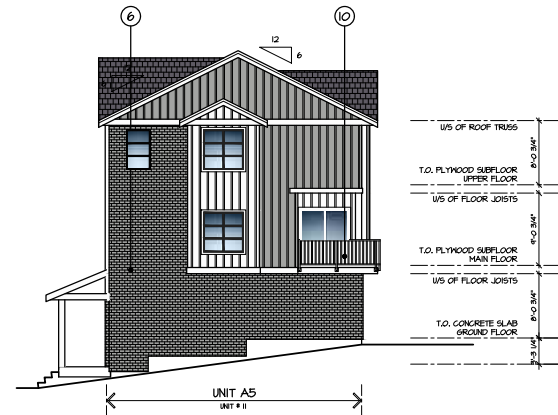
- TIMBERLINE HD ASPHALT SHINGLES
CHARCOAL
- TRIM, FASCIA, GUTTERS & DOWNSPOUTS
WHITE
- ENTRY DOOR & RAILINGS
BENJAMIN MOORE - "BLACK IRON"
- SIDING
HARDI - ARCTIC WHITE
- SIDING
HARDI - GREY SLATE
- IXL BRICK
- ASHLAND TUNDRABRICK

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER
ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ BRICK VENEER
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 8 WOOD TRIM
- ⑦ 2 x 10 WOOD TRIM
- ⑧ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑨ FIBRE CEMENT PANEL & BATTON SIDING
- ⑩ POWDER COATED ALUMINUM RAILING
- ⑪ FIBRE CEMENT SHAKE SIDING



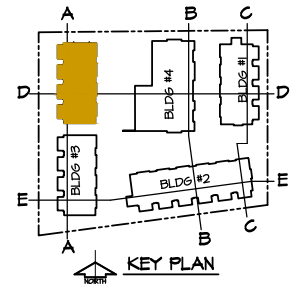
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



BUILDING #4

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ISSUED FOR	BY	DATE	ISSUE



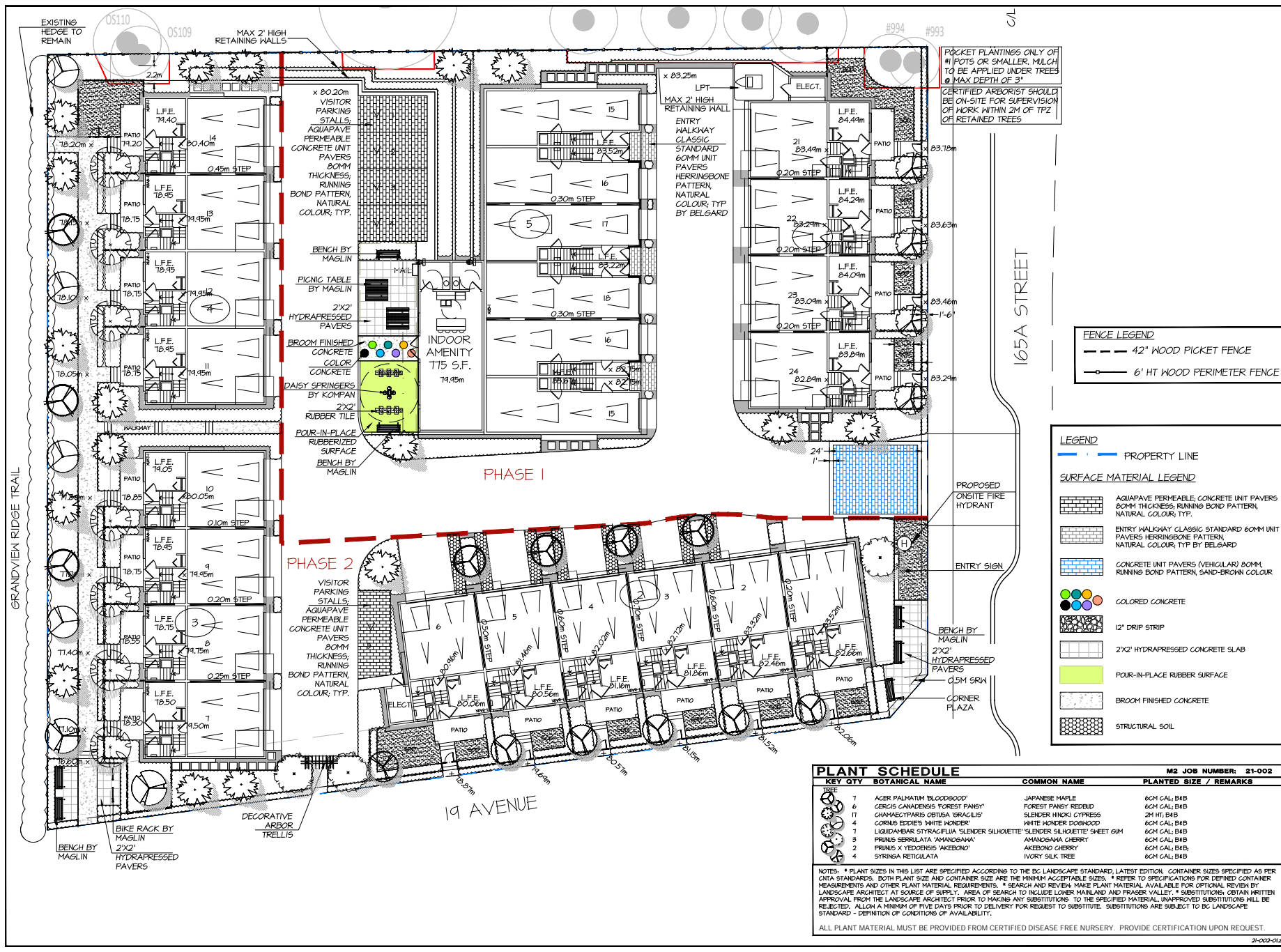
DESIGN : ASTORIA PROPERTIES
 UNIT : 23 TOWNHOUSE DEVELOPMENT
 PROJECT : 115 165A STREET, SURREY, B.C.
 SHEET CONTENTS : BUILDING 4 ELEVATIONS

