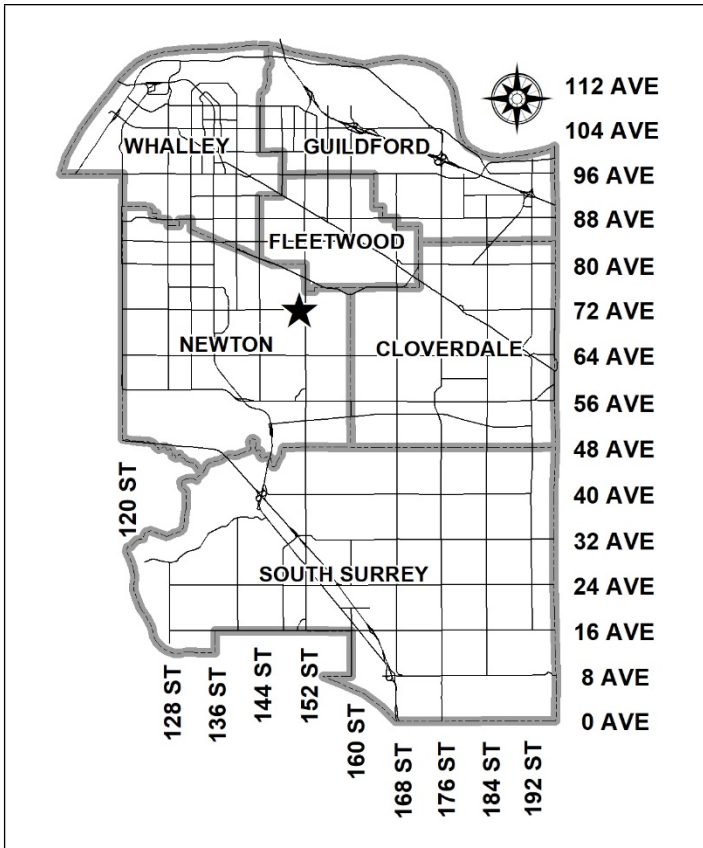


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0094-00

Planning Report Date: July 8, 2024



PROPOSAL:

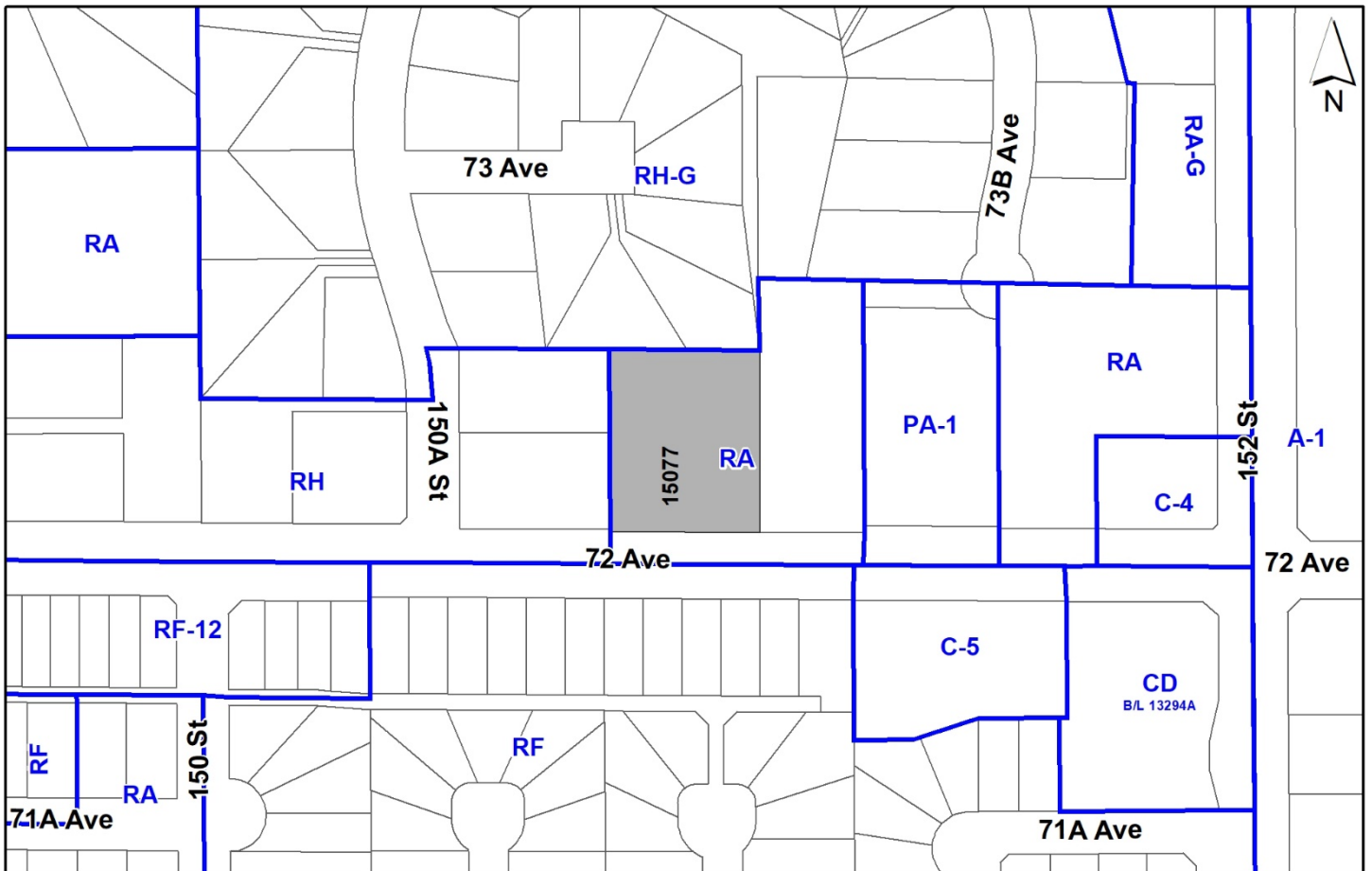
- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit** for Form and Character
- **Development Variance Permit**

to permit the development of 24 townhouse units.

LOCATION: 15077 72 Avenue

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Multiple Residential.
- Proposing to reduce the building setback requirements of the Multiple Residential 30 (RM-30) Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development abuts the Chimney Hill neighbourhood on the north side of 72 Avenue. The south side of 72 Avenue has changed significantly over the past several decades under an Urban single family development pattern, including development under the Single Family Residential (RF), Single Family Residential 9 (RF-9), and the Single Family Residential 12 (RF-12) Zones. The subject site is adjacent to long term commercial and institutional uses and within 115 metres distance of two bus stops under the 335 Newton Exchange / Surrey Central Station route.
- Potential for multi-family development in this area is constrained, as there are a limited number of larger lots facing 72 Avenue with residential development potential, and the lots are bounded by established single-family lots within Chimney Hill, which are not anticipated to redevelop in the near term.
- The proposal generally complies with the Development Permit requirements in the OCP for 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 increased density.
- The proposed buildings achieve 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. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7924-0094-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7924-0094-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 4.2 metres for upper storey projection walls and 4.5 metres for the remainder of the building as measured to the face of building 6;
 - (b) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 5.9 metres for upper storey projection walls as measured to the face of building 6;
 - (c) to reduce the minimum rear yard setback (north) of the RM-30 Zone from 6.0 metres to 5.2 metres for upper storey projection walls as measured to the face of building 5;
 - (d) to reduce the minimum side yard setback (west) of the RM-30 Zone from 6.0 metres to 2.75 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of building 1;
 - (e) to reduce the minimum side yard setback (east) of the RM-30 Zone from 6.0 metres to 2.8 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of buildings 3, 4, and 5; and
 - (f) to reduce the minimum front yard setback (south) of the RM-30 Zone for upper storey projecting walls from 4.5 metres to 4.2 metres to the principal building face of Building 1 and 2.
6. Council instruct staff to resolve the following issues prior to final approval:

- (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 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;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban	RA
North (Abutting):	Single family dwellings	Suburban	RH-G
East:	Single family dwelling, Church and daycare, Garden Store	Suburban	RA, PA-1, C-4
South (Across 72 Avenue):	Single family dwellings, Single storey multi-unit commercial building	Urban	RF, C-5
West (Abutting):	Single family dwellings	Suburban	RH

Context & Background

- The subject site is comprised of one parcel at municipal address 15077 72 Avenue in Newton. The property is 4,060 square metres in area, zoned “One Acre Residential Zone (RA)” and designated “Suburban” under the “Official Community Plan (OCP)”. The property is located on the north side of 72 Avenue.
- The subject site is on the southmost border of the Chimney Hill neighbourhood and approximately 210 metres west of the Agricultural Land Reserve across 152 Street.
- The Chimney Hill neighbourhood is comprised mostly of “Half Acre Gross Density Zone (RH-G)” and “One Acre Gross Density Zone (RA-G)” parcels near Chimney Hill Park, between 76 Avenue and 72 Avenue, and generally falling between 149 Street and 152 Street. This neighbourhood falls under the OCP Suburban designation and is bounded by OCP Urban areas on the north, west, and south sides and Agricultural to the east.
- The subject site is heavily treed and has one single family dwelling close to the south-east corner of the property. This is one of two remaining RA sized lots fronting 72 Avenue on the block (including the east abutting neighbor, 15119 72 Avenue). The subject property is one of the largest residential parcels in the surrounding area.

