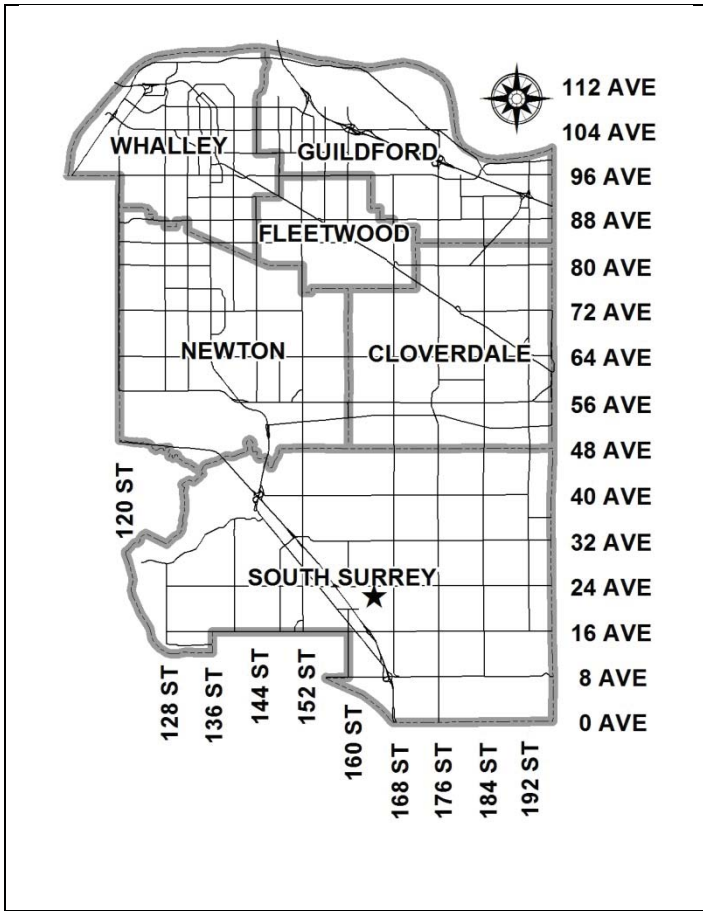


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0219-00

Planning Report Date: November 6, 2017



**PROPOSAL:**

- **NCP Amendment** to modify the proposed road network
- **Rezoning** from RA to RM-30 and CD
- **Development Permit**
- **Development Variance Permit**

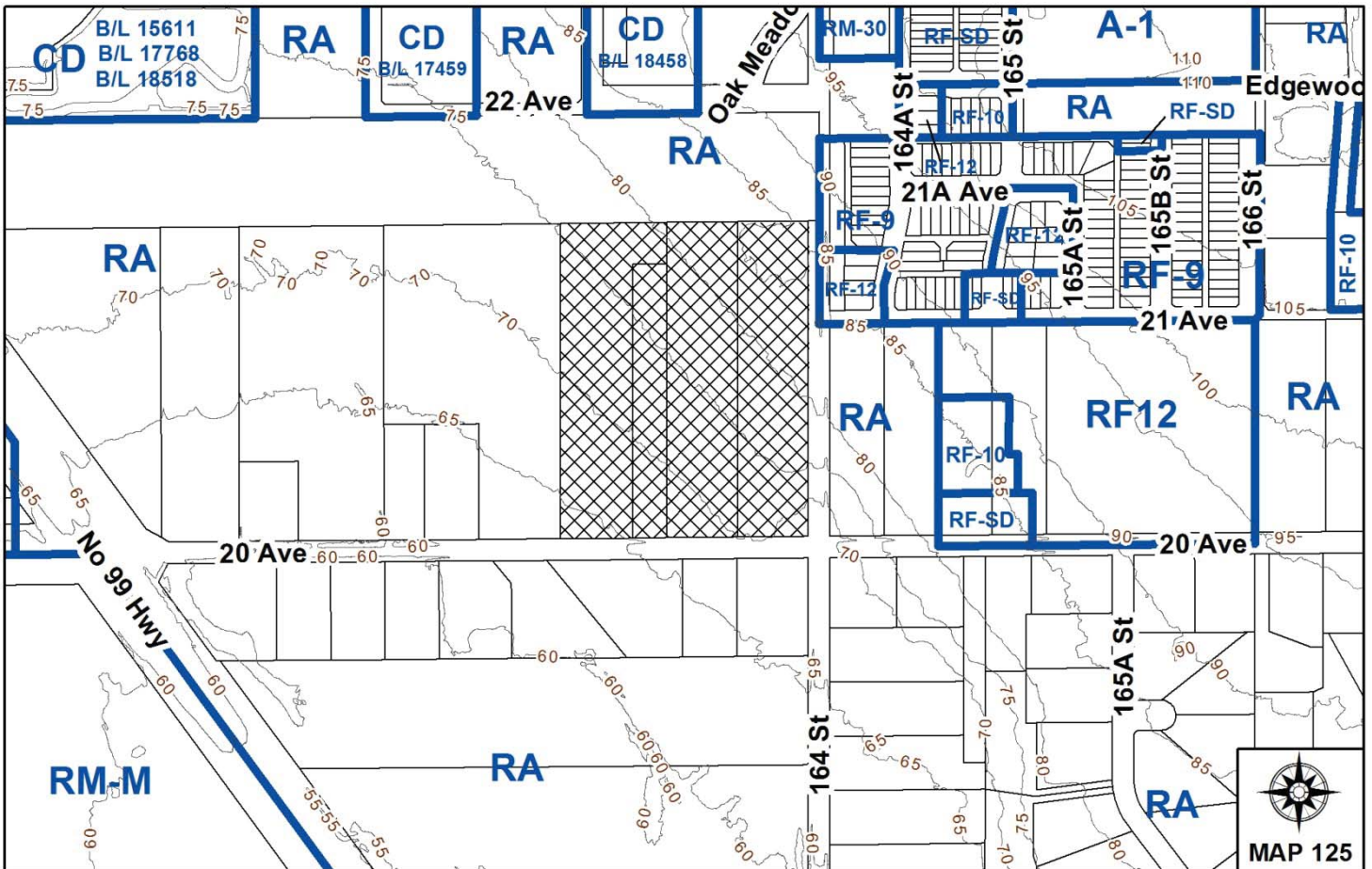
to permit the development of approximately 127 townhouse units in Phase 1, with a General Development Permit for approximately 190 additional townhouse units in future phases.

**LOCATION:** 16301, 16321, 16355 and 16367 - 20 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Multiple Residential, Urban and Mixed Employment

**NCP DESIGNATION:** Multiple Residential 30-45 upa and Multiple Residential 15-25 upa and Habitat Preservation Area



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Neighbourhood Concept Plan (NCP) amendment to delete an east-west flex road through the site and the associated drainage corridor.
- The applicant is seeking a variance to reduce setbacks for the Phase 1 parcel.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) Designation.
- The proposal complies with the intent of the NCP designation of Multiple Residential 30-45 upa for Phase 1 of the proposal. The NCP designation permits both an apartment and townhouse form of development. The applicant is proposing a townhouse form of development, with a proposed unit density (64 units per hectare/26 units per acre) that is lower than the anticipated density in this designation.
- The applicant is proposing to amend the NCP by deleting an east-west flex road through the site and the associated drainage corridor. The applicant's proposal still provides connectivity in the area with the delivery of 21 Avenue, Oak Meadows Drive (163A Street) and a half-road portion of 163 Street through the site. Drainage will be addressed on-site and through provision of an approximately 3,550 square metre (0.87 acre) open space lot for drainage purposes in the southwest corner of the site.
- The proposed setbacks on proposed Parcel 1 achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the properties at 16355/16367 – 20 Avenue and portions of 16301/16321 – 20 Avenue shown as Blocks A and B on the survey plan attached in Appendix II from "One-Acre Residential Zone" (RA) (By-law No. 12000) to "Multiple Residential 30 Zone" (RM-30) (By-law No. 12000), and a date be set for Public Hearing.
2. a By-law be introduced to rezone portions of the properties at 16301/16321 – 20 Avenue shown as Blocks C and D on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone" (CD) (By-law No. 12000), and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit (No. 7911-0219-00) for Form and Character and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II) and the report prepared by Enkon Environmental Ltd.
4. Council approve Development Variance Permit No. 7911-0219-00 (Appendix V) varying the following associated with proposed Parcel 1, to proceed to Public Notification:
  - (a) reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 21 Avenue, and to permit stairs within the setback area;
  - (b) reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) along 164 Street, and to permit stairs within the setback area;
  - (c) reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 20 Avenue, and to permit stairs within the setback area; and
  - (d) reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along Oak Meadows Drive, and to permit stairs within the setback area.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) 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;
  - (h) 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;
  - (i) completion of a P-15 agreement; and
  - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to delete an east-west flex road through the site and the associated drainage corridor when the project is considered for final adoption.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p><b>Projected number of students from this development:</b></p> <p>25 Elementary students at Pacific Heights School 13 Secondary students at Earl Marriott School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the majority of dwelling units for Phase 1 of this project are expected to be constructed and ready for occupancy by Fall 2019.</p>
Parks, Recreation & Culture:	No concerns.
Ministry of Forests, Lands and Natural Resource Operations (MFLNRO):	The applicant is required to obtain Water Sustainability Act approval from MFLNRO for the proposed watercourse removals, as a condition of Final Reading. The applicant is proposing compensation in the Fergus Watershed Biodiversity Preserve.