barnett danker
 ARCHITECTS
 115 165A STREET
 SURREY, B.C. V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnettdanker.com

CLIENT NO.	SHEET NO.
	AC-4.04
PROJECT NO.	REV. NO.
22015	



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



POCKET PLANTINGS ONLY OF #1 POTS OR SMALLER, MULCH TO BE APPLIED UNDER TREES @ MAX DEPTH OF 3"
CERTIFIED ARBORIST SHOULD BE ON-SITE FOR SUPERVISION OF WORK WITHIN 2M OF TRIP OF RETAINED TREES

FENCE LEGEND
 - - - 42" WOOD PICKET FENCE
 — 6' HT WOOD PERIMETER FENCE

LEGEND
 — PROPERTY LINE
SURFACE MATERIAL LEGEND
 [Pattern] AQUAPAVE PERMEABLE, CONCRETE UNIT PAVERS 80MM THICKNESS, RUNNING BOND PATTERN, NATURAL COLOUR, TYP.
 [Pattern] ENTRY WALKWAY CLASSIC STANDARD 60MM UNIT PAVERS HERRINGBONE PATTERN, NATURAL COLOUR, TYP BY BELGARD
 [Pattern] CONCRETE UNIT PAVERS (VEHICULAR) 80MM, RUNNING BOND PATTERN, SAND-BROWN COLOUR
 [Pattern] COLORED CONCRETE
 [Pattern] 12" DRIP STRIP
 [Pattern] 2'X2' HYDRAPRESSED CONCRETE SLAB
 [Pattern] POUR-IN-PLACE RUBBER SURFACE
 [Pattern] BROOM FINISHED CONCRETE
 [Pattern] STRUCTURAL SOIL

KEY QTY		BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	7	ACER PALMATUM 'BLUENEGOOD'	JAPANESE MAPLE	60M CAL, B4B
6	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	60M CAL, B4B
17	17	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKY CYPRESS	2M HT, B4B
4	4	CORNUS EDOENSIS 'WHITE MONDRIE'	WHITE MONDRIE DOGWOOD	60M CAL, B4B
1	1	LIQUIDAMBAR STRYACILIA 'SLENDER SILKHOETTE'	SLENDER SILKHOETTE SHEET GUM	60M CAL, B4B
3	3	PRUNUS SERRULATA 'AMANGAENA'	AMANGAENA CHERRY	60M CAL, B4B
2	2	PRUNUS X YEDDENIS 'AKEBONO'	AKEBONO CHERRY	60M CAL, B4B
4	4	STRINIA RETICULATA	IVORY SILK TREE	60M CAL, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS 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 TO THE SPECIFIED MATERIAL. 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NO.	DATE	REVISION DESCRIPTION	DR.
1	APRIL 2023	CONCEPTUAL DESIGN	ENWG
2	APRIL 2023	PRELIMINARY DESIGN	GR

PROJECT: **MULTI FAMILY DEVELOPMENT**
 1915 16A STREET, SURREY, BC

DRAWING TITLE: **TREE PLAN**
 DATE: APRIL 2023 DRAWING NUMBER:
 SCALE: 3/8"=1'-0"
 DRAWN: BN
 DESIGN: BN
 CHKD: M.TM
 M2LA PROJECT NUMBER: 21-002-01P



LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	APRIL 2022	PRELIMINARY DESIGN	ENGL.
2	APRIL 2022	CONCEPTUAL DESIGN	ENGL.