- The subject property is near institutional and commercial uses on the corner of 72 Avenue and 152 Street, including a church and daycare at 15141 72 Avenue, a garden store at 15175 72 Avenue, a multi-unit commercial building at 15122 72 Avenue, and a gas station at 7177 152 Street.
- The site is east of the East Newton North Land Use Plan (LAP) neighbourhood and north of the East Newton South LAP neighbourhood. The Chimney Hill neighbourhood is bounded by urban single family development north of 76 Avenue, south of 72 Avenue, and west of 149 Street. The subject site is adjacent to Urban single family lots on the south side of 72 Avenue, which were rezoned and subdivided over the last several decades.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has applied to permit the development of 24 townhouse units on the subject site. In order to accommodate the townhouse development, the applicant proposes the following:
 - OCP Amendment from “Suburban” to “Multiple Residential”;
 - Rezoning from “One Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)”;
 - Development Variance Permit to reduce building setbacks; and
 - Development Permit (Form and Character).
- Details on the development proposal figures are provided in the table below.

	Proposed
Lot Area	
Gross Site Area:	4,060 square metres
Road Dedication:	115.85 square metres
Net Site Area:	3,944.15 square metres
Number of Lots:	1
Building Height:	10.40 metres
Unit Density:	60.84 units per hectare
Net Floor Area Ratio (FAR):	0.78
Floor Area	3072.6 square metres
Residential Units:	
3-Bedroom:	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 Chimney Hill Elementary School
6 Secondary students at Frank Hurt 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.
- Parks, Recreation & Culture:** Chimney Hill Park is the closest active parkland and includes a playground, open space, and walking trails. The park also includes natural areas. The park is 555 metres walking distance from the development.
- Surrey Fire Department:** The Fire Department has no objections to the proposed development. However, they note standard items that will be required to be addressed as part of the Building Permit application.

Transportation Considerations

- The applicant is required to dedicate 2.808 metres width on the frontage to achieve the ultimate 30.0 metre road allowance for 72 Avenue.
- The applicant will be required to widen 72 Avenue to current City standards, including sidewalks, streetlights, and boulevards. This will include construction of a 1.8 metre sidewalk along the property line and removal of existing private features in the Public road right-of-way.
- The applicant is required to construct a 7.3 metre wide vehicular access from 72 Avenue on the south-east corner of the site. A shared access easement will be registered with the east abutting property (15077 72 Avenue), to limit the number of vehicular accesses from 72 Avenue in the event of future redevelopment on this block.
- The applicant is required to register a Restrictive Covenant acknowledging the potential for a future right-in/right-out restriction to be imposed on this 72 Avenue access.
- The site is within 115 metres distance of Bus transit service (westbound and eastbound stops on the 335 Newton / Surrey Central Station route).

- The proposed development includes a total of 55 parking spaces for 24 townhouse units, consisting of 50 resident spaces and 5 spaces for visitors. Resident parking is entirely provided through fully enclosed side-by-side double garages.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is currently designated Suburban in the Official Community Plan (OCP). The Suburban designation permits single family residential development at a maximum density of 10 units per hectare.
- An OCP Amendment to Multiple Residential is proposed to accommodate a RM-30 townhouse development.

Amendment Rationale

- Based on the site context, there is some merit to consider a townhouse development on the subject site, as follows:
 - While the proposed multiple residential density does not have precedent in the surrounding area, the subject site is adjacent to urban single family development across 72 Avenue.
 - The subject site is proximate to westbound and eastbound stops on a bus line (335 Newton Exchange / Central Surrey).
 - The subject site is close to park land and commercial amenities.
 - The area has limited potential for residential densification based on the lack of sizable parcels with appropriate infrastructure that do not require consolidation for development.
 - The applicant's concept indicates future development potential with the west and east abutting RA and RH parcels. It is not anticipated that multiple residential will encroach northwards in the near future as this neighbourhood is established with single family dwellings on local roads.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

- The applicant will be required to provide the per townhouse unit fee for the number of units above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm. Townhouses are proposed to front 72 Avenue and will provide a well-designed streetscape to increase safety for the public realm.
 - *Townhouses with legible front entrances are proposed to front 72 Avenue, which will increase visibility on this street. The proposed development will include construction of a sidewalk meeting the current City standard, enhancing pedestrian safety.*

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 22)	Permitted and/or Required	Proposed
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RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 dwelling units per hectare	60.84 units per hectare
Yards and Setbacks		
Front Yard (South):	4.5 metres	Ground level: 4.5 metres Upper storey: 4.2
Side Yard (West):	6.0 metres	Ground level: 3.0 – 6.0 metres Upper storey: 2.7 – 5.9 metres
Side Yard (East):	6.0 metres	Ground level: 3.0 metres Upper storey: 2.8
Rear (North):	6.0 metres	4.5 – 6.0 metres
Lot Size		
Lot Size:	2,000 square metres	3944.54 square metres
Lot Width:	30 metres	57.88 metres
Lot Depth:	30 metres	67.29 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	53	55
Amenity Areas		
Indoor Amenity Space	71.32 square metres	71.32 square metres
Outdoor Amenity Space	71.32 square metres	71.32 square metres

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 4.2 metres for upper storey projection walls and 4.5 metres for the remainder of the building as measured to the face of building 6;
 - to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 5.9 metres for upper storey projection walls as measured to the face of building 6;
 - to reduce the minimum rear yard setback (north) of the RM-30 Zone from 6.0 metres to 5.2 metres for upper storey projection walls as measured to the face of building 5;
 - to reduce the minimum side yard setback (west) of the RM-30 Zone from 6.0 metres to 2.75 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of building 1;
 - to reduce the minimum side yard setback (east) of the RM-30 Zone from 6.0 metres to 2.8 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of buildings 3, 4, and 5; and
 - to reduce the minimum front yard setback (south) of the RM-30 Zone for upper storey projecting walls from 4.5 metres to 4.2 metres to the principal building face of Building 1 and 2.

- The proposed setback relaxations on the north, west, and south sides of the property would coincide with landscaping strips, proposed as a combination of layered planting including species such as Hick's Yew, Coral Bells, Heavenly Bamboo, and Japanese Skimmia.
- The proposed side yard setback variances (west and east) for 6 metres to 3 metres would be from the side of an individual unit, as opposed to a setback from the front or rear of a row of units. The separation from the building side to the dwellings on adjacent properties are in-keeping with typical spacing standards in a single family neighbourhood.
- The proposed side yard setback (north) for Building 6 is for the side of unit, where no patio or yard space is proposed. There should be limited issues for loss of privacy or noise resulting from the proposed setback.
- 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 2 Capital Plan Project CACs for proposed density greater than the OCP designation. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for Newton is \$16,020 per townhouse unit.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 13, 2024, and the Development Proposal Signs were installed on May 31, 2024. Staff received six (6) responses from neighbouring residents, including Neighbourhood Watch representatives, who indicated concern and/or objection to the proposed development. Two residents inquired about redevelopment potential on other 72 Avenue parcels based on the subject proposal.
- Concerns raised included the following (*staff comments in italics*):
 - Traffic safety and congestion based on proposed vehicular access from 72 Avenue given that users would need to enter and exit the site from an arterial road. It was also noted that vehicles are known to speed in this area. The development access point would be near the crest of an upslope, which impedes visibility. The representatives indicated preference for use of a historic easement from an adjacent church parcel or establishment of a lane from 150A Street.

Engineering will require registration of a covenant which may enforce right-in, right-out access between 72 Avenue and the subject site in the future. The siting of the vehicular access and requirement for a shared access easement will minimize potential for future access congestion if the abutting acreage lot (15119 - 72 Avenue) to the east redevelops.

- Street parking was identified as an issue, as the local roads (e.g. 150A Street) have a narrow width and are already heavily parked.

The applicant has provided 50 residential parking spaces and 5 visitor parking spaces on-site. This meets the RM-30 requirements for off-street parking.

- The proposal for townhomes is without precedent in the neighbourhood and a dramatic increase in density. Residents indicated concerns about the application setting a precedent in the area.

Development potential is anticipated for the larger acreage and half-acreage lots on 72 Avenue which fall on the outermost edge of the OCP Suburban area. Future densification is anticipated to be modest further northwards into the OCP Suburban area between 72 Avenue and 76 Avenue, as this neighbourhood is comprised of established detached single family development with linear open space and a cul-de-sac road pattern.

- Retention of trees and the Chimney Hill neighbourhood character was identified as a concern. Some residents emphasized preservation of historic architectural siding and accent materials or material representation of local trees and natural context.

The applicant has provided an Arborist Assessment indicating that the 12 on-site trees will be retained adjacent to the west and south property lines.

- Staff recommended that a Public Information meeting (PIM) be held based on the OCP amendment required for the subject application and based on resident requests for more information. The applicant did not feel that a PIM was warranted and instead sought to bring the proposal before Council for consideration. This will also allow for residents to provide comments to Council through a Public Hearing, should the proposal be supported to move forward to a Public Hearing.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The development proposal partially complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed development is comprised of 24 townhouse units divided into 6 buildings with side by side garages accessed internally at grade.
- To provide a pedestrian-friendly interface and appropriate building spacing, most buildings are comprised of three to four units. Buildings 1 and 2 are comprised of street-oriented units fronting 72 Avenue. A 1.5-metre wide sidewalk runs internally across the west, north, and east lot lines, providing pedestrian egress to internal units and access to 72 Avenue on the southwest corner.
- The proposed townhomes are entirely comprised of three storey 3-bedroom units. The gross floor area of the townhomes is proposed at a floor area ratio (FAR) of 0.785, corresponding to a total of 3096.46 square metres floor area.
- All of the townhouse units will contain an attached side-by-side double garage and a flex-room at grade. The kitchen, dining, and family/living rooms of each unit will be located on the second and third floors. First and second storey habitable areas are proposed to front the public road for units facing 72 Avenue and are oriented towards pedestrian walkways.
- Each unit will have a small private balcony off the second floor and a front or rear yard patio space with planting for demarcation between units.
- The townhouses incorporate peaked roofs and oversized windows into the design. The proposed building materials include asphalt shingle roofing and siding with Hardie Panel and cedar longboards.
- Upper storey projection walls for a portion of each unit are proposed to extend over 0.8 metres further. This is intended to create deeper dining / living areas and balconies while mitigating at-grade building interface issues.
- The applicant has worked with staff to refine the site plan as follows:
 - Relocate the vehicular access point to the eastern portion of the site to improve visibility and circulation on the site and permit shared access to the easterly lot under future redevelopment without requiring that traffic cross through the interior of the site;
 - Relocate indoor and outdoor amenity spaces more central to the site to improve accessibility for residents and provide a place-making feature for the layout of the development;
 - Break-up the fronting townhouses into multiple buildings to increase pedestrian circulation connections with 72 Avenue and enhance the visual distinction of each unit from the public road;
 - Enhance the individual appearance and entrance of each unit with one planted tree per unit, shrubs, and weather protection canopies;
 - Step-up unit main floors from the adjacent sidewalk grade to improve separation between private residences and the street;
 - Orient habitable space in each unit towards 72 Avenue for those buildings fronting the lot and towards pedestrian walkways around the site for inner buildings to enhance visibility on pedestrian streets; and

- Provide ground floor setbacks to accommodate landscape planting and to ensure a consistent streetscape.