SITE CHARACTERISTICS

Existing Land Use: Two vacant parcels and two parcels with a single family dwelling and outbuildings, to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Large single family property with farm operations.	Multiple Residential and Urban/ Multiple Residential 30-45 upa and Multiple Residential 15-25 upa	RA
East:	Unopened right-of-way of 164 Street, and beyond, single family residential and vacant parcel under application for single family residential (Application No. 7916-0154-00; pre-Council).	Urban/ Medium Density Residential 10-15 upa	RF-9, RF-12 and RA
South (Across 20 Avenue):	Single family residential. One parcel is under application for a commercial building (Application No. 7916-0382-00; pre-Council).	Multiple Residential and Mixed Employment/ Neighbourhood Commercial and Multiple Residential 30-45 upa	RA
West:	Vacant parcel, under application for a commercial plaza (Application No. 7912-0140-00; at Third Reading).	Multiple Residential and Mixed Employment/ Multiple Residential 30-45 upa and Habitat Preservation Area	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal complies with the intent of the NCP designation of Multiple Residential 30-45 upa for Phase 1 of the proposal. The NCP designation permits both an apartment and townhouse form of development. The applicant is proposing a townhouse form of development, with a proposed unit density (64 units per hectare / 26 units per acre) that is lower than the anticipated density in this designation.
- The applicant is proposing to amend the NCP by deleting an east-west flex road through the site and the associated drainage corridor. The applicant's proposal still provides connectivity in the area with the delivery of 21 Avenue, Oak Meadows Drive (163A Street) and a half-road portion of 163 Street through the site. Drainage will be addressed on-site and through provision of an approximately 3,550 square metre (0.87 acre) open space lot for drainage purposes in the southwest corner of the site.

- In addition, to enhance neighbourhood connectivity, the applicant is providing a 6 metre (20 ft.) wide dedication for the Grandview Ridge Trail along the eastern property line, and a 3 metre (10 ft.) wide dedication for a walkway along the western property line.
- No concerns were expressed by residents in the vicinity regarding the proposed NCP amendments and rezoning.

#### DEVELOPMENT CONSIDERATIONS

- The subject 6.7 hectare (16.6 acre) site consists of 4 properties located at 16301/21/55/67 – 20 Avenue in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. The site is moderately sloping from northeast to southwest, but site grades are below 20%, and therefore a Hazard Development Permit is not required. The site is zoned "One-Acre Residential Zone (RA)" and is designated Multiple Residential, Urban and Mixed Employment in the Official Community Plan (OCP) and Multiple Residential 30-45 upa and Multiple Residential 15-25 upa in the Sunnyside Heights NCP.
- The small portion of the site in the southwestern corner that is designated Mixed Employment in the OCP is under the BC Hydro lines and is proposed to be conveyed to the City as part of the larger open space lot for drainage purposes being conveyed to the City. This portion of the site is designated Habitat Preservation Area in the Highway 99 Corridor Local Area Plan (LAP).
- To accommodate this proposal, the following is required:
  - amendments to the Sunnyside Heights NCP, as described above;
  - rezoning a portion of the site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) and another portion of the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) (based on RM-30);
  - a Development Permit for form and character to allow the development of 127 townhouse units in Phase 1, a General Development Permit for approximately 190 additional townhouse units in future phases, and a Development Permit for Sensitive Ecosystems; and
  - a Development Variance Permit to reduce building setbacks in Phase 1.
- A subdivision plan is required to facilitate the various dedications and the creation of the proposed 4 townhouse parcels. The applicant is proposing to dedicate/convey:
  - Oak Meadows Drive, 21 Avenue, and half of 163 Street in the northwest corner of the site;
  - a 3 metre (10 ft.) wide north-south walkway in the southwest portion of the site;
  - a 6 metre (20 ft.) wide corridor to facilitate the Grandview Ridge Trail; and



- an approximately 3,550 square metre (0.87 acre) open space lot for drainage purposes in the southwest corner of the site. This open space drainage lot is proposed to remain zoned RA.
- The applicant is proposing a detailed Development Permit for Phase 1 in the southeast portion of the site (Parcel 1) and a General Development Permit for the remainder of the site. Detailed design review has been completed for Phase 1, but has not been undertaken for the proposed subsequent phases. The applicant has indicated that they will be making a detailed Development Permit application in the near future for the remainder of the site.
- The rezoning and subdivision are proposed under the current application, so that the servicing agreement process for the entire site can be undertaken and so that all of the required dedications can be secured, including roadways, the Grandview Ridge Trail, and the lot for drainage, upon completion of the subject application.

### Proposed CD Zone

- The applicant is proposing a CD Zone (based on RM-30) for the southwest portion of the site, shown as Blocks C and D in the survey plan attached in Appendix II. The table below outlines the difference between the RM-30 Zone and the proposed CD Zone:

	<b>RM-30 Zone</b>	<b>Proposed CD Zone</b>
Maximum Floor Area Ratio (FAR)	0.90	0.97

- The CD Zone proposes a floor area ratio (FAR) of 0.97, which is higher than the FAR of 0.90 permitted in the RM-30 Zone. The applicant has indicated they will be coming forward with a Development Permit for back-to-back townhouse units in this southwestern portion of the site, and this has necessitated their request for a density of 0.97 FAR. All other provisions of the CD Zone, including the maximum unit density of 75 units per hectare (30 units per acre), are proposed to remain the same as the RM-30 Zone.
- The remainder of the site, with the exception of the open space drainage lot, is proposed to be rezoned to RM-30.

### Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the Official Community Plan (OCP) to create a new Sensitive Ecosystem Development Permit Area. The site is adjacent to a Class B watercourse within the unopened 164 Street road allowance, a Class B watercourse along 20 Avenue and contains a Class B watercourse and two Class C watercourses on site. An Ecosystem Development Plan was prepared by Enkon Environmental Ltd.
- With respect to the Class B watercourse within the 164 Street road allowance, the applicant's proposal complies with the Streamside Setback Area provisions of the Zoning By-law. This watercourse is proposed to remain in this road allowance, as this road is proposed to remain unconstructed.
- The applicant is proposing to remove the two Class C watercourses and the Class B watercourse on the site, as well as the Class B watercourse along 20 Avenue, and to provide

compensation for equivalent amounts, in accordance with the Zoning By-law's Streamside Setback Area requirements, in the Fergus Watershed Biodiversity Preserve, through the completion of projects identified in the Fergus Watershed Biodiversity Preserve Management Plan. Completion of a P-15 agreement to secure these works is required prior to final adoption.

- The applicant is required to obtain Water Sustainability Act approval from Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) for the proposed watercourse removals, as a condition of Final Reading. If Water Sustainability Act approval is not granted, revisions to the proposed development will likely be required. The applicant has acknowledged this risk.
- The Ecosystem Development Plan will be incorporated in the Development Permit.