SEAL:

PROJECT:

MULTI FAMILY DEVELOPMENT

1915 36A STREET, SURREY, BC

DRAWING TITLE:

OUTDOOR AMENITY PLAN

DATE: APRIL 2022

DRAWING NUMBER:

SCALE: 3/32"=1'-0"

DRAWN: BW

DESIGN: BW

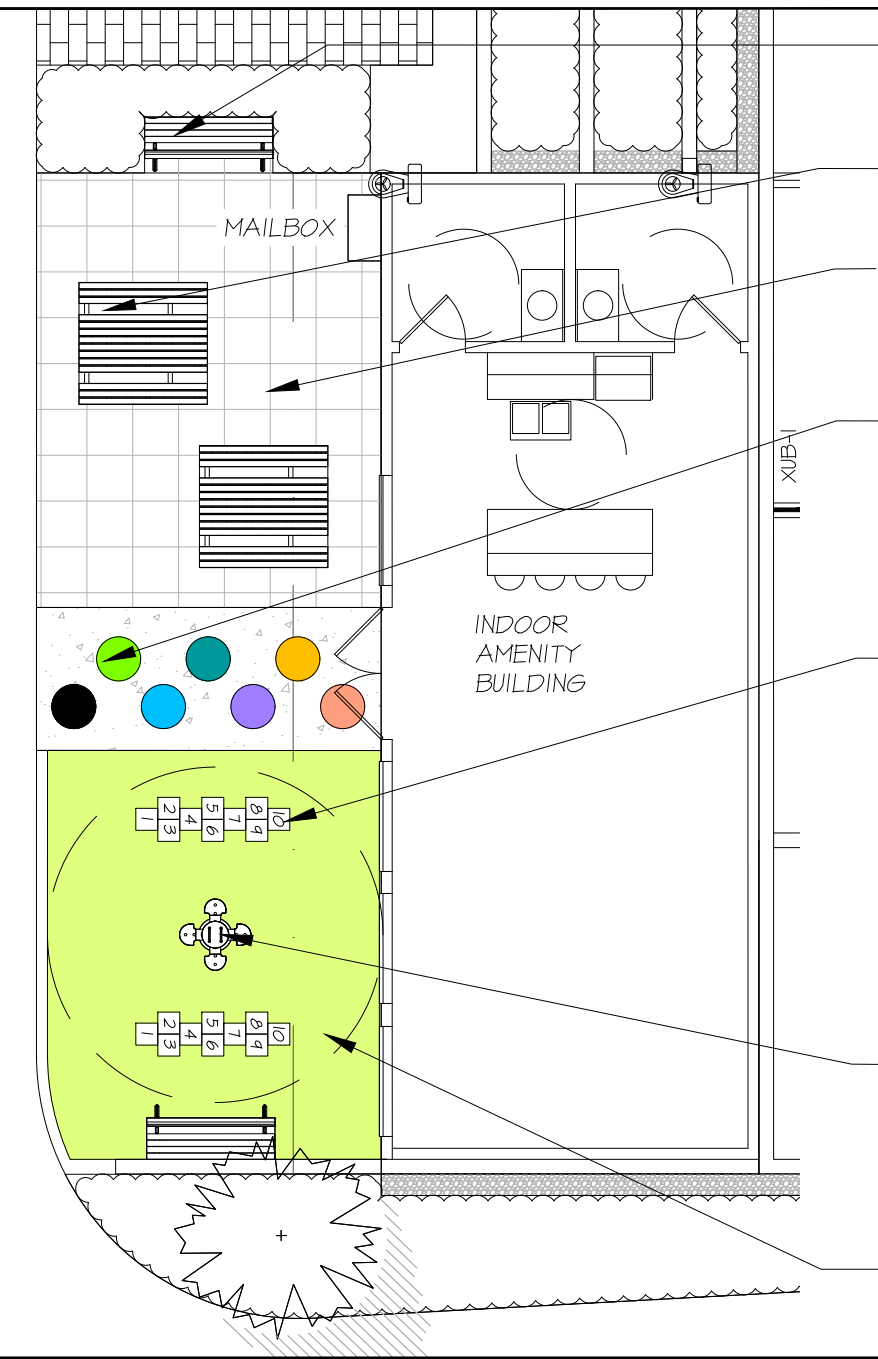
CHK'D: M.T.M

L2

M2LA PROJECT NUMBER:

OF 8

21-002



BENCH BY MAGLIN



PICNIC TABLE BY MAGLIN



MAILBOX

2'X2' HYDRAPRESSED PAVERS

COLORED CONCRETE



INDOOR AMENITY BUILDING

HOPSCOTCH RUBBER TILE



DAISY SPRINGERS BY KOMPAN



POUR-IN-PLACE RUBBERIZED SURFACE

LEGEND

— — — — — PROPERTY LINE

SURFACE MATERIAL LEGEND

	AQUAPAVE PERMEABLE, CONCRETE UNIT PAVERS 80MM THICKNESS, RUNNING BOND PATTERN, NATURAL COLOUR, TYP.
	ENTRY WALKWAY CLASSIC STANDARD 60MM UNIT PAVERS HERRINGBONE PATTERN, NATURAL COLOUR, TYP BY BELGARD.
	CONCRETE UNIT PAVERS (VEHICULAR) 80MM, RUNNING BOND PATTERN, SAND-BROWN COLOUR.
	COLORED CONCRETE
	12" DRIP STRIP
	2'X2' HYDRAPRESSED CONCRETE SLAB
	POUR-IN-PLACE RUBBER SURFACE
	BROOM FINISHED CONCRETE
	STRUCTURAL SOIL



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6' HT. PERIMETER FENCE

42" HT. WOOD PICKET FENCE

42" HT. WOOD PICKET FENCE

42" HT. WOOD PICKET FENCE

PHASE 1

PHASE 2

FENCE LEGEND	
	42" WOOD PICKET FENCE
	6' HT WOOD PERIMETER FENCE

NO.	DATE	REVISION DESCRIPTION	DR.
1	APRIL 2022	CONCEPTUAL DESIGN	ENGL
2	APRIL 2022	PRELIMINARY DESIGN	ENGL

PROJECT:
MULTI FAMILY DEVELOPMENT
 1915 16A STREET,
 SURREY, BC

DRAWING TITLE:
HARDSCAPE/ FENCE PLAN

DATE: APR 10, 2022 DRAWING NUMBER:
 SCALE: 3/32"=1'-0"
 DRAWN: EN
 DESIGN: EN
 CHK'D: M.TM
 M2LA PROJECT NUMBER: 21-002-01P

L4
 OF 8
 21-002

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

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

DATE: **REVISED July 02, 2024**
September 18, 2023

PROJECT FILE: **7821-0057-00**

RE: **Engineering Requirements**
Location: 1915 165A St

NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the NCP Amendment and Development Permit

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0m x 3.0m corner cut at the intersection of 19 Avenue and 165A Street.
- Dedicate 0.5m along 19 Avenue for road allowance.
- Register 0.5m SRW for sidewalk maintenance along all frontages.
- Register SRW on neighbouring property to achieve gravity Sanitary and Storm mains.
- Register Easement along west property line to service neighbouring property.
- Provide land compensation for the panhandle portion of 1909 – 165A St.

Works and Services

- Construct west half of 165A Street.
- Construct north half of 19 Avenue.
- Register RC for on-site drainage mitigation features.
- Provide concept drainage plans of neighbouring lots to prevent landlock from services.
- Construct sanitary main along 165A Street and 19 Avenue.
- Provide downstream analysis for Sanitary and Storm, and address any downstream constraints.
- Provide adequately sized storm, sanitary and water service connection, driveway letdown and abandon surplus service connection.
- Pay latecomer fees.



Jeff Pang, P.Eng.
Manager, Development Services
RH

Department: **Planning and Demographics**
Date: **July 2, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21-0057**

The proposed development of **24** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	22
---	----

Projected Number of Students From This Development In:	
Elementary School =	12
Secondary School =	6
Total Students =	18

Current Enrolment and Capacities:	
Edgewood /Ta'talu Elementary	
Enrolment	867
Operating Capacity	607
# of Portables	13
Earl Marriott Secondary	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