Landscaping

- Each townhouse unit includes a private patio space and green space with layered shrub planting and a single tree.
- Landscaping strips are proposed for the perimeter of the lot, including a layered planting with species such as Hick's Yew, Coral Bells, Heavenly Bamboo, and Japanese Skimmia.

Indoor and Outdoor Amenity

- Based upon the City's Zoning Bylaw requirements, the proposed development must provide 71.32 square metres of indoor amenity space and 71.32 square metres of outdoor amenity space to serve the residents of the townhouse development based on 3.0 square metres per unit each.
- The applicant proposes a two-storey indoor amenity building meeting the Zoning requirements.
- The applicant proposes an outdoor amenity area meeting the Zoning requirements. The outdoor amenity space is located on the east side of a central drive aisle and directly adjacent to Buildings 3 and 4. The area is proposed to contain a barbeque and outdoor dining area, raised planters for a community garden, and an outdoor play area with rubber playground surfacing.

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:
 - Coordination of all design drawings for accuracy and completeness, including preparation of complete elevations showing correspondence with the design drawings for all buildings;
 - Finalizing the location of a pad-mounted transformer (PMT) and bicycle parking and any associated site plan revisions;
 - Refinement of decorative pavement at driveway entrances and drive aisle interfacing with amenity areas;
 - Refinement of the amenity area programming; and

- Refinement of the landscaping concept, the quantity and species of replacement trees, hardscape and furnishing.
- 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

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	0	1
Holly	1	1	0
Plum	2	1	1
Coniferous Trees			
Douglas Fir	6	3	3
Western Red Cedar	22	16	6
Giant Redwood	1	1	0
Sitka Spruce	10	10	0
Cypress	1	0	1
Total (excluding Alder and Cottonwood Trees)	44	32	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		30	
Total Retained and Replacement Trees Proposed		42	
Estimated Contribution to the Green City Program		\$18,700.00	

- The Arborist Assessment states that there are a total of 44 mature trees on the site, and no Alder or Cottonwood trees. The applicant proposes to retain 12 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 2 to 1 replacement ratio. This will require a proposed total of 64 replacement trees on the site.
- Since the proposed 30 replacement trees can be accommodated on the site, the proposed deficit of 34 replacement trees will require an cash-in-lieu payment of \$18,700.00, 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 72 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 Fernleaf Fullmoon Maple, Black Tupeko, Eastern Redbud, and Limber Pine.
- In summary, a total of 42 trees are proposed to be retained or replaced on the site with an estimated contribution of \$18,700.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

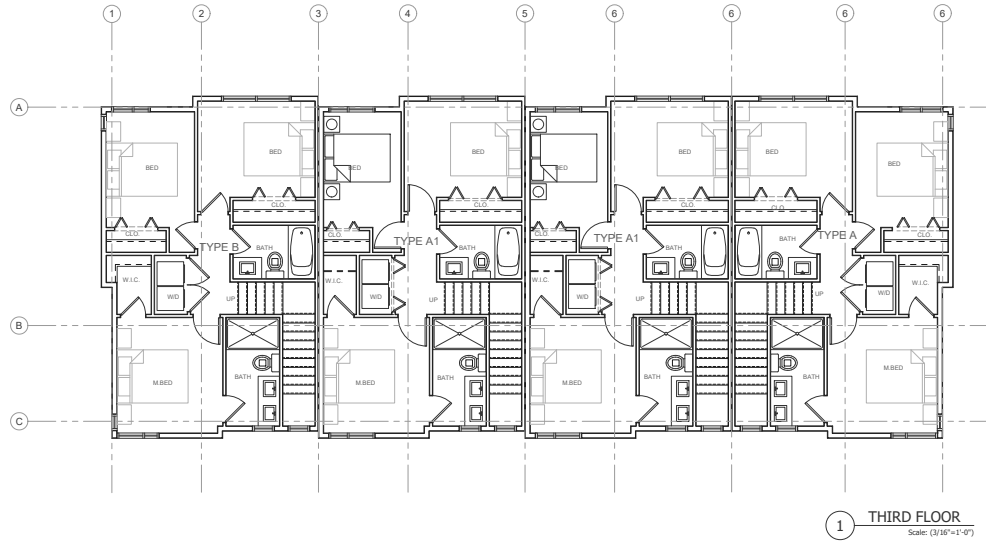
The following information is attached to this Report:

Appendix I.	Site Plan, Floor Plans, Building Elevations, Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	Development Variance Permit No. 7924-0094-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar



1 THIRD FLOOR
Scale: (3/16"=1'-0")

Project:
1100
ALVAIR GROUP
Stacked Townhouse Development
15077 72 Avenue, Surrey, B.C.
Drawing:
BUILDING 2 FLOOR PLANS

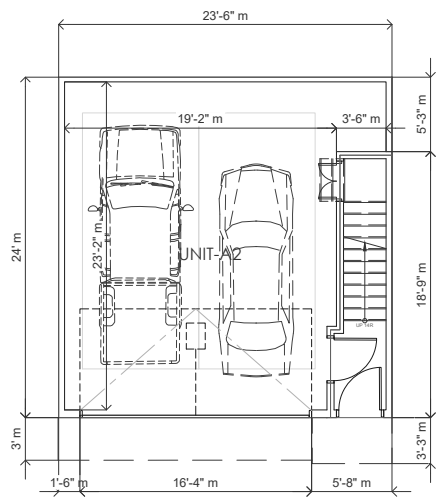
SUBMISSION

Date	Description
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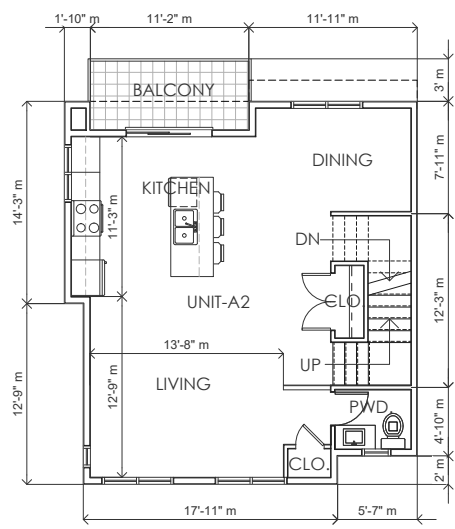
REVISION

No.	Date	Description

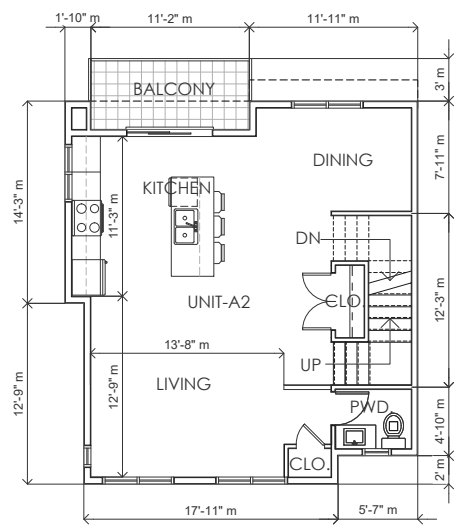
All Drawings in this set to be read in conjunction with each other. Any errors or omissions to be reported to the Architect before commencing work. Contractor is responsible to ensure that all work is approved by the Authority. © Copyright Cre 8 Architecture Ltd. All rights reserved.



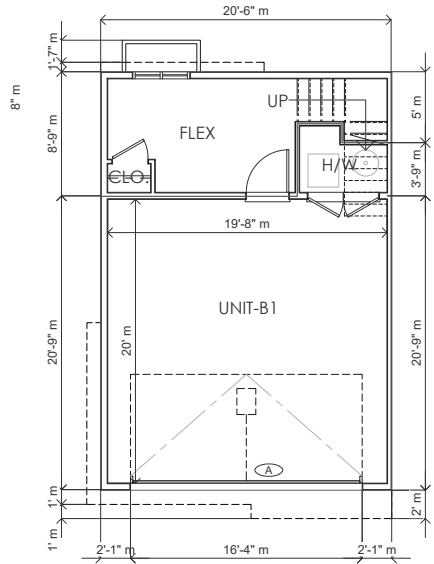
LVL-1:
GARAGE - AREA: 493 SQ.FT.
MAIN FLR. AREA: 72 SQ.FT.



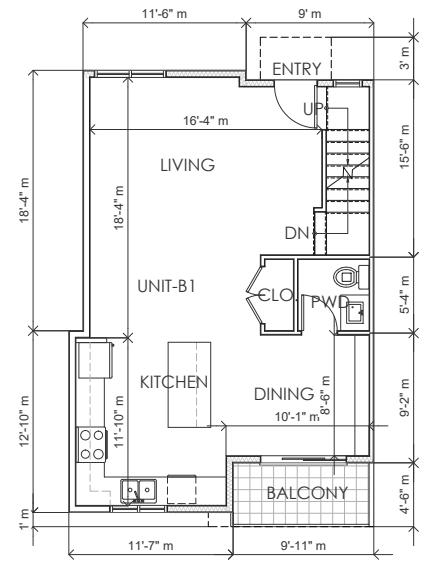
LVL-2 AREA: 622 SQ.FT.