### DESIGN PROPOSAL AND REVIEW

- Phase 1 of the proposed development consists of 23 buildings containing 127 dwelling units and 1 amenity building. The number of units within individual buildings ranges from 4 to 8 units. The proposed units range in size from 128 square metres (1,380 sq.ft.) to 163 square metres (1,750 sq.ft.).
- The proposal anticipates a total floor area in Phase 1 of approximately 17,437 square metres (187,700 sq.ft.), representing a floor area ratio (FAR) of 0.87, and a unit density of 64 units per hectare (26 units per acre). Both the FAR and unit density comply with the provisions of the RM-30 Zone.
- The site plan reflects an effort to orient as many buildings as possible to be street-facing or multi-use pathway-facing, to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain active living space on the ground floor which will promote interaction with the public realm. All of the street-facing or multi-use pathway-facing units have doors facing the street or multi-use pathway, a walkway connecting each residence to the street, and windows that provide casual surveillance of the public realm.
- The site is designed so that the indoor amenity building and outdoor amenity space are situated near the vehicular entry to the site, which provides for a visually interesting site entry, and also provides a view corridor through the site to the Grandview Ridge Trail which borders the site on the easterly property line.
- The applicant is proposing a Georgian-style character for the townhouse units. The proposed exterior materials include hardie-plank siding (grey, white, brown, taupe) on street-facing elevations and vinyl siding (grey, white, brown, taupe) on interior elevations. Asphalt shingles are proposed for the roof. Entry doors are proposed to be a variety of colours (red, blue, onyx) which provides differentiation between the individual units. Decorative window shutters are proposed to add visual interest to the facades.
- The buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the use of gables and hip roofs.



### Amenity Space

- The Zoning By-law requires that 381 square metres (4,100 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 440 square metre (4,700 sq.ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. The indoor amenity building is located centrally on the site, at the vehicular site entry, and also adjacent to the large outdoor amenity area. The amenity building is proposed to have two floors. The main floor will have kitchen facilities, bathrooms, a meeting space, a lounge area and a large workout room. The basement contains a theatre room, a party room, storage space and a large multi-court sports area.
- The applicant is proposing to provide 490 square metres (5,300 sq.ft.) of outdoor amenity space, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is located centrally on the site, adjacent to the indoor amenity building. The outdoor amenity area contains patio and seating areas near the indoor amenity building, open lawn areas and a children's play area.

### Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from Oak Meadows Drive. Street-fronting units are proposed to have individual pedestrian access to the street. The applicant is proposing a series of paths throughout the site, providing good pedestrian connectivity throughout the site and also to adjacent sidewalks and the Grandview Ridge Trail.
- The applicant is proposing to provide 254 resident parking spaces and 26 visitor parking spaces, which meets the minimum parking requirements of 254 resident parking spaces and 25 visitor parking spaces of the Zoning By-law. Eighty-nine (89) of the 127 units (70%) are proposed to have side-by-side double-car garages, with 38 units (30%) proposed to contain a tandem parking arrangement.

### Landscaping

- Landscaping plans have been reviewed and found to be generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. A corner plaza is proposed in the northwest corner of the site to enhance the public realm. The corner plaza will contain stamped concrete and benches.
- Two 1.4 metre (5 ft.) high entry signs identifying the name of the development are proposed adjacent to the vehicular entry along Oak Meadows Drive and at the southwest corner of the site. Decorative paving is proposed at the vehicular site entrance.
- Three rain gardens are proposed on the site, to help with on-site drainage and to also provide a decorative feature. No fences are proposed as the applicant is using landscaping to demarcate the private realm from the public realm.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting, prepared an Arborist Assessment for the entire subject site. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	149	149	0
Cottonwood	7	7	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf maple	2	2	0
Tree of Heaven	1	1	0
Paper birch	3	3	0
English walnut	1	1	0
Apple	2	2	0
Lombardy poplar	2	2	0
Flowering cherry	5	5	0
Weeping willow	3	3	0
Mountain ash	1	1	0
American elm	1	1	
<b>Coniferous Trees</b>			
Sawara cypress	1	1	0
Giant sequoia	1	0	1
Sitka spruce	1	0	1
Scots pine	5	5	0
Douglas-fir	6	6	0
Western hemlock	4	4	0
Western redcedar	57	53	4
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>96</b>	<b>90</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>141 for Parcel 1</b>	
<b>Total Retained and Replacement Trees</b>		<b>147</b>	
<b>Contribution to the Green City Fund</b>		<b>\$78,000</b>	

- The Arborist Assessment states that there are a total of 96 protected trees on the site, excluding Alder and Cottonwood trees. One hundred fifty-six (156) existing trees, approximately 62% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 336 replacement trees on the site. Since only 141 replacement trees can be accommodated on the site, the deficit of 195 replacement trees will require a cash-in-lieu payment of \$78,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- It is noted that the deficit in replacement trees will likely be significantly reduced as the applicant makes application for detailed Development Permits on future phases. The final contribution amount to the Green City Fund will be determined once these future detailed Development Permit applications have been reviewed and approved.
- The new trees on the site will consist of a variety of trees including maples, dogwood, beech, magnolia and spruce.
- In summary, a total of 147 trees are proposed to be retained or replaced on Phase 1 with a contribution of \$78,000 to the Green City Fund.

#### BIODIVERSITY CONSERVATION STRATEGY

- The subject site is adjacent to the Biodiversity Conservation Strategy (BCS) Corridor #25, which is fully contained within the 164 Street road allowance. 164 Street is proposed to remain unconstructed. The applicant is conveying an additional 6 metre (20 ft.) north-south corridor along the 164 Street road allowance, which will enhance this BCS corridor, and also allow for the proposed Grandview Ridge Trail multi-use pathway to be extended as indicated in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 17, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• The site is located within the Sunnyside Heights NCP area.
2. Density & Diversity (B1-B7)	• The proposal includes a mixture of 2-bedroom and 3-bedroom townhouse units.
3. Ecology &	• Absorbent soils greater than 0.3 metres (1 foot) in depth, roof

Sustainability Criteria	Sustainable Development Features Summary
Stewardship (C1-C4)	<p>downspout disconnection, cisterns/rain barrels, rain gardens, dry swales, natural landscaping, and sediment control devices are proposed.</p> <ul style="list-style-type: none"> <li>• The applicant is proposing compensation for proposed watercourse removal in the Fergus Watershed Biodiversity Preserve.</li> <li>• The applicant is proposing to retain 6 on-site trees, and to plant 141 replacement trees on Parcel 1.</li> <li>• Recycling and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site will be connected via walkways to surrounding sidewalks and the Grandview Ridge Trail. Pedestrian-specific lighting is proposed.</li> <li>• Bike parking will be provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Street-fronting townhouses will be oriented to the street, to provide surveillance of the public realm.</li> <li>• The lighting plan will be developed to create visible spaces. CPTED design principles will be utilized.</li> <li>• Playground equipment and an outdoor gathering area are proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out.</li> </ul>

### PRE-NOTIFICATION

Pre-notification letters were sent on June 13, 2017 and staff received 1 phone call. The caller was curious about the nature of the proposal and did not mention any concerns.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

The applicant is proposing the following variances for Parcel 1 (Phase 1):

- To reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 21 Avenue, and to permit stairs within the setback area;
- To reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) along 164 Street, and to permit stairs within the setback area;
- To reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 20 Avenue, and to permit stairs within the setback area; and
- To reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along Oak Meadows Drive, and to permit stairs within the

setback area.