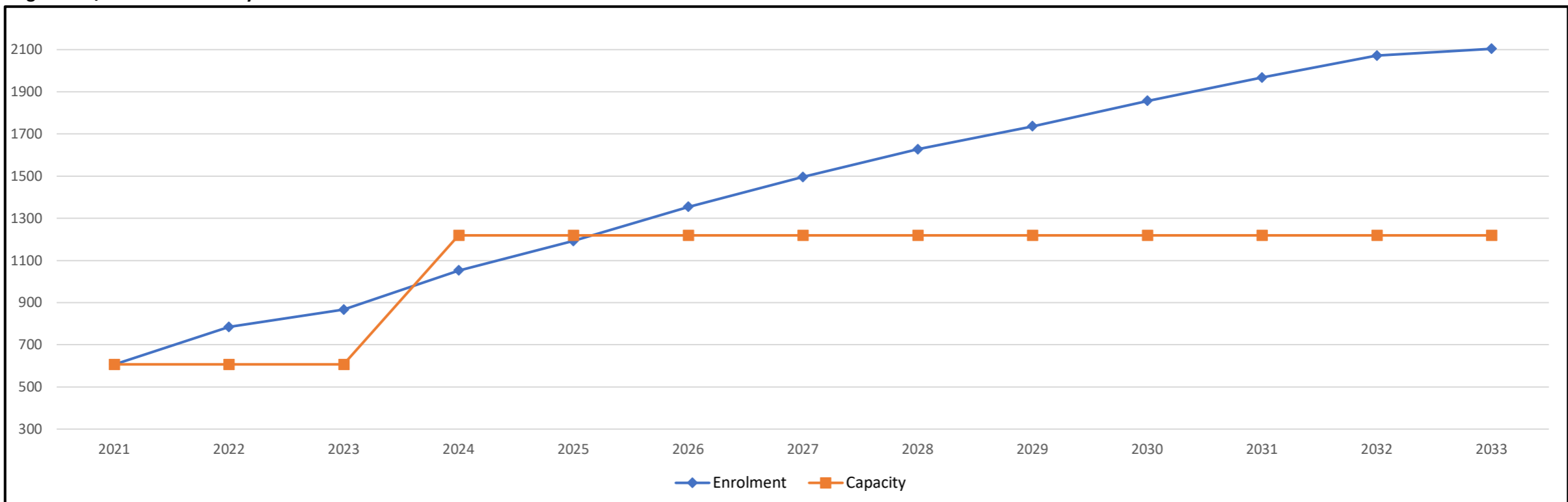
Summary of Impact and Commentary

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.

As of September 2023, Edgewood is at 143% capacity. To support further enrolment growth in this area, a new 27- classroom Ta'talu Elementary school, is targeted to open January 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes. Another elementary is approved for the Darts Hill neighbourhood in support of planned growth in the area.

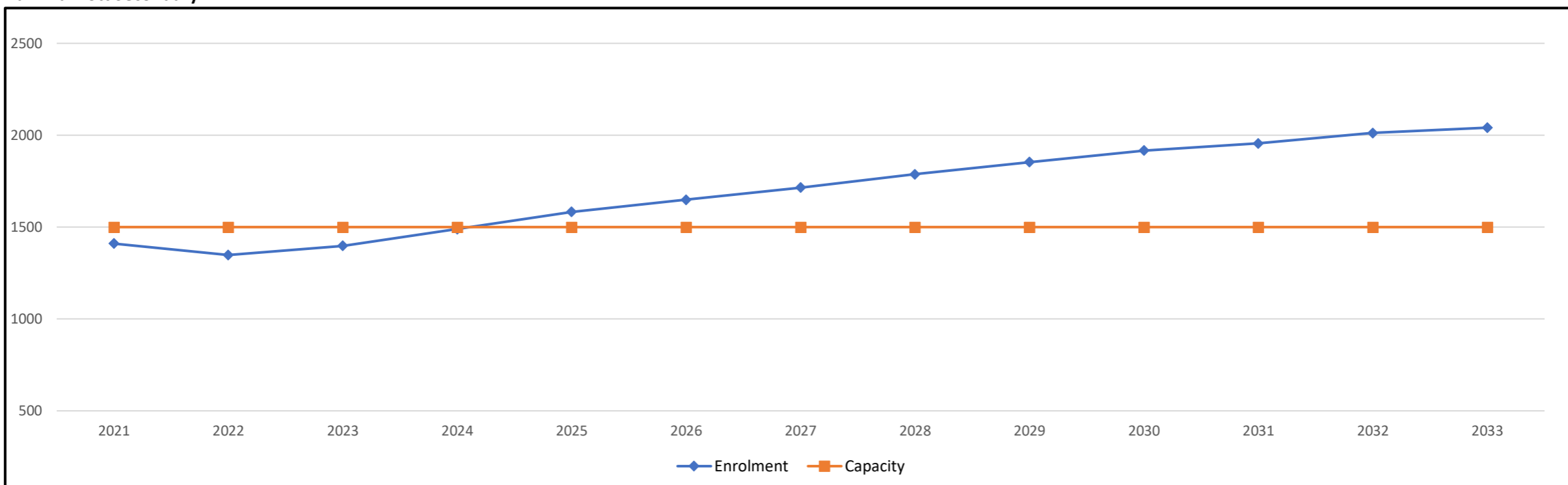
As of September 2023, Earl Marriott is at 93% capacity. The opening of Grandview Heights Secondary, a new 1500 capacity high school in September 2021 has relieved pressure in the short term. Despite this, Earl Marriott continues to trend over capacity into the future and a 500 capacity addition is identified on the District's Capital Plan. This addition has not yet been funded by the Ministry.