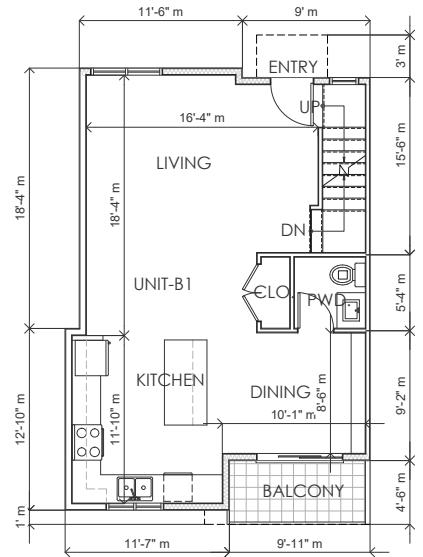
LVL-2 AREA: 622 SQ.FT. 1 TYPE 'A2' UNIT PLANS
Scale: (1/4"=1'-0")



LVL-1:
GARAGE - AREA: 454 SQ.FT.
MAIN FLR. AREA: 151 SQ.FT.



LVL-2 AREA: 611 SQ.FT.



LVL-2 AREA: 611 SQ.FT. 2 TYPE 'B2' UNIT PLANS
Scale: (1/4"=1'-0")

Project:
1100
ALVAIR GROUP
Stacked Townhouse
Development
15077 72 Avenue, Surrey, B.C.
Drawing:
UNIT PLANS

SUBMISSION	
Date	Description
YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description
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YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description
YYYY-MM-DD	Issue Description

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or omissions to be reported to the Architect before commencing work. Contractor shall be responsible to ensure that work is approved by the © Copyright Cre 8 Architects Ltd. All Rights reserved.

Scale: 1/4" = 1'-0"
DWG. NO: UP-02

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

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

DATE: **June 18, 2024**

PROJECT FILE: **7824-0094-00**

RE: **Engineering Requirements**
Location: 15077 72 Avenue

REZONE

Property and Right-of-Way Requirements

- Dedicate 2.808 metres for 72 Avenue.
- Register a 0.5 metre SRW along property line.

Works and Services

- Construct sidewalk on 72 Avenue.
- Implement onsite low impact sustainable drainage features
- Construct water and sanitary main on 72 Avenue.
- Install water, sanitary and drainage service connections.
- Register applicable Restrictive Covenants as required.

A Servicing Agreement is required prior to Rezone.

OCP AMENDMENT/DEVELOPMENT PERMIT

There is no additional engineering requirement relative to the OCP Amendment and the issuance of the Development Permit



Jeff Pang, P.Eng.
Manager, Development Services

KMH

Department: **Planning and Demographics**
Date: **May 28, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0094**

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:	
Chimney Hill Elementary	
Enrolment	573
Operating Capacity	612
# of Portables	0
Frank Hurt Secondary	
Enrolment	1499
Operating Capacity	1250
# of Portables	4

Summary of Impact and Commentary

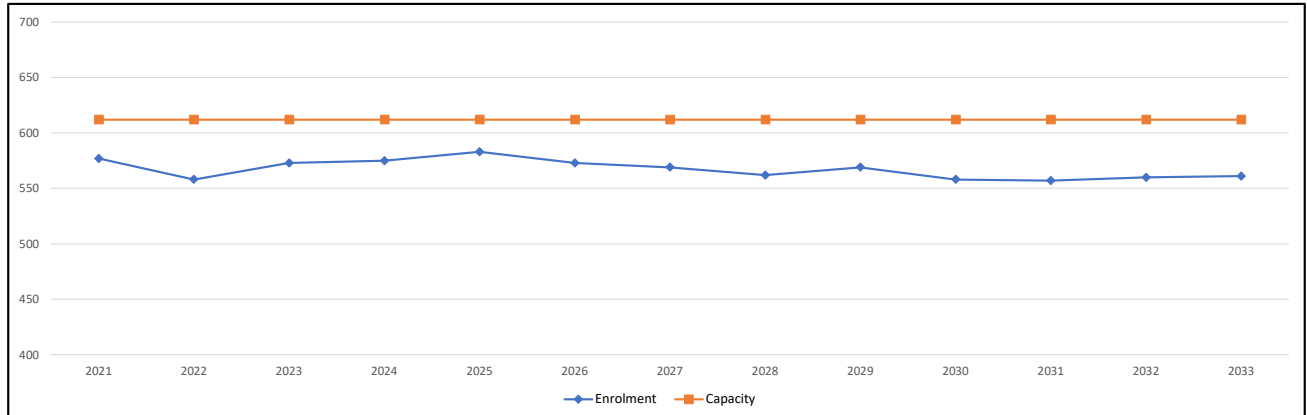
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Chimney Hill Elementary serves a predominantly built out community. The school is currently under capacity with projected enrolment to fluctuate but remain relatively stable in the area.

As this development is amending the OCP to increase density in an unplanned area, the District has not factored in the resulting students in our projections. While Cindrich Elementary can absorb the students from this application, if there are future applications in this neighbourhood that amend the OCP to increase density, the District will look to discuss with developers ways to offset the unplanned growth in student population.

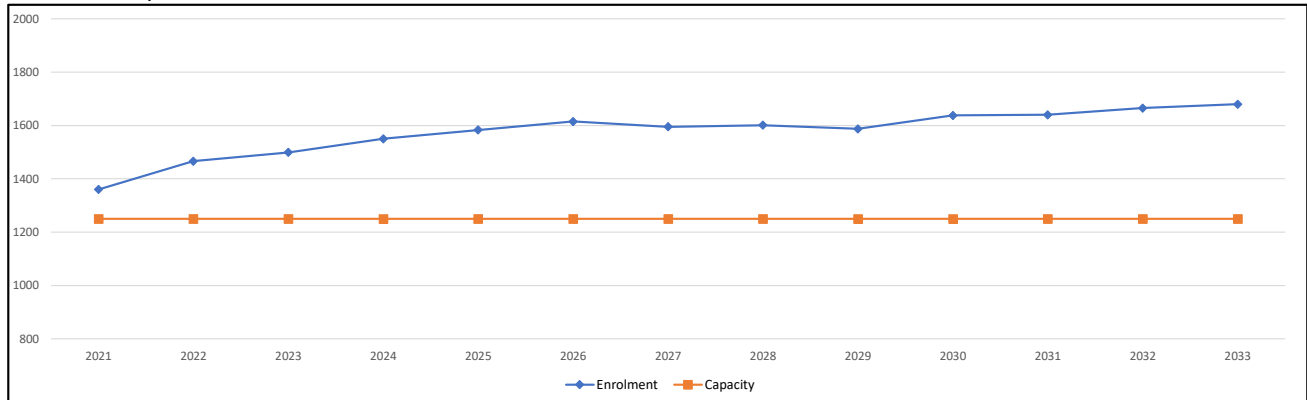
As of September 2023, Frank Hurt is operating at 119% and it is projected to grow to 136% over the next 10 years. As a result, as part of the District's 2025/26 Capital Plan, there is a request to construct 750-capacity addition targeted to open September 2029. The Ministry has yet to approve capital funding for this project.

Chimney Hill 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.

Frank Hurt 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: 15077 72 Ave, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd. Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	44	Protected Trees Identified	7
Protected Trees to be Removed	32	Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12	Protected Trees to be Retained	6
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Conifers to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 32 X two (2) = 64 	64	<ul style="list-style-type: none"> - Alder & Conifers to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 1 X two (2) = 2 	2
Replacement Trees Proposed	30	Replacement Trees Proposed	0
Replacement Trees in Deficit	34	Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

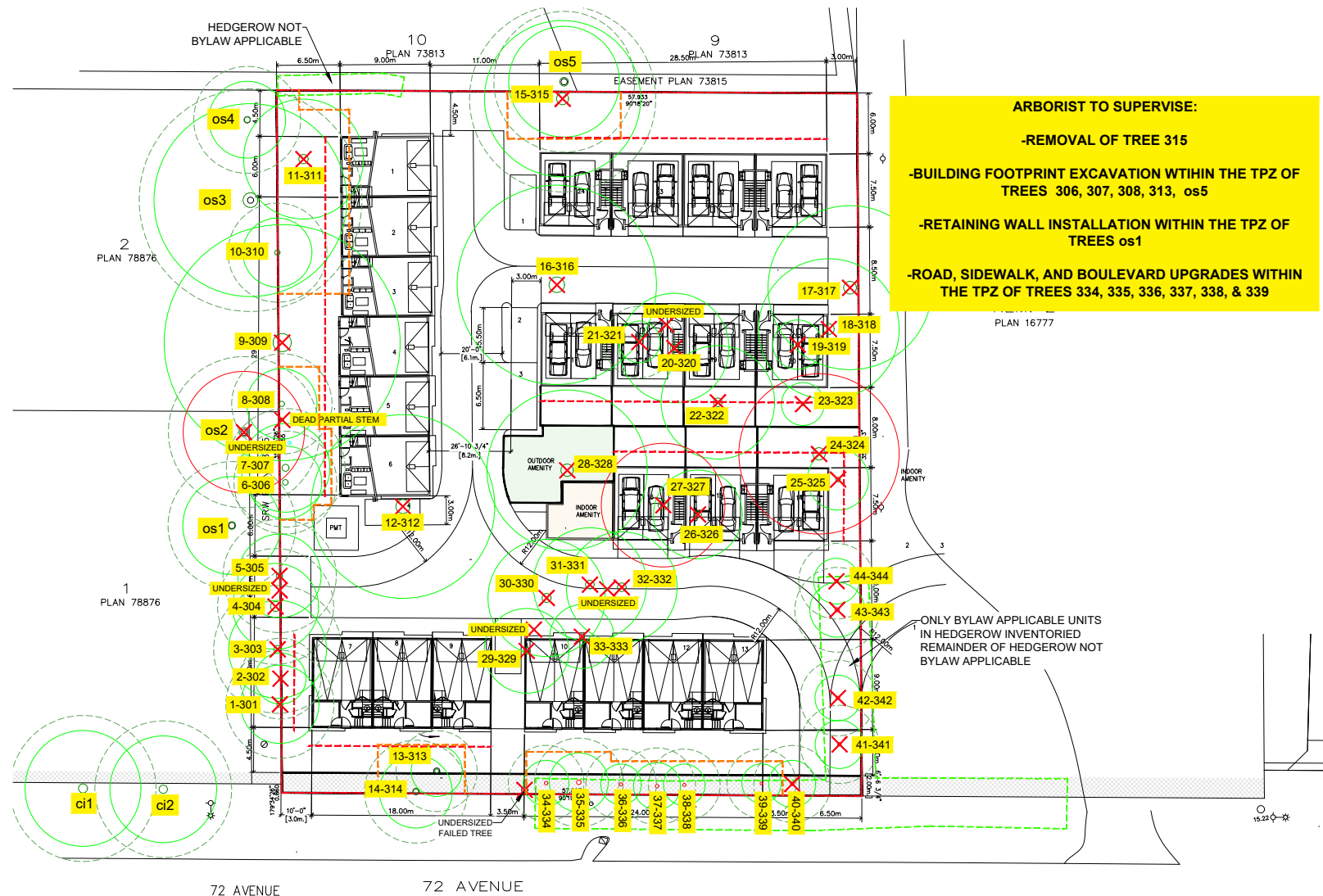
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