Staff Comments:

- The Sunnyside Heights NCP encourages reduced setbacks along streets to encourage engagement with the public realm and surveillance over the public realm. Setbacks of 4.0 metres (13 feet) to the front door of units are encouraged for street-fronting units.
- The proposed setback along the Grandview Ridge Trail will allow the units to provide surveillance to this public pathway. The townhouse units at this location are oriented to provide doors and windows facing the Trail.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Survey Plan, Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Development Variance Permit No. 7911-0219-00
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Amendment Map
Appendix VIII.	Proposed CD Zone

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



## DEVELOPMENT DATA SHEET for Parcel 1 (Phase 1)

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		25,503 sq.m.
Road Widening area		5,554 sq.m.
Undevelopable area		
Net Total		19,949 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	42%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
North	7.5 m.	4.0 m.
East	7.5 m.	3.0 m.
South	7.5 m.	4.0 m.
West	7.5 m.	4.0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m.	< 13 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		17
Three Bedroom +		110
Total		126
FLOOR AREA: Residential		17,292 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		17,292 sq.m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		64 uph/26 upa
FAR (gross)		
FAR (net)		0.87
AMENITY SPACE (area in square metres)		
Indoor	381 sq.m.	440 sq.m.
Outdoor		490 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	254	254
Residential Visitors	25	26
Institutional		
Total Number of Parking Spaces	279	280
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	126/50%	76/30%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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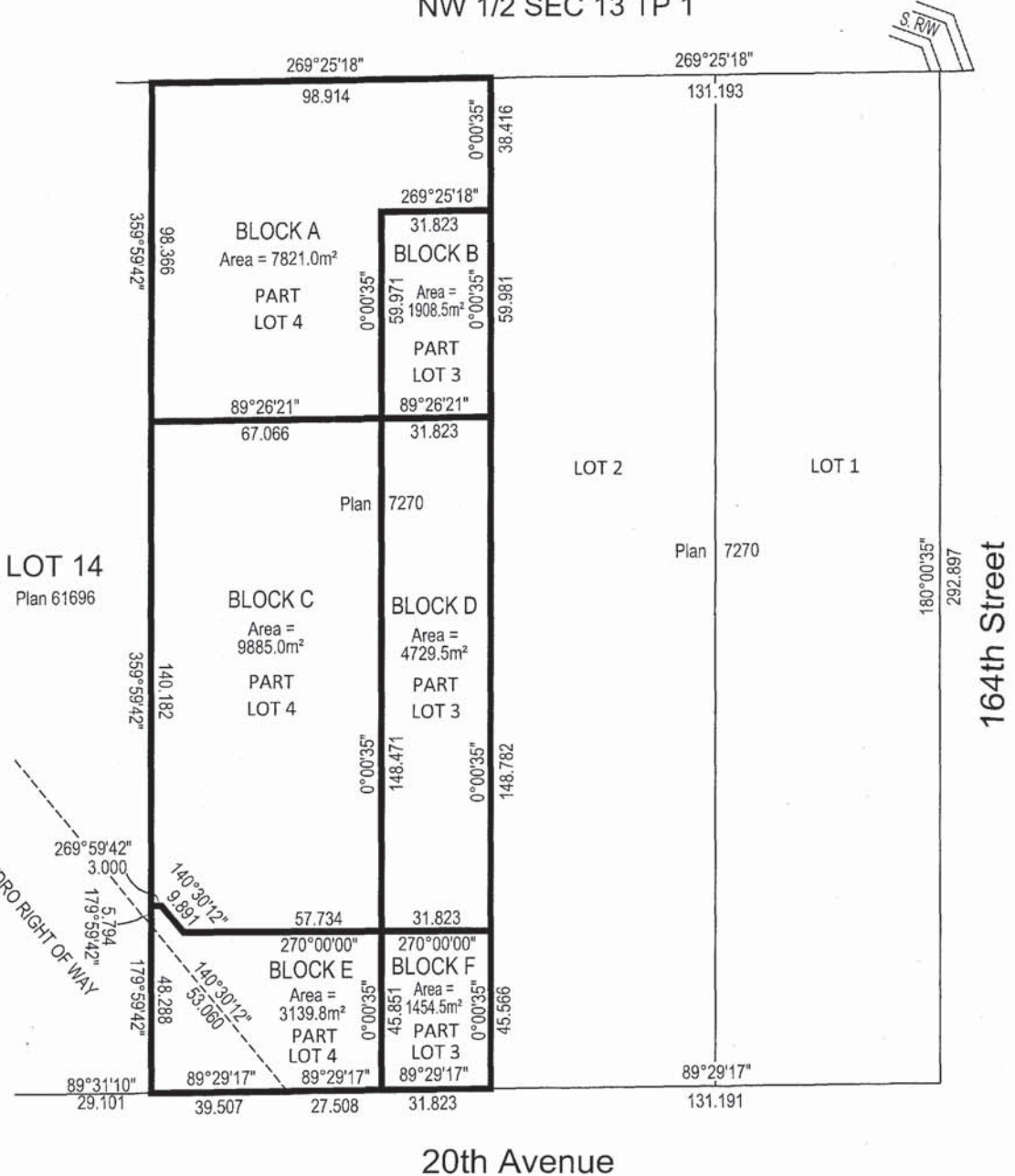
# Appendix II

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_ OF:  
 LOTS 1, 2, 3, AND 4 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 7270



The intended plot size of this plan is 210mm in width  
 280mm in height (A Size)  
 when plotted at a scale of 1:2000

N 1/2 OF N 1/2 OF S 1/2 OF  
 NW 1/2 SEC 13 TP 1



OLSEN & ASSOCIATES  
 BRITISH COLUMBIA LAND SURVEYORS  
 204-15585 24th AVENUE, SURREY, B.C. V4A 2J4  
 PHONE : 604-531-4067 Fax : 604-531-5811  
 email: info@olsensurveying.ca  
 File No. 17917S\_OCT\_23\_20017\_Block\_Rezoning

*G. Rowbotham*  
 CERTIFIED CORRECT BCLS  
 Dated this 24<sup>th</sup> day of October, 2017  
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ISSUE:  
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**CICOZZI**  
ARCHITECTURE

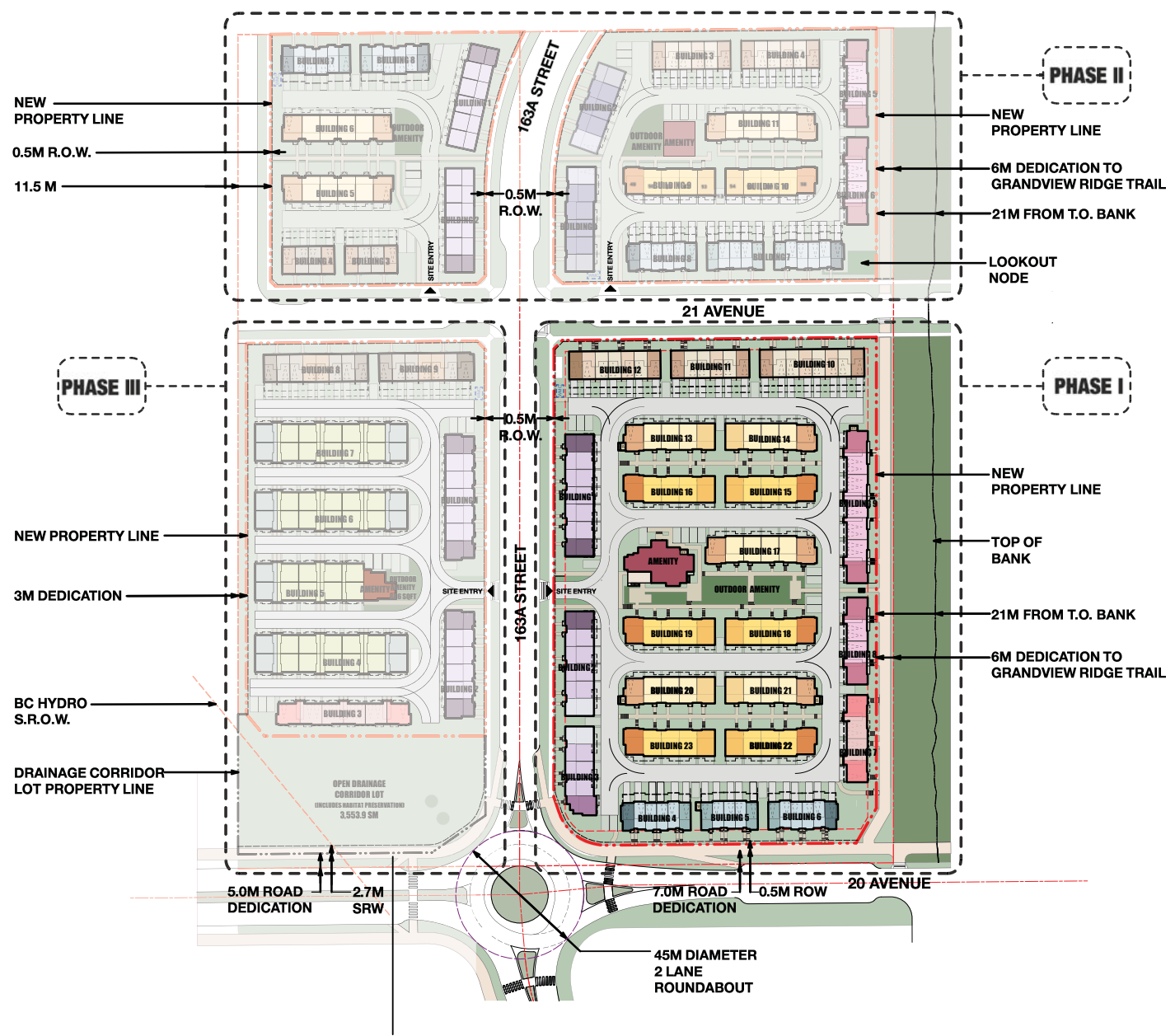
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

PROJECT:  
**WOODBRIDGE  
HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

DRAWN: SW CHECKED BY: SW  
SCALE: 1/8"=1'-0" PROJECT NO.: 477

SHEET TITLE:  
**MASTERPLAN**

REVISION NO.: - SHEET NO.: **A1.00.1**



**SITE DATA - SOUTH-EAST PARCEL STATISTICS**

SITE ADDRESS:

LOT 16355 AND 16367  
SOUTH SURREY, B.C.