Edgewood /Ta'talu Elementary



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

Earl Marriott Secondary



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

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

Tree Preservation Summary

Surrey Project No:


Address: 1915 165A Street, Surrey, BC

Registered Arborist: Xudong Bao PN-8671A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u>18</u> X two (2) = 36	37
Replacement Trees Proposed	50
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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 _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

September 14, 2023

 Date

PLAN KEY

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- NO WORK ZONE
- TREE PROTECTION FENCE

Arborist to supervise the tree removal, foundation excavation and retaining wall installation within 2m of tree protection fence.

Arborist to supervise the house foundation excavation.



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NO.	DATE	REVISION DESCRIPTION	DR.
3	18 APR 21	REVISED PER NEW SITE PLAN	XB
2	30 MAR 21	REVISED PER NEW SITE PLAN	XB
1	4 MAR 21	REVISED PER NEW SITE ASSESSMENT	XB

NO. DATE REVISION DESCRIPTION DR.
SEAL:

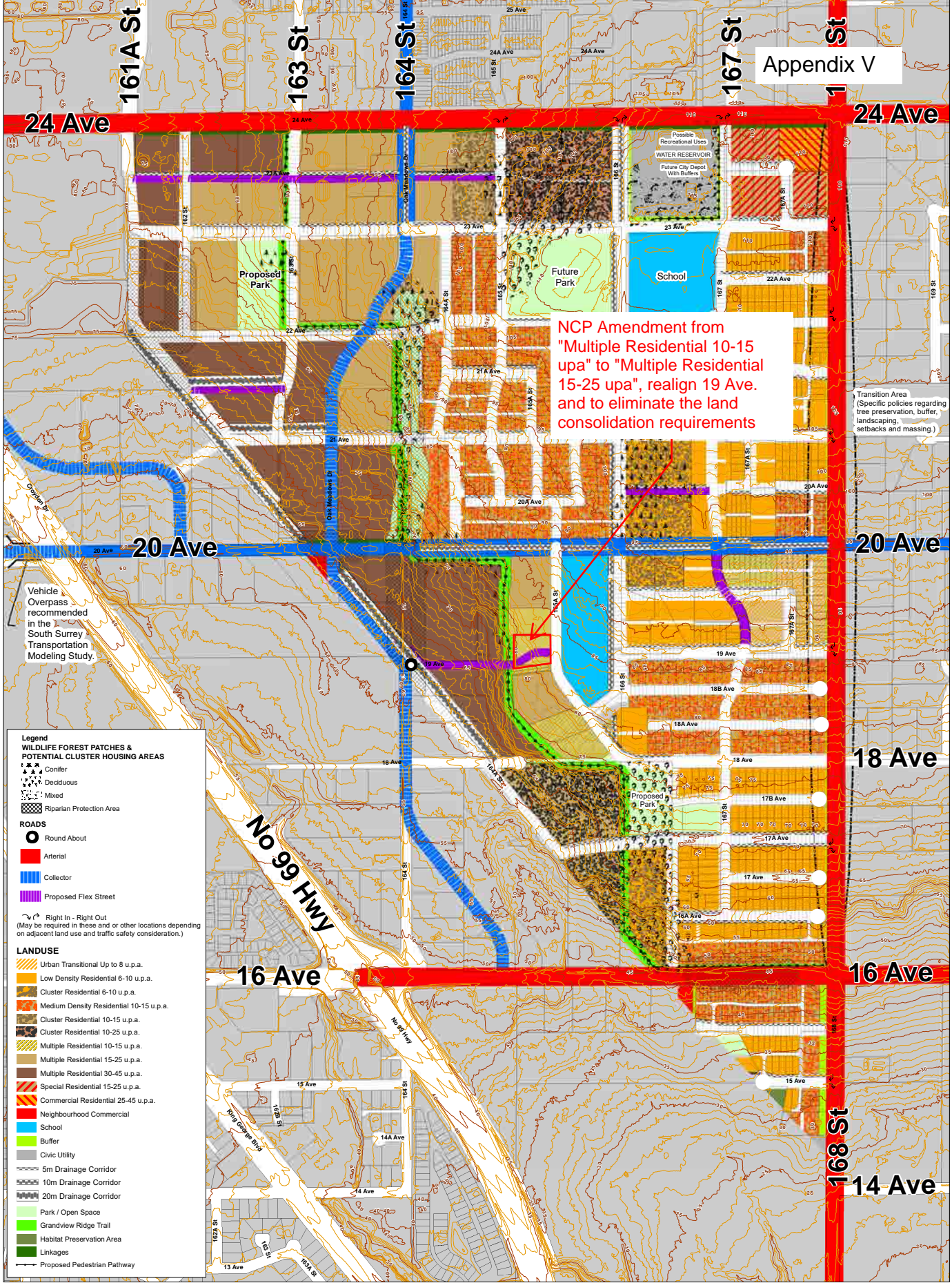
PROJECT:

ARBORIST
1915 165A ST
SURREY, BC

DRAWING TITLE:
ARBORIST PLAN

DATE: 01 MAR 2021 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: XB
DESIGN: XB
CHK'D: XB

L2arb



NCP Amendment from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa", realign 19 Ave. and to eliminate the land consolidation requirements

Transition Area (Specific policies regarding tree preservation, buffer, landscaping, setbacks and massing.)