April 16, 2024

Date



TREE INVENTORY				
TREE #	TAG #	SPECIES	DBH (cm)	TPZ (m)
-	ci1	WESTERN RED CEDAR	89	5.34
-	ci2	WESTERN RED CEDAR	82	4.92
1	301	WESTERN RED CEDAR	60	3.60
2	302	WESTERN RED CEDAR	39	2.34
3	303	DOUGLAS FIR	75	4.50
4	304	DOUGLAS FIR	66	3.96
5	305	WESTERN RED CEDAR	64	3.84
6	306	DOUGLAS FIR	66	3.96
7	307	DOUGLAS FIR	68	4.08
8	308	DOUGLAS FIR	54	3.24
9	309	WESTERN RED CEDAR	181	10.88
10	310	BIGLEAF MAPLE	53	3.18
11	311	WESTERN RED CEDAR	92	5.52
12	312	WESTERN RED CEDAR	141	8.46
13	313	CYPRESS	39	2.34
14	314	PLUM	56	3.36
15	315	WESTERN RED CEDAR	120	7.20
16	316	SITKA SPRUCE	103	6.18
17	317	SITKA SPRUCE	128	7.68
18	318	SITKA SPRUCE	108	6.48
19	319	HOLLY	38	2.28
20	320	SITKA SPRUCE	84	5.04
21	321	WESTERN RED CEDAR	32	1.92
22	322	SITKA SPRUCE	87	5.22
23	323	WESTERN RED CEDAR	33	1.98
24	324	SITKA SPRUCE	123	7.38
25	325	PLUM	47	2.82
26	326	WESTERN RED CEDAR	68	4.08
27	327	DOUGLAS FIR	95	5.70
28	328	SITKA SPRUCE	123	7.38
29	329	WESTERN RED CEDAR	65	3.90
30	330	SITKA SPRUCE	90	5.40
31	331	SITKA SPRUCE	87	5.22
32	332	SITKA SPRUCE	85	5.10
33	333	GIANT REDWOOD	49	2.94
34	334	WESTERN RED CEDAR	35	2.10
35	335	WESTERN RED CEDAR	45	2.70
36	336	WESTERN RED CEDAR	31	1.86
37	337	WESTERN RED CEDAR	36	2.16
38	338	WESTERN RED CEDAR	32	1.92
39	339	WESTERN RED CEDAR	30	1.80
40	340	WESTERN RED CEDAR	36	2.16
41	341	WESTERN RED CEDAR	37	2.22
42	342	WESTERN RED CEDAR	35	2.10
43	343	WESTERN RED CEDAR	42	2.52
44	344	WESTERN RED CEDAR	35	2.10
-	os1	DOUGLAS FIR	75	4.50
-	os2	YELLOW BIRCH	93	5.58
-	os3	WESTERN RED CEDAR	148	8.88
-	os4	WESTERN RED CEDAR	59	3.54
-	os5	WESTERN RED CEDAR	85	5.10

ARBORIST TO SUPERVISE:

- REMOVAL OF TREE 315
- BUILDING FOOTPRINT EXCAVATION WITHIN THE TPZ OF TREES 306, 307, 308, 313, os5
- RETAINING WALL INSTALLATION WITHIN THE TPZ OF TREES os1
- ROAD, SIDEWALK, AND BOULEVARD UPGRADES WITHIN THE TPZ OF TREES 334, 335, 336, 337, 338, & 339

ONLY BYLAW APPLICABLE UNITS IN HEDGEROW INVENTORIED REMAINDER OF HEDGEROW NOT BYLAW APPLICABLE

72 AVENUE 72 AVENUE



LEGEND

- = Tree Location
- (with red border) = Non Surveyed Tree
- (with blue border) = Undersize Tree
- ✗ = Remove Tree
- = Tree Barrier
- = No Build Zone/1.5m TPZ Offset
- = No Build Zone/1.5m TPZ Offset
- = Assumed Excavation

NOTES:

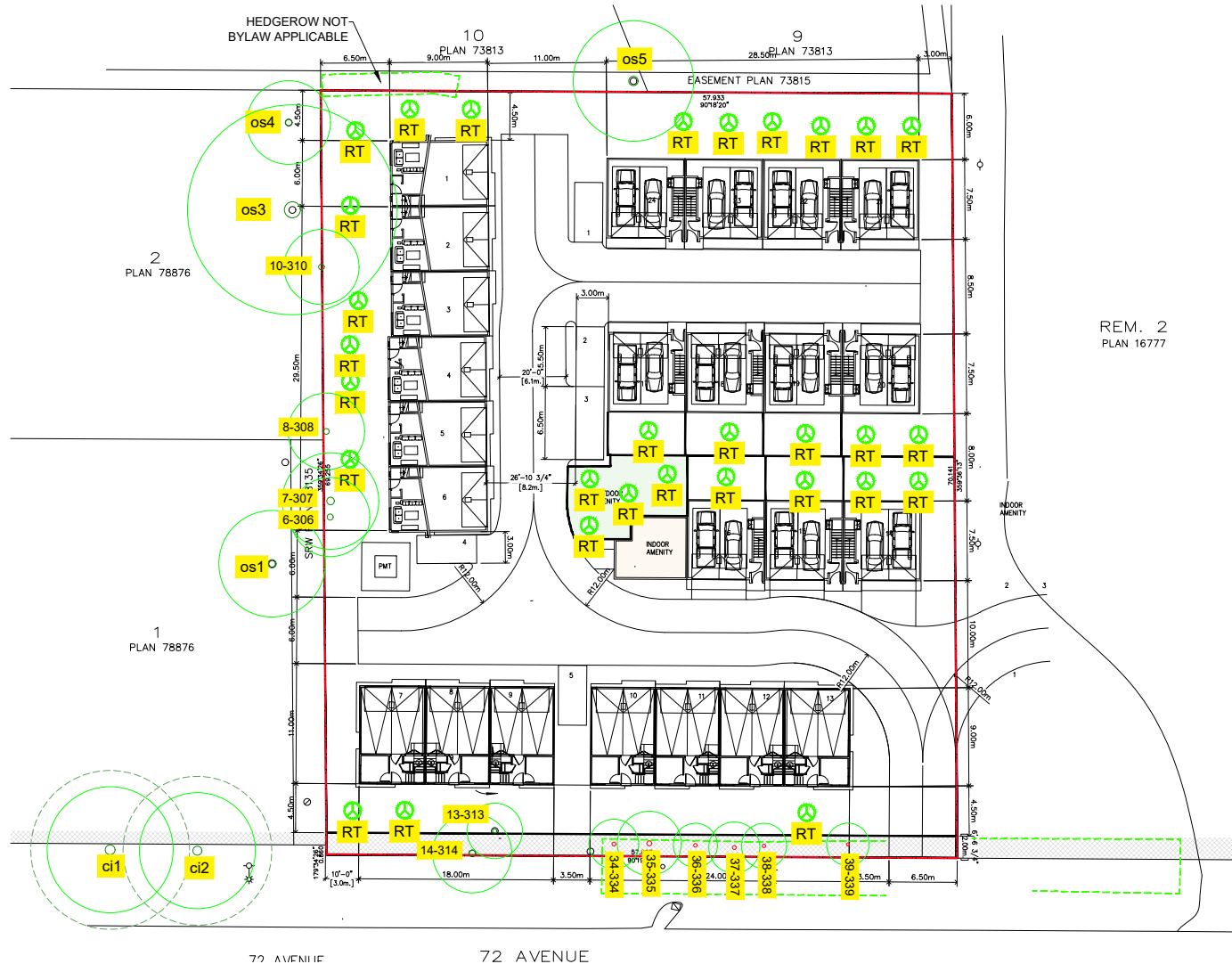
- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE
- RED TPZ INDICATES POOR RETENTION SUITABILITY. ALL OTHERS ARE GOOD OR MODERATE, REFER TO ARBORIST REPORT.
- A 1.50m EXCAVATION OFFSET IS ASSUMED