ZONE RM-30

**REQUIRED DEVELOPMENT DATA:**

LOT AREA	PROPOSED		
	SQ.F.	SQ.M.	AC
GROSS TOTAL:	274514.2 SQ.F.	25503.2 M2	6.3 ACRE
* ROAD DEDICATION : (WITHOUT SRV 6M DEDICATION)	59777.4 SQ.F.	5553.5 M2	1.4 ACRE
** NET TOTAL: (WITHOUT SRV 6M DEDICATION)	214736.8 SQ.F.	19949.7 M2	4.9 ACRE
GROSS BUILDING FLOOR AREA: (EXCLUDES GARAGE)	186056.8 SQ.F.	17265.3 M2	4.3 ACRE

LOT COVERAGE :	ALLOWED/REQUIRED:	PROPOSED
		45 %
DENSITY :		
UNITS / ACRE (GROSS)	15 - 25 UPA	20.2 UPA @ 127 UNITS
* UNITS / ACRE (NET)		25.3 UPA (WITHOUT SRV 6M DEDICATION)
F.A.R. (GROSS)	0.9	0.65 FAR
** F.A.R. (NET)		0.37 FAR (WITH SRV 6M DEDICATION)
SETBACKS :		
NORTH	4 M	4 M (21 AVENUE)
SOUTH	4 M	4 M (20 AVENUE)
EAST	4.0 M	3 M (GRANDVIEW RIDGE TRAIL)
WEST	4 M	4 M (163A STREET)
BUILDING HEIGHT :	3 STOREY	3 STOREY
AMENITY SPACE:		
AMENITY (INDOOR)	3 M2 / UNIT = 331 M2	440 SQM
AMENITY (OUTDOOR):	3 M2 / UNIT = 331 M2	430 SQM
PARKING :		
RESIDENT PARKING:	= 254	178 DOUBLE GARAGE
(2.0 / UNIT)		76 TANDEM GARAGE (30% Max.)
		254 TOTAL
VISITOR PARKING:	= 25.4	26
(0.2 / UNIT)		(INCLUDES 1 H.C.)

\* If the Grandview Ridge Trail dedication area (1,107.3 sq.m.) was an SRV as was the scenario when the application was initially made in 2011, the resultant unit density for Phase 1 would be 24.4 upa

**UNIT BREAKDOWN:**

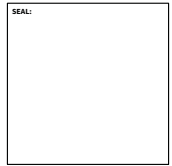
UNIT TYPE:	NUMBER
2 BEDROOM	17 UNITS
3 BEDROOM	91 UNITS
4 BEDROOM	18 UNITS

TYPE:	BEDROOMS:	PER UNIT	PER UNIT	QTY:	TOTAL AREA	TOTAL AREA
		SQ.F.	SQ.M.		SQ.F.	SQ.M.
UNIT A:	3 BEDROOMS	1374.1 SFT	127.7 S.M.	2	2748.3 SFT	255 S.M.
UNIT AE:	3 BEDROOMS	1383.6 SFT	128.6 S.M.	3	4150.8 SFT	386 S.M.
UNIT A1:	3 BEDROOMS	1404.9 SFT	130.6 S.M.	7	9834.3 SFT	914 S.M.
UNIT AE1:	3 BEDROOMS	1415.0 SFT	131.5 S.M.	3	4245.1 SFT	395 S.M.
UNIT B:	3 BEDROOMS	1504.2 SFT	139.8 S.M.	16	24066.8 SFT	2237 S.M.
UNIT BE:	3 BEDROOMS	1629.7 SFT	151.5 S.M.	6	9778.1 SFT	909 S.M.
UNIT B1:	3 BEDROOMS	1516.1 SFT	140.9 S.M.	4	6064.3 SFT	564 S.M.
UNIT B2:	3 BEDROOMS	1504.1 SFT	139.8 S.M.	18	27074.6 SFT	2516 S.M.
UNIT BE2:	3 BEDROOMS	1629.7 SFT	151.5 S.M.	6	9778.1 SFT	909 S.M.
UNIT B12:	3 BEDROOMS	1516.3 SFT	140.9 S.M.	6	9097.8 SFT	846 S.M.
UNIT C1:	3 BEDROOMS	1469.1 SFT	136.5 S.M.	5	7345.4 SFT	683 S.M.
UNIT C11:	3 BEDROOMS	1480.8 SFT	137.6 S.M.	10	14808.1 SFT	1376 S.M.
UNIT CE1:	3 BEDROOMS	1485.1 SFT	138.0 S.M.	5	7425.4 SFT	690 S.M.
UNIT CE2:	4 BEDROOMS	1750.2 SFT	162.7 S.M.	1	1750.2 SFT	163 S.M.
UNIT D:	2 BEDROOMS	1241.7 SFT	115.4 S.M.	11	13659.0 SFT	1269 S.M.
UNIT D1:	2 BEDROOMS	1257.4 SFT	116.9 S.M.	4	5029.8 SFT	467 S.M.
UNIT DE:	2 BEDROOMS	1327.3 SFT	123.4 S.M.	2	2654.6 SFT	247 S.M.
UNIT E:	4 BEDROOMS	1553.3 SFT	144.4 S.M.	12	18639.4 SFT	1732 S.M.
UNIT EE:	4 BEDROOMS	1591.2 SFT	147.9 S.M.	3	4773.6 SFT	444 S.M.
UNIT E1:	4 BEDROOMS	1566.5 SFT	145.6 S.M.	2	3133.0 SFT	291 S.M.
UNIT E2:	4 BEDROOMS	1562.2 SFT	145.2 S.M.	1	1562.2 SFT	145 S.M.
<b>TOTAL # UNITS:</b>				<b>127</b>		
<b>GROSS BUILDING FLOOR AREA :</b>					186057 SFT	17292 S.M.

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25.05.17	ISSUED FOR D.P.
08.09.17	RE-ISSUED FOR D.P.



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ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

PROJECT:  
**WOODBRIDGE HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

DRAWN:	CHECKED BY:
C.B.	S.M.
SCALE:	PROJECT NO.:
N/A	477
SHEET TITLE:	
<b>PROJECT STATS</b>	

REVISION NO.:	SHEET NO.:
-	<b>A0.00.1</b>









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NO.	DATE	DESCRIPTION

SCALE:

DATE	DESCRIPTION



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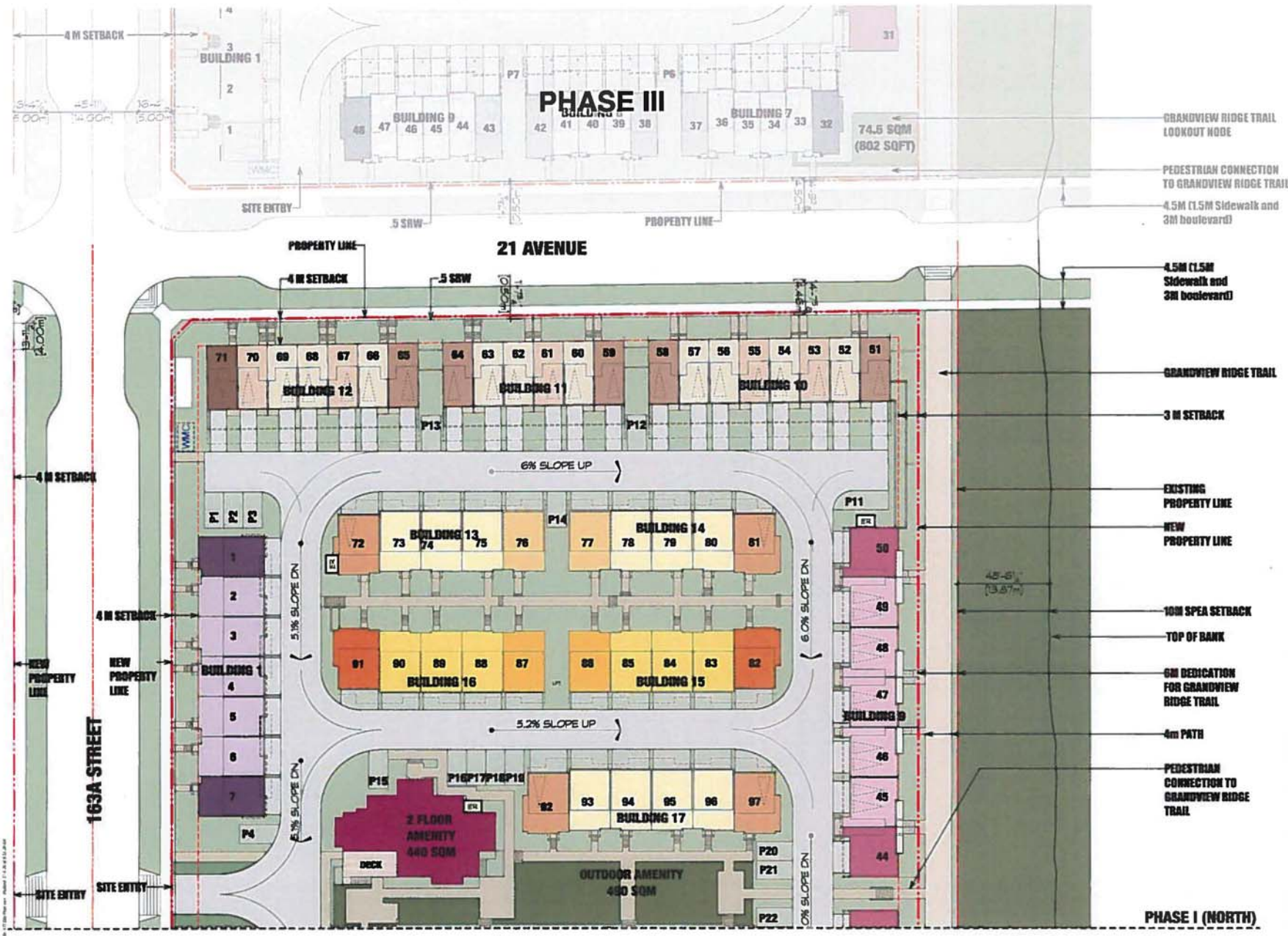
PROJECT:

**WOODBRIDGE HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

NO.	REV.	DATE	DESCRIPTION

**SITE PLAN (SE)  
PHASE I  
NORTH**

NO.	REV.	DATE	DESCRIPTION
-	-	-	A1.00.4



GRANDVIEW RIDGE TRAIL  
LOOKOUT NODE

PEDESTRIAN CONNECTION  
TO GRANDVIEW RIDGE TRAIL

4.5M (1.5M Sidewalk and  
3M boulevard)

4.5M (1.5M  
Sidewalk and  
3M boulevard)

GRANDVIEW RIDGE TRAIL

3 M SETBACK

EXISTING  
PROPERTY LINE

NEW  
PROPERTY LINE

10M SPEA SETBACK

TOP OF BANK

6M DEDICATION  
FOR GRANDVIEW  
RIDGE TRAIL

4m PATH

PEDESTRIAN  
CONNECTION TO  
GRANDVIEW RIDGE  
TRAIL

**PHASE I (NORTH)**

DATE PLOTTED: 2024-08-28 10:00:00 AM





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CANADA V5Y 3Y3  
TEL: (604) 687-4741

PROJECT:  
**WOODBRIDGE HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

DATE	BY	CHECKED BY	DATE

SCALE: 1:200  
PROJECT NO.: 477  
SHEET TITLE:  
**SITE PLAN (SE)  
PHASE I  
SOUTH**

PROJECT NO.	SHEET NO.
-	A1.00.5

10-11-2016 10:00 AM, Revised 11-23-2016 10:00 AM

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NO.	DATE	DESCRIPTION

TITLE:

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35237		RE-DESIGNED FOR D.P.



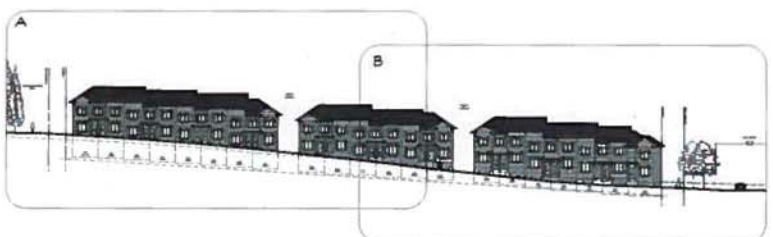
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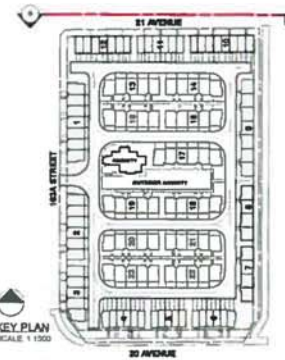
1 STREETScape - 21 AVENUE (A)  
SCALE 1:100



2 STREETScape - 21 AVENUE (B)  
SCALE 1:100



3 STREETScape - 21 AVENUE  
SCALE 1:400



--- NATURAL GRADE  
--- ROAD BEYOND  
KEY PLAN  
SCALE 1:1000

PROJECT:

**WOODBRIDGE HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

OWNER:	CA	DESIGNER:	CIC
SCALE:	1:100	PROJECT NO.:	477

PROJECT TITLE:

**STREETSCAPES  
21 AVENUE**

DATE:	
NO.:	<b>A1.03.1</b>

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1 STREETScape - 163A STREET (A)  
SCALE 1/80

REVISIONS:

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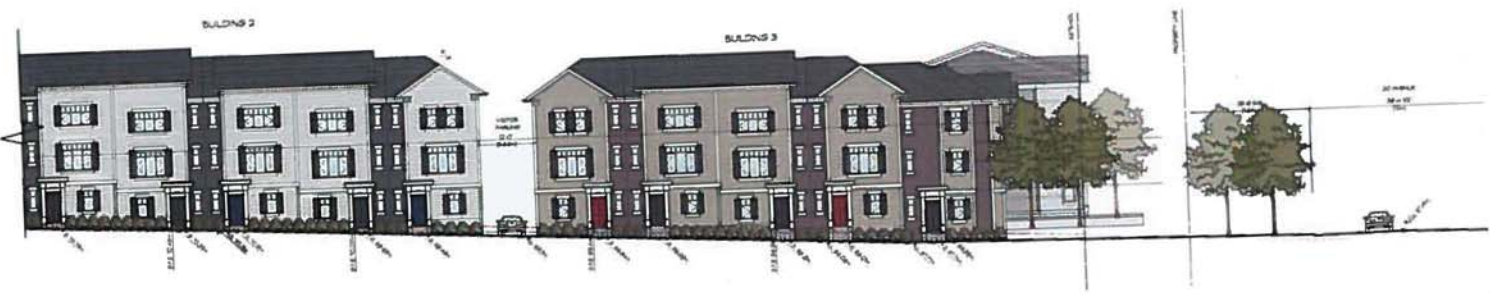
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NO.	DESCRIPTION
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2	AS SHOWN FOR S.P.