Vehicle Overpass recommended in the South Surrey Transportation Modeling Study.

- Legend**
- WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**
- Conifer
 - Deciduous
 - Mixed
 - Riparian Protection Area
- ROADS**
- Round About
 - Arterial
 - Collector
 - Proposed Flex Street
 - Right In - Right Out (May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)
- LANDUSE**
- Urban Transitional Up to 8 u.p.a.
 - Low Density Residential 6-10 u.p.a.
 - Cluster Residential 6-10 u.p.a.
 - Medium Density Residential 10-15 u.p.a.
 - Cluster Residential 10-15 u.p.a.
 - Cluster Residential 10-25 u.p.a.
 - Multiple Residential 10-15 u.p.a.
 - Multiple Residential 15-25 u.p.a.
 - Multiple Residential 30-45 u.p.a.
 - Special Residential 15-25 u.p.a.
 - Commercial Residential 25-45 u.p.a.
 - Neighbourhood Commercial
 - School
 - Buffer
 - Civic Utility
 - 5m Drainage Corridor
 - 10m Drainage Corridor
 - 20m Drainage Corridor
 - Park / Open Space
 - Grandview Ridge Trail
 - Habitat Preservation Area
 - Linkages
 - Proposed Pedestrian Pathway

Grandview Heights NCP Area #2 (Sunnyside Heights)
 City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 8 June 2023



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0057-01

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: 003-036-057

Lot 2 Section 13 Township 1 New Westminster District Plan 62179

1915 - 165A 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 has been issued, as follows:

Parcel Identifier:

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

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

(a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side (north) yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face of Buildings 4 and 5, to 2.2 metres for Building 7, and to 2.0 metres to the electrical kiosk.

- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard flanking street setback (south) is reduced from 4.5 metres to 3.3 metres to the principal building face of Building 3.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 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 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.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and Director Legislative Services
– Jennifer Ficocelli

Schedule A

DEVELOPMENT DATA

ZONING: RM-30

GROSS SITE AREA: 43,550 S.F. 1.00 AC 4,045.8 M² 0.405 Ha
 ROAD DEDICATION: 424 S.F. 0.01 AC 34.8 M² 0.004 Ha
 NET SITE AREA: 43,121 S.F. 0.99 AC 4,006.0 M² 0.401 Ha

GROSS DENSITY: 24.0 U.P.A. 54.3 U.P.Ha (24 UNITS)
 NET DENSITY: 24.2 U.P.A. 54.9 U.P.Ha (24 UNITS)

SITE COVERAGE: 42% (17,986 S.F. 1,670.9 M²)

F.A.R.: 0.81 (35,001 S.F. 3,252 M²)

AMENITY REQUIRED: T2 M2 T15 S.F.
 INDOOR PROVIDED: T2 M2 T15 S.F.
 OUTDOOR PROVIDED: T2 M2 T15 S.F.

PARKING REQUIRED:
 RESIDENTIAL: 48 (2 PER UNIT)
 VISITORS: 48 (0.2 PER UNIT)
 12.0

HOUSE:

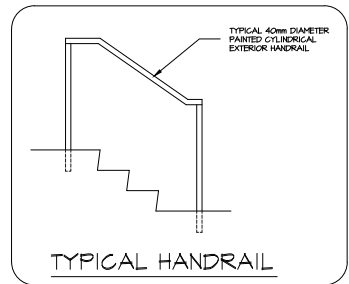
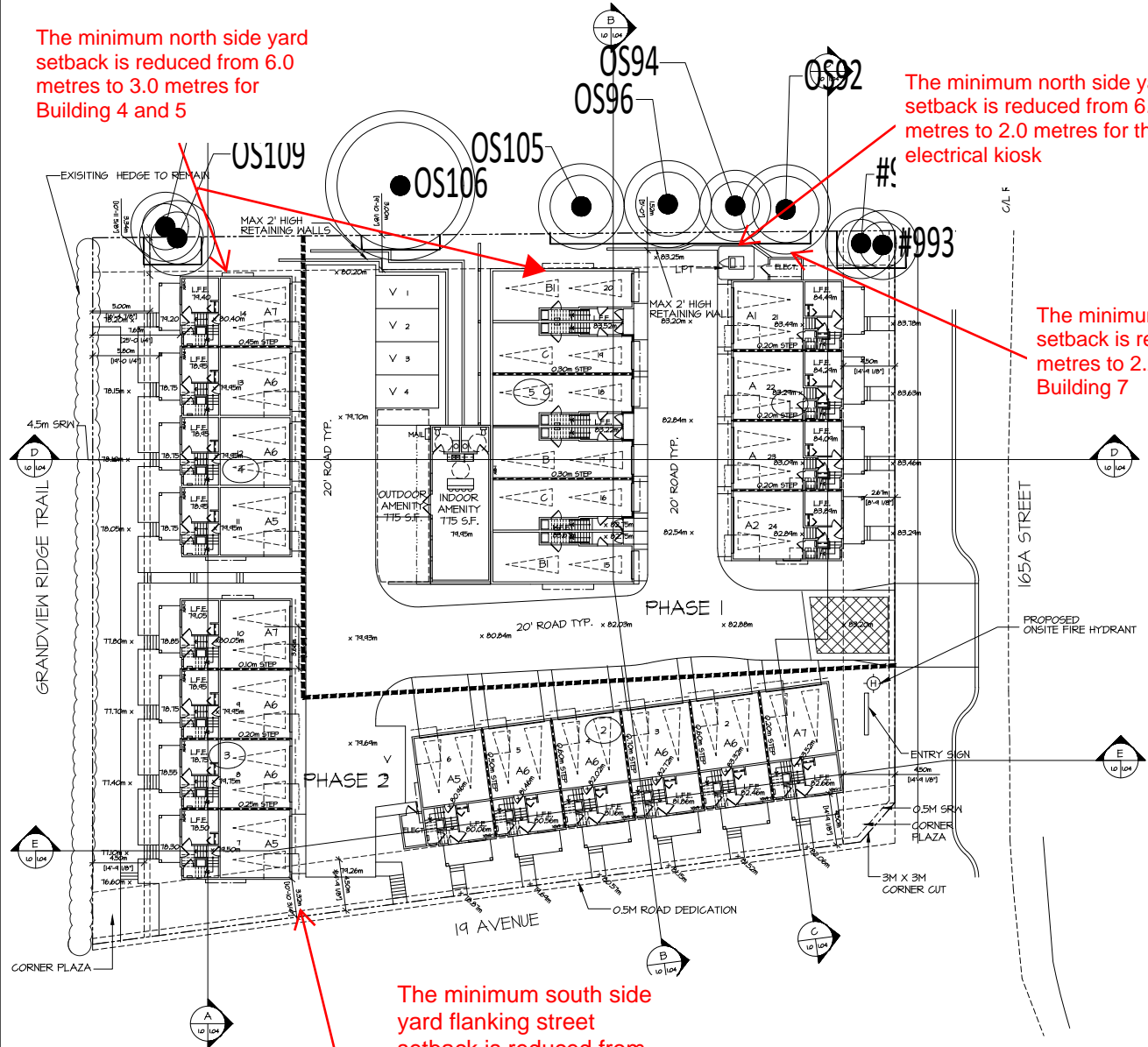
UNIT TYPE	NUMBER OF BEDROOMS	S.K.	M2	NUMBER OF UNITS	TOTAL S.K.	TOTAL M2
A	4	1,860	136	2	3,720	271
A1	4	1,484	138	1	1,484	138
A2	4	1,491	139	1	1,491	139
A5	4	1,503	140	3	4,509	419
A6	4	1,469	136	8	11,752	1,092
A7	4	1,295	139	3	3,885	417
B	3	1,378	128	1	1,378	128
B1	3	1,424	132	2	2,848	265
C	3	1,380	128	1	1,380	128
TOTAL		13,084	1,216	24	35,007	3,252

The minimum north side yard setback is reduced from 6.0 metres to 3.0 metres for Building 4 and 5

The minimum north side yard setback is reduced from 6.0 metres to 2.0 metres for the electrical kiosk

The minimum north side yard setback is reduced from 6.0 metres to 2.2 metres for Building 7

The minimum south side yard flanking street setback is reduced from 4.5 metres to 3.3 metres for Building 3



CONCEPTUAL SITE PLAN
 SCALE: 1/8" = 1'-0"

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV.	
DATE	
REV.	
DATE	
REV.	

DESIGN: ASTORIA PROPERTIES
 PROJECT: 23 TOWNHOUSE DEVELOPMENT 165A STREET, SURREY, B.C.
 SHEET CONTENTS: CONCEPTUAL SITE PLAN DEVELOPMENT DATA

barnett dembek
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 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.01
22015	REV. NO.