TREE PLAN FOR CONSTRUCTION AT

15077 72 AVENUE, SURREY

SCALE: 1:400
DATE: APRIL 16, 2024
TREE PLAN BY: AS

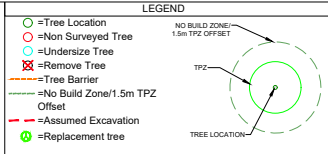




TREE INVENTORY				
TREE #	TAG #	SPECIES	DBH (cm)	TPZ (m)
-	ci1	WESTERN RED CEDAR	89	5.34
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10	310	BIGLEAF MAPLE	53	3.18
13	313	CYPRESS	39	2.34
14	314	PLUM	56	3.36
34	334	WESTERN RED CEDAR	35	2.10
35	335	WESTERN RED CEDAR	45	2.70
36	336	WESTERN RED CEDAR	31	1.86
37	337	WESTERN RED CEDAR	36	2.16
38	338	WESTERN RED CEDAR	32	1.92
39	339	WESTERN RED CEDAR	30	1.80
-	os1	DOUGLAS FIR	75	4.50
-	os3	WESTERN RED CEDAR	148	8.88
-	os4	WESTERN RED CEDAR	59	3.54
-	os5	WESTERN RED CEDAR	85	5.10

72 AVENUE E

72 AVENUE



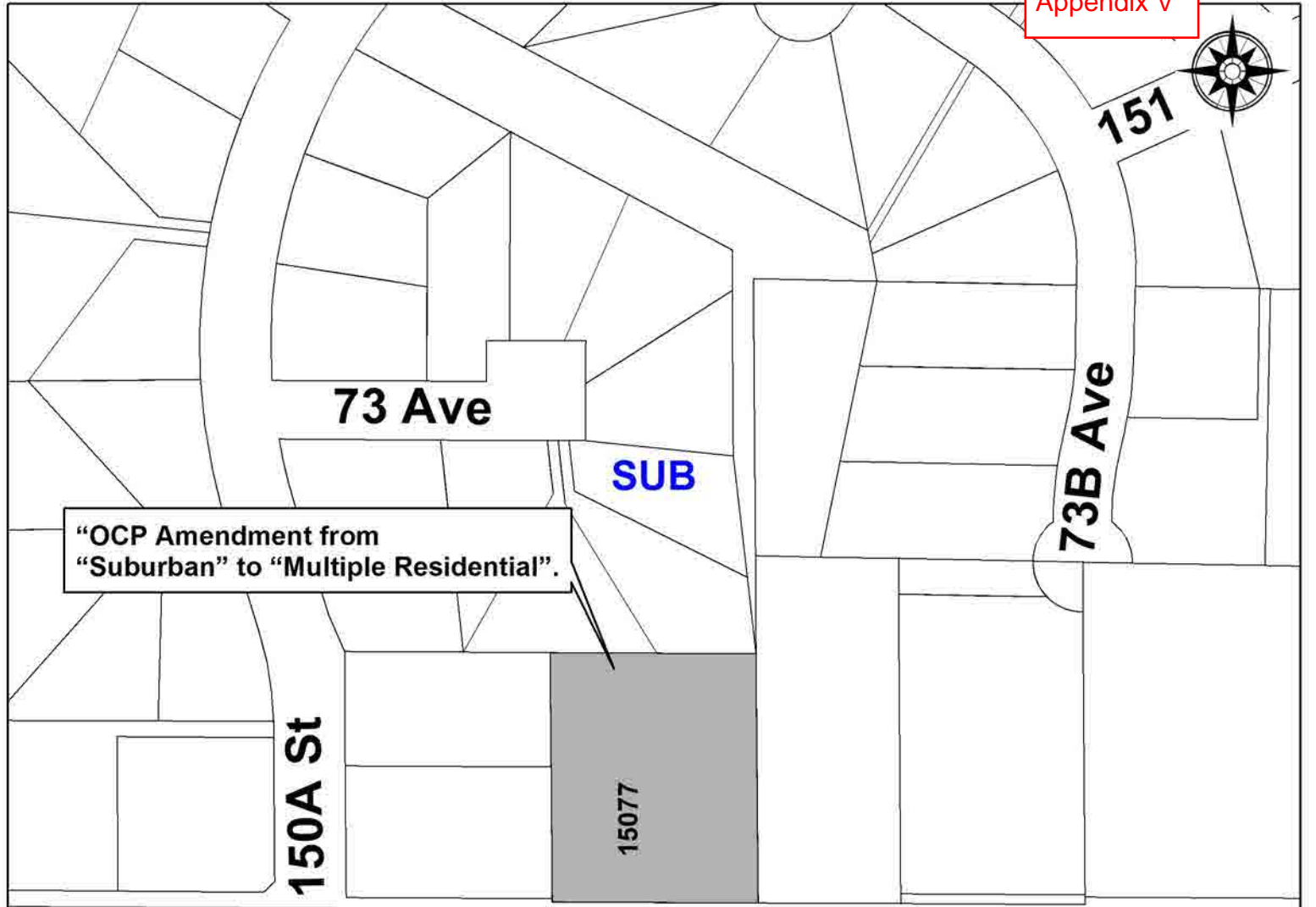
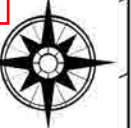
NOTES:

- NUMBER AND LOCATION OF REPLACEMENT TREES ARE SUGGESTIONS ONLY
- REPLACEMENT TREES TO BE 3cm CAL OR GREATER IF DECIDUOUS, OR A MINIMUM HEIGHT OF 1.75m IF CONIFEROUS
- REPLACEMENT TREES TO CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS.
- REPLACEMENT TREES ARE RECOMMENDED TO BE PLANTED ACCORDING TO ISA BEST MANAGEMENT PRACTICES

TREE RETENTION AND REPLACEMENT PLAN FOR CONSTRUCTION AT 15077 72 AVENUE, SURREY

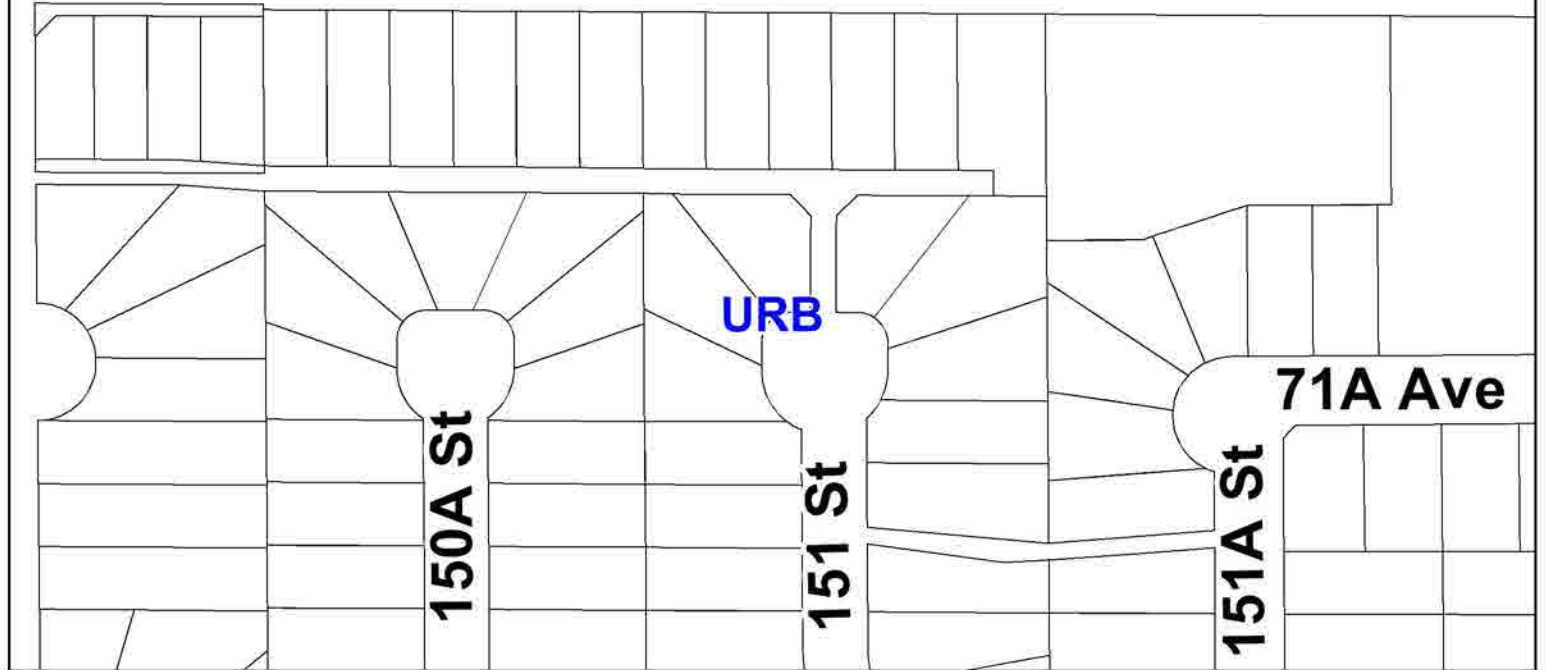
SCALE: 1:400
 DATE: APRIL 16, 2024
 TREE PLAN BY: AS





“OCP Amendment from
“Suburban” to “Multiple Residential”.

72 Ave



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0094-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-215-191
 LOT 25 SECTION 22 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 24999
 15077 72 Ave

(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:

- to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 4.2 metres for upper storey projection walls and 4.5 metres for the remainder of the building as measured to the face of building 6;
 - to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 5.9 metres for upper storey projection walls as measured to the face of building 6;
 - to reduce the minimum rear yard setback (north) of the RM-30 Zone from 6.0 metres to 5.2 metres for upper storey projection walls as measured to the face of building 5;
 - to reduce the minimum side yard setback (west) of the RM-30 Zone from 6.0 metres to 2.75 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of building 1;
 - to reduce the minimum side yard setback (east) of the RM-30 Zone from 6.0 metres to 2.8 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of buildings 3, 4, and 5; and
 - to reduce the minimum front yard setback (south) of the RM-30 Zone for upper storey projecting walls from 4.5 metres to 4.2 metres to the principal building face of Building 1 and 2.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as Schedule A, which are attached hereto and form part of this development variance permit.
 6. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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.
 11. This development variance permit is not a building permit.