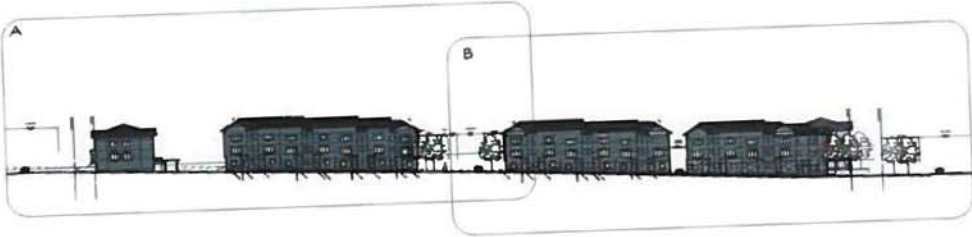


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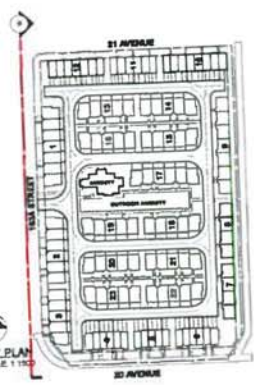


2 STREETScape - 163A STREET (B)  
SCALE 1/80



3 STREETScape - 163A STREET  
SCALE 1/400

--- NATURAL GRADE  
--- ROAD BEYOND



PROJECT:  
**WOODBRIDGE HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

OWNER:	CB	DESIGNED BY:	B.P.L.
SCALE:	1/1000	PROJECT NO.:	1778
<b>STREETSCAPES 163A STREET</b>			
REVISION NO.:	-	DATE:	A1.03.2

BY: CICCOTZI ARCHITECTURE INC. DRAWN BY: C. J. BROWN

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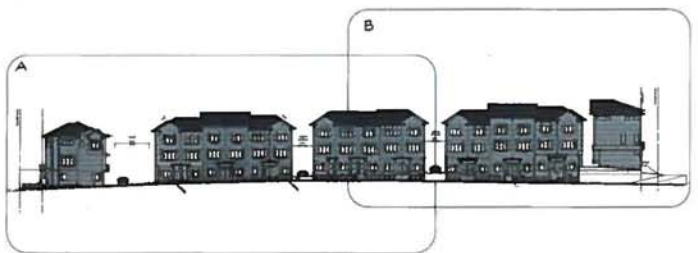
DATE	BY	REVISION
20.03.17		ISSUED FOR D.P.
20.03.17		REWORKED FOR D.P.



1 STREETScape - 20 AVENUE (A)  
SCALE 1/100



2 STREETScape - 20 AVENUE (B)  
SCALE 1/100



3 STREETScape - 20 AVENUE  
SCALE 1/100

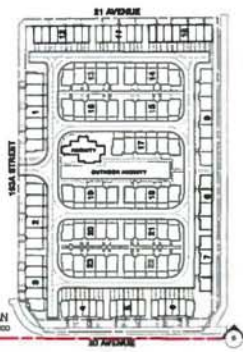


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CANADA V5Y 3Y3  
TEL: (604) 687-4741

PROJECT:  
**WOODBRIDGE  
HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

OWNER: C.A. DEVELOPER: B.H.  
SCALE: 1/100 PROJECT NO.: 477  
SHEET TITLE:  
**STREETSCAPES  
20 AVENUE**

DATE: - DRAWING: **A1.03.3**



BY: CICCOTZI ARCHITECTURE / 1200 - PINEWAY AVENUE / VANCOUVER, BC



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ISSUE:  
 DATE: 08/29/17  
 BY: [Signature]  
 FOR: [Signature]

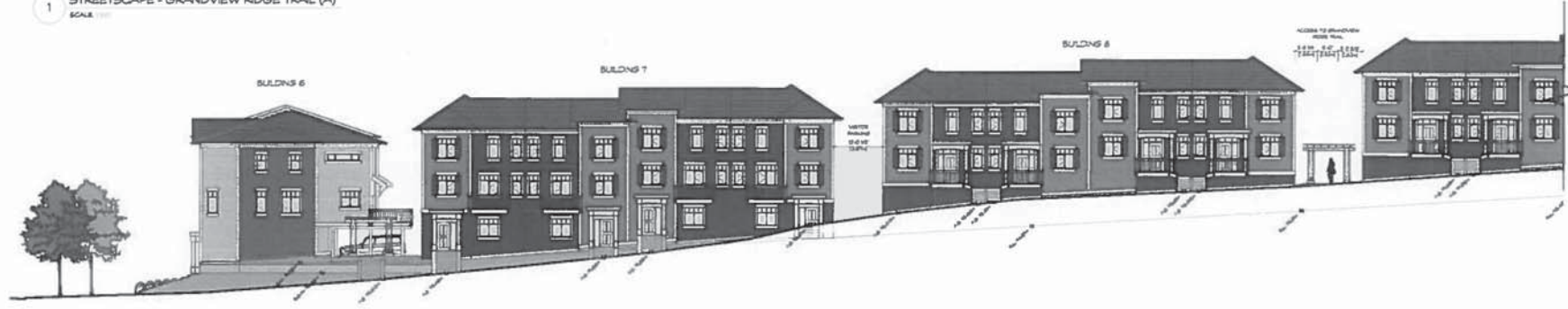


**CICCOTZI**  
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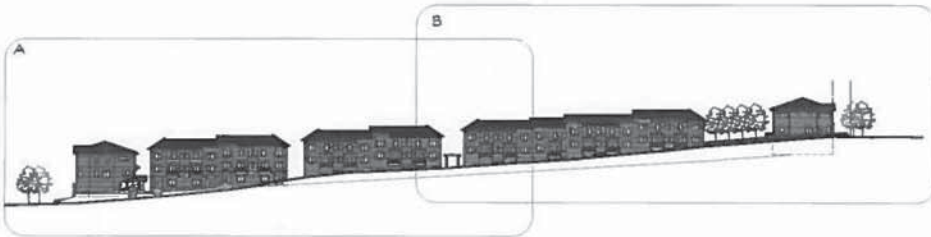
200 - 2279 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741



1 STREETScape - GRANDVIEW RIDGE TRAIL (A)  
SCALE: 1/8" = 1'-0"

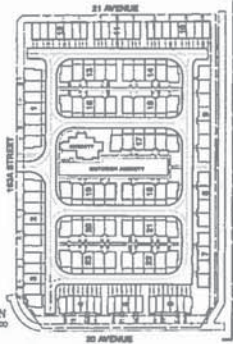


2 STREETScape - GRANDVIEW RIDGE TRAIL (B)  
SCALE: 1/8" = 1'-0"



3 STREETScape - GRANDVIEW RIDGE TRAIL  
SCALE: 1/8" = 1'-0"

--- NATURAL GRACE  
 --- ROAD BEYOND



WOODBRIDGE  
HOMES  
BEREZAN LAND  
SOUTH SURREY, BC

DATE:	C.S.	DATE: 08/29/17	BY: [Signature]
SCALE:	1/8" = 1'-0"	PROJECT NO.:	477

STREETSCAPES  
GRANDVIEW RIDGE  
TRAIL

PROJECT NO.:	-	PROJECT NO.:	A1.03.4
--------------	---	--------------	---------

- A** ASPHALT SHINGLES  
OWING CORNICES  
ONYX BLACK
- B** HORIZONTAL VINYL SIDING (STANDARD)  
MITTEN COLLECTION  
BONE  
NOTE: STREET / TRAIL FACING ELEVATIONS TO BE  
HARDIE PLANK (COBBLE STONE)
- C** HORIZONTAL VINYL SIDING (STANDARD)  
MITTEN COLLECTION  
STRATUS  
NOTE: STREET / TRAIL FACING ELEVATIONS TO BE  
HARDIE PLANK (AGED PEWTER)
- D** VINYL TRIM  
MITTEN COLLECTION  
FROST WHITE  
NOTE: STREET / TRAIL FACING ELEVATIONS TO BE  
HARDIE TRIM (BM CC-30 - OXFORD WHITE)
- E** VINYL TRIM  
MITTEN COLLECTION  
STRATUS  
NOTE: STREET / TRAIL FACING ELEVATIONS TO BE  
HARDIE TRIM (AGED PEWTER)

- F** WOOD TRIMS, FASCIAS, SOFFITS,  
& DECORATIVE LOUVRES  
  
BENJAMIN MOORE  
BM CC-30 - OXFORD WHITE
- G** WINDOW SHUTTERS  
BENJAMIN MOORE  
233-10 - ONYX
- H** PREFINISHED ALUMINUM  
RAILINGS  
BLACK
- J** CONCRETE
- K** DOUBLE GLAZED  
VINYL WINDOWS  
WHITE

### SCHEME 2

- L** ENTRY DOORS  
FIBERGLASS  
BENJAMIN MOORE  
A\_ 233-10 - ONYX  
B\_ 205C-10 - RASPBERRY TRUFFLE
- M** BACK DOORS  
BENJAMIN MOORE  
A\_ 233-10 - ONYX  
B\_ CC-30 - OXFORD WHITE
- N** GARAGE DOORS  
BENJAMIN MOORE  
BM CC-30 - OXFORD WHITE
- P** PREFINISHED ALUMINUM  
GUTTERS & DOWNSPOUTS  
STANDARD BLACK

### BUILDING CHARACTER



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REVISION:		
NO.	DATE	DESCRIPTION

DATE: 08.03.17  
SCALE: 1/8" = 1'-0"



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ARCHITECTURE  
200 - 2239 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

PROJECT:  
**WOODBRIDGE  
HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

OWNER:	C.B.	DATE:	8.11
DESIGNER:	MBO	PROJECT NO.:	479

MATERIAL BOARD  
**MATERIAL BOARD  
SCHEME 2**

SCALE:	A2.00.2
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© 2017 CICCOZZI ARCHITECTURE INC. 1/2" = 1'-0" 8/23/17





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ISSUE NO. 1  
 DATE 25.03.21  
 DRAWN BY CALVIN TAYLOR



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 TEL: (604) 687-4741

**WOODBRIDGE HOMES**  
**BEREZAN LAND**  
 SOUTH SURREY, BC

DATE	C.S.	DATE	S.P.
NO.	1100	PROJECT NO.	477

**BUILDING 9**  
**ELEVATIONS**

DATE	NO.	NO.	NO.

**A2.09.3**



**1 WEST ELEVATION**  
 SCALE 1:100

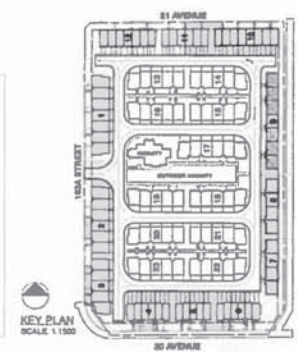


**2 EAST ELEVATION (GRANDVIEW RIDGE TRAIL)**  
 SCALE 1:100

**SCHEME 2**  
**COLOR & MATERIAL LEGEND**

● ASPHALT SHINGLES - CHERRY CONING ONYX BLACK	● TRIM - FINISH - SHUTTERS, COLUMNS SP1 CC-30 - ONYX WHITE
● VINYL SIDING - FITTEN COLLECTION - BONE	● WINDOW SHUTTERS SP1 233-10 - ONYX
● WOOD SIDING - CONCRESTONE	● PRE-FINISHED ALUMINUM FINISH - BLACK
● VINYL SIDING - FITTEN COLLECTION - STATUS	● CONCRETE
● WOOD PLANK - ABEID FINISH	● DOUBLE GLAZED VINYL WINDOWS - WHITE
● VINYL TRIM - FITTEN COLLECTION - FROST WHITE	● ENTRY DOORS - HERRLASE D1 SP1 238-10 - ONYX
● WOOD TRIM - SP1 - CC-30 - ONYX WHITE	● D1 SP1 205-10 BARRISBERY TRIPLE GLAZ DOORS
● VINYL TRIM - FITTEN COLLECTION - STATUS	● D1 238-10 - ONYX
● WOOD TRIM - ABEID FINISH	● D2 SP1 CC-30 - ONYX WHITE
● WOOD TRIM - ABEID FINISH	● GARAGE DOORS SP1 CC-30 - ONYX WHITE
● WOOD TRIM - ABEID FINISH	● PRE-FINISHED ALUMINUM SHUTTERS & DOWNPOUTS - BLACK

----- NATURAL GRADE  
 ----- ROAD BEYOND



**KEY PLAN**  
 SCALE 1:100







4 EAST ELEVATION  
SCALE 1/100



5 WEST ELEVATION  
SCALE 1/100



7 NORTHELEVATION  
SCALE 1/100



6 SOUTH ELEVATION  
SCALE 1/100

CONTRACT REVISIONS: THIS DRAWING SHALL NOT BE SCALED. DIMENSIONS AND NOTATION SHALL BE TAKEN FROM THE SET DRAWINGS UNLESS NOTED OTHERWISE. DATE AND PROJECT NUMBER PERMITTED FOR THE INDICATED TO THE DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZ ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION.

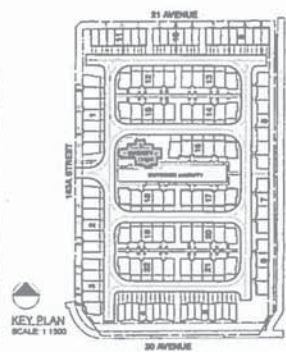
REVISIONS:	
NO.	DESCRIPTION



**CICCOTZ**  
ARCHITECTURE  
200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 2Y3  
TEL: (604) 681-4741

**SCHEME 2**  
**COLOR & MATERIAL LEGEND**

◆ ASPHALT SHINGLES - DIVERS CORNING ONYX BLACK	◆ TRIM - FINISH, BOARDS, COLURES BY CC-80 - ONYX WHITE
◆ VINYL SIDING - MITTEN COLLECTION - BONE	◆ WINDOW SHUTTERS BY 228-10 - ONYX
◆ HARD SIDING - COLLEGESTONE	◆ FINISHED ALUMINUM PANELS - BLACK
◆ VINYL SIDING - MITTEN COLLECTION - STRATUS	◆ CONCRETE
◆ HARD PLANK - ABEQ PEWTER	◆ DOUBLE GLAZED VINYL WINDOWS - WHITE
◆ VINYL TRIM - MITTEN COLLECTION - FRONT WHITE	◆ ENTRY DOORS - REBRILABS BY 238-10 - ONYX
◆ HARD TRIM - BY - CC-80 - ONYX WHITE	◆ BY 208-10 - ONYX
◆ VINYL TRIM - MITTEN COLLECTION - STRATUS	◆ BY 208-10 - ONYX
◆ HARD TRIM - ABEQ PEWTER	◆ GARAGE DOORS BY CC-80 - ONYX WHITE
	◆ FINISHED ALUMINUM BUTTERS & DOWNSPUTS - BLACK



KEY PLAN  
SCALE 1/100

PROJECT	
DATE	PROJECT BY
1/100	CAFTY
PROJECT NAME	
AMENITY BUILDING	
DATE OF ISSUE	ISSUE NO.
-	A3.00.2







1 Submit for Development Permit 10/17/2017  
 Revision No. \_\_\_\_\_ Date \_\_\_\_\_

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**Woodbridge Homes**

Project Title **Berezan**

Drawing Title **Overall Concept Plan**

Project No. \_\_\_\_\_ Drawn By **ES**  
 \_\_\_\_\_ Checked By **MP**

Scale 1:400 Job No. 17-006

Sheet No. \_\_\_\_\_

**L0.0**





- Legend**
- 1.17 Concrete Paving
  - 1.18 Concrete Slab
  - 1.19 Concrete Form
  - 1.20 Concrete Wall
  - 1.21 Concrete Wall
  - 1.22 Concrete Wall
  - 1.23 Concrete Wall
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  - 1.99 Concrete Wall
  - 2.00 Concrete Wall

**P+A**  
 Landscape Architecture  
 Site Planning  
 8. Kim Perry & Associates Inc.  
 200 11000 16th Avenue  
 Vancouver, BC V6V 1B2  
 7 604 726 4110  
 F 604 726 4111  
 www.paplanet.com

1. Issue for Development Permit 10/17/2017  
 Revision No. Date

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Client: **Woodbridge Homes**

Project Title: **Berezan**

Drawing Title: **Layout and Materials Plan**

Project No. 1200  
 Drawn By: KS  
 Checked By: MP

Scale: 1:200  
 Job No. 17-006  
 Sheet No.

**L1.0**





**Legend**

(Symbol)	C-17 Concrete Form	(Symbol)	C-17 Concrete Form
(Symbol)	C-17 Concrete Form	(Symbol)	Gravel
(Symbol)	Asphalt	(Symbol)	Design Surface to Slope
(Symbol)	Asphalt	(Symbol)	Driveway to Slope
(Symbol)	Asphalt	(Symbol)	Plan 1
(Symbol)	Asphalt	(Symbol)	Plan 2
(Symbol)	Asphalt	(Symbol)	Plan 3
(Symbol)	Asphalt	(Symbol)	Plan 4
(Symbol)	Asphalt	(Symbol)	Plan 5
(Symbol)