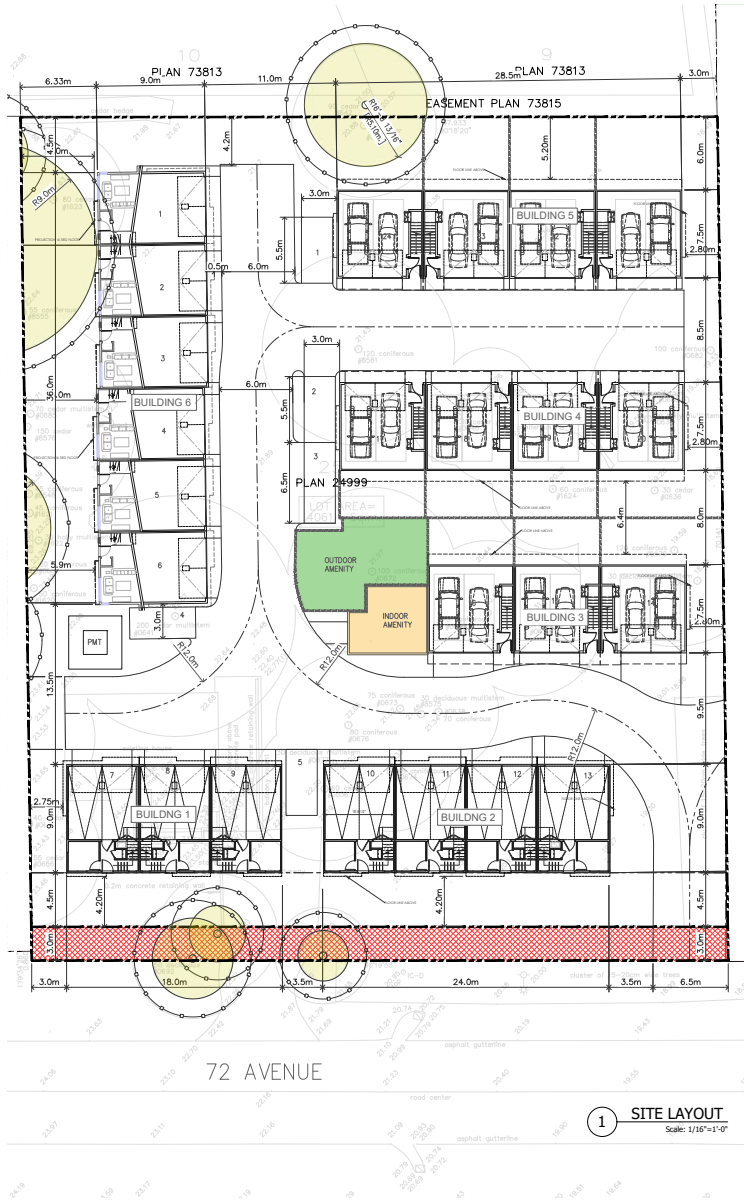
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

Schedule A.2



LEGAL DESCRIPTION:
LOT 25 SECTION 22 TOWNSHIP 2 PLAN NWP24999 NWD

CIVIC ADDRESS:
15077 72 AVE.
SURREY, BC

ZONING INFORMATION:

ZONE:
EXISTING: RA
PROPOSED: RM 30
LOT AREA:
GROSS SITE AREA = 43,706 SFT (4,060.00 SMT) = 1.003 Ac. (0.406 Ha)

DEDICATIONS
FOR 72 AVE = 1,247 SFT (115.85 SMT)

NET SITE AREA = 42,459 SFT (3,944.54 SMT) = 0.975 Ac.

FSR:
ON GROSS : 0.76
ON NET : 0.785

LOT COVERAGE:
PERMITTED : 45%
PROPOSED : 1,625.79 m² / 4060.00 m² = 40.04 %

BUILDING HEIGHT:
ALLOWABLE : 36 ft (11.00 M)
PROPOSED : 34 ft (10.40 M)

INDOOR AMENITY SPACE:
REQUIRED : 32 SFT PER D.U. = 32 Sqft x 24 UNITS = 71.32 Sqm (768 SFT)
PROPOSED : 71.32 Sqm (768 SFT)

OUTDOOR AMENITY SPACE:
REQUIRED : 32 SFT PER D.U. = 32 Sqft x 24 UNITS = 71.32 Sqm (768 SFT)
PROPOSED : 71.32 Sqm (768 SFT)

SETBACKS:
EAST SIDE : 3.00 M & 2.80 M [overhangs]
WEST SIDE : 6.00 M & 5.90 M [units 4.5 & 6]
6.33 M & 6.00 M [units 1.2 & 3]
SOUTH SIDE : 4.50 M & 4.20 M [overhangs]
NORTH SIDE : 6.00 M & 5.80 M [overhangs]
4.50 M & 4.20 M [overhangs]

PARKING:
RESIDENTIAL:
REQUIRED : 2.0 STALLS PER UNIT 48 STALLS
PROVIDED : 48 STALLS

RESIDENTIAL VISITOR:
REQUIRED : 0.2 STALLS PER UNIT 4.8 SAY 5 STALLS
PROVIDED : 5 STALLS

UNIT TYPE	GARAGE	LVL 1	LVL 2	AREA	LVL 3	TOTAL	NOS.	BEDROOMS	TOTAL FAR
TYPE 'A'	412.23 sq.Ft.	175.00 sq.Ft.	469.00 sq.Ft.	1056.23 sq.Ft.	441.00 sq.Ft.	1,445.00 sq.Ft.	2	3	2,838.00 sq.Ft.
TYPE 'A1'	400.94 sq.Ft.	170.00 sq.Ft.	570.00 sq.Ft.	1140.94 sq.Ft.	615.00 sq.Ft.	1,355.00 sq.Ft.	3	3	4,065.00 sq.Ft.
TYPE 'A2'	498.00 sq.Ft.	75.00 sq.Ft.	625.00 sq.Ft.	878.00 sq.Ft.	875.00 sq.Ft.	1,375.00 sq.Ft.	11	3	15,125.00 sq.Ft.
TYPE 'B'	400.89 sq.Ft.	170.00 sq.Ft.	590.00 sq.Ft.	1160.89 sq.Ft.	620.00 sq.Ft.	1,380.00 sq.Ft.	2	3	2,760.00 sq.Ft.
TYPE 'B1'	454.00 sq.Ft.	351.00 sq.Ft.	612.00 sq.Ft.	1417.00 sq.Ft.	660.00 sq.Ft.	1,423.00 sq.Ft.	6	3	8,538.00 sq.Ft.
							24		33,366.00 sq.M

Project:
1100
ALVAIR GROUP
Townhouse Development
15077 72 Avenue, Surrey, B.C.
Drawing: **SITE PLAN & PROJECT DATA**

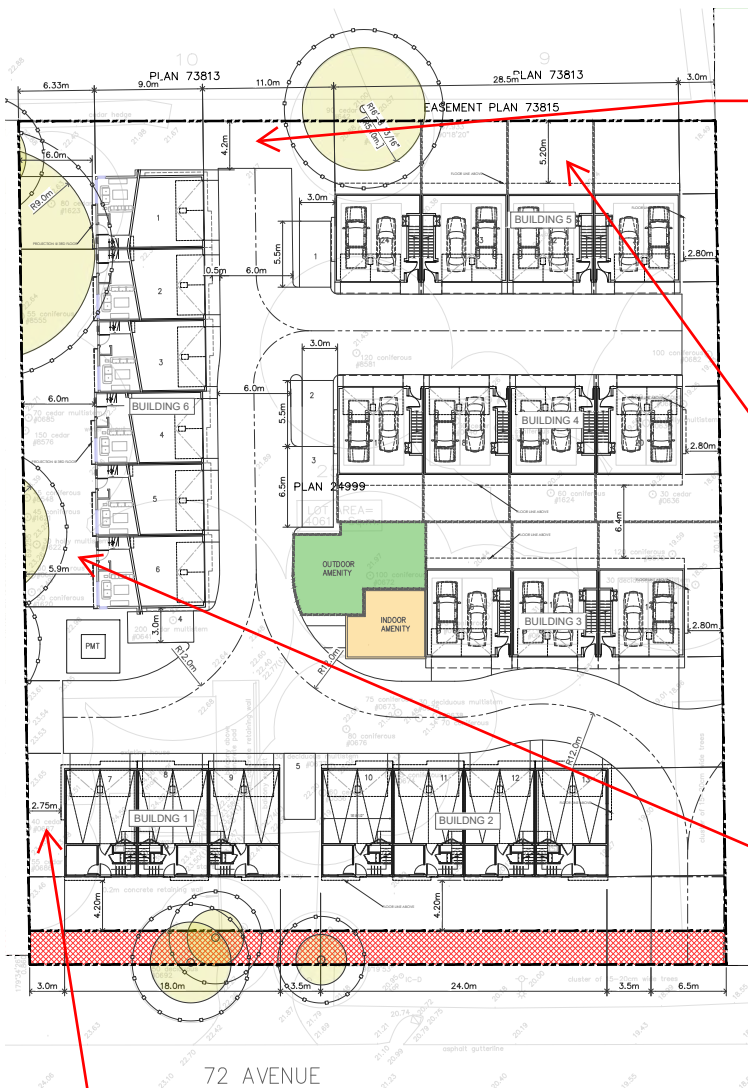
SUBMISSION	
Date (YYYY-MM-DD)	Description
YYYY-MM-DD	Issue Description
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YYYY-MM-DD	Issue Description

REVISION		
No.	Date	Description

As shown on this set, the work is a construction set with each sheet. Issuance of this set is subject to the approval of the Architect before commencing work. Contractors are responsible for ensuring that all work is approved by the Architect. © Copyright Cre 8 Architecture Ltd. All rights reserved.

Scale: 1/8" = 1'-0"
DWG. NO. **A.1.0**

1 SITE LAYOUT
Scale: 1/16" = 1'-0"



to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 4.2 metres for upper storey projection walls and 4.5 metres for the remainder of the building as measured to the face of building 6

to reduce the minimum rear yard setback (north) of the RM-30 Zone from 6.0 metres to 5.2 metres for upper storey projection walls as measured to the face of building 5

to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 5.9 metres for upper storey projection walls as measured to the face of building 6

to reduce the minimum side yard setback (west) of the RM-30 Zone from 6.0 metres to 2.75 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of building 1

Schedule A.1



PLAN NWP24999 NWD

SFT (4,060.00 SMT) = 1.003 Ac. (0.406 Ha)

FOR 72 AVE = 1,247 SFT (115.85 SMT)

NET SITE AREA = 42,459 SFT (3,944.54 SMT) = 0.975 Ac.

: 0.76
: 0.785

: 45%
: 1,625.79 m² / 4060.00 m² = 40.04 %
: 36 ft (11.00 M)
: 34 ft (10.40 M)

32 SFT PER D.U. = 32 Sqft x 24 UNITS = 71.32 Sqm (768 SFT)
71.32 Sqm (768 SFT)

REQUIRED : 32 SFT PER D.U. = 32 Sqft x 24 UNITS = 71.32 Sqm (768 SFT)
71.32 Sqm (768 SFT)

: 3.00 M & 2.80 M [overhangs]
: 6.00 M & 5.90 M [units 4.5 & 6]
: 6.33 M & 6.00 M [units 1.2 & 3]
: 4.50 M & 4.20 M [overhangs]
: 6.00 M & 5.80 M [overhangs]
: 4.50 M & 4.20 M [overhangs]

2.0 STALLS PER UNIT 48 STALLS
48 STALLS

REQUIRED : 0.2 STALLS PER UNIT 4.8 SAY 5 STALLS
PROVIDED : 5 STALLS

	AREA	LVL 1	LVL 2	LVL 3	TOTAL	NOS.	BEDROOMS	TOTAL FAR
1sq.Ft.	175.00 sq.Ft.	409.00 sq.Ft.	441.00 sq.Ft.	1,415.00 sq.Ft.	2	3	2,838.00 sq.Ft.	
2sq.Ft.	170.00 sq.Ft.	570.00 sq.Ft.	615.00 sq.Ft.	1,355.00 sq.Ft.	3	3	4,065.00 sq.Ft.	
3sq.Ft.	75.00 sq.Ft.	625.00 sq.Ft.	675.00 sq.Ft.	1,375.00 sq.Ft.	11	3	15,125.00 sq.Ft.	
4sq.Ft.	170.00 sq.Ft.	590.00 sq.Ft.	630.00 sq.Ft.	1,390.00 sq.Ft.	2	3	2,780.00 sq.Ft.	
5sq.Ft.	351.00 sq.Ft.	612.00 sq.Ft.	660.00 sq.Ft.	1,623.00 sq.Ft.	6	3	8,538.00 sq.Ft.	
					24		33,366.00 sq.Ft.	



12884 59 Avenue
Surrey, BC V3X 0C4

Email: jaswan@cre8architecture.ca
Tel: (778) 991-0167

Cre 8 Architecture Ltd.

Project: 1100

ALVAIR GROUP

Townhouse Development

15077 72 Avenue, Surrey, B.C.

Drawing: SITE PLAN & PROJECT DATA

SUBMISSION

Date (YYYY-MM-DD)	Description
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REVISION

No.	Date	Description

All drawings in this set shall be void in conjunction with each other. Approval or discontinuation shall be issued to the Architect before commencing work. Contractors are responsible to ensure that all work is executed in accordance with the approved drawings. © Copyright Cre 8 Architecture Ltd. All rights reserved.

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

DWG. NO. A.1.0



LEGAL DESCRIPTION:
LOT 25 SECTION 22 TOWNSHIP 2 PLAN NWP24999 NWD

CIVIC ADDRESS:
15077 72 AVE.
SURREY, BC

ZONING INFORMATION:

ZONE:
EXISTING: RA
PROPOSED: RM 30
LOT AREA:
GROSS SITE AREA = 43,706 SFT (4,060.00 SMT) = 1.003 Ac. (0.406 Ha)
DEDICATIONS
FOR 72 AVE = 1,247 SFT (115.85 SMT)
NET SITE AREA = 42,459 SFT (3,944.54 SMT) = 0.975 Ac.

FSR:

to reduce the minimum side yard setback (east) of the RM-30 Zone from 6.0 metres to 2.8 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of buildings 3, 4, and 5

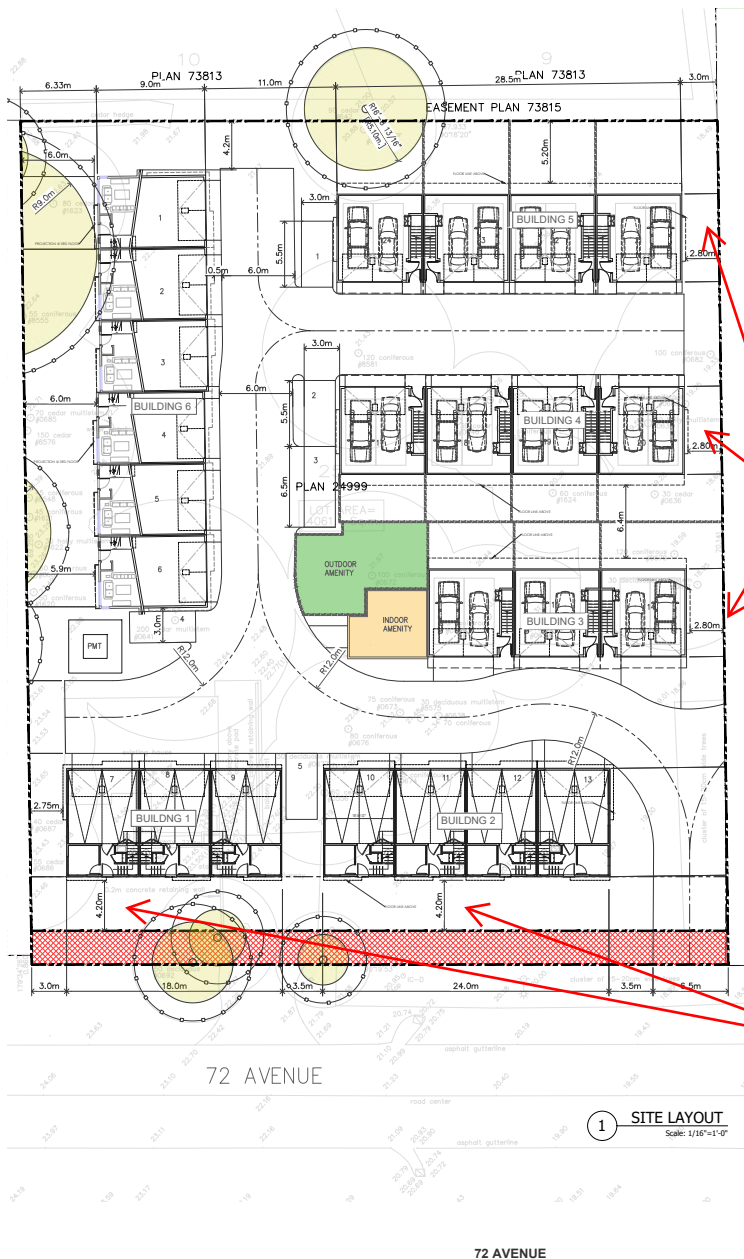
OUTDOOR AMENITY SPACE:

REQUIRED : 32 SFT PER D.U. = 32 Sqft x 24 UNITS = 71.32 Sqm (768 SFT)
PROPOSED : 71.32 Sqm (768 SFT)

SETBACKS:

EAST SIDE : 3.00 M & 2.80 M [overhangs]
WEST SIDE : 6.00 M & 5.90 M [units 4.5 & 6]
6.33 M & 6.00 M [units 1.2 & 3]
SOUTH SIDE : 4.50 M & 4.20 M [overhangs]
NORTH SIDE : 6.00 M & 5.80 M [overhangs]
4.50 M & 4.20 M [overhangs]

to reduce the minimum front yard setback (south) of the RM-30 Zone for upper storey projecting walls from 4.5 metres to 4.2 metres to the principal building face of Building 1 and 2.



1 SITE LAYOUT
Scale: 1/16"=1'-0"

STALLS PER UNIT	STALLS
1.0 STALLS PER UNIT	48 STALLS 48 STALLS
2 STALLS PER UNIT	4.8 SAY 5 STALLS 5 STALLS

LEVEL	TOTAL	NOS.	BEDROOMS	TOTAL FAR	
1st Fl.	441.00 Sq. Ft.	1,415.00 Sq. Ft.	2	3	2,838.00 Sq. Ft.
2nd Fl.	615.00 Sq. Ft.	1,355.00 Sq. Ft.	3	3	4,065.00 Sq. Ft.
3rd Fl.	675.00 Sq. Ft.	1,375.00 Sq. Ft.	11	3	15,125.00 Sq. Ft.
4th Fl.	650.00 Sq. Ft.	1,390.00 Sq. Ft.	2	3	2,780.00 Sq. Ft.
5th Fl.	660.00 Sq. Ft.	1,421.00 Sq. Ft.	6	3	8,538.00 Sq. Ft.
			24		33,366.00 Sq. M.

Project:
1100
ALVAIR GROUP
Townhouse Development
15077 72 Avenue, Surrey, B.C.
Drawing:
SITE PLAN & PROJECT DATA

SUBMISSION

Date (YYYY-MM-DD)	Description
YYYY-MM-DD	Issue Description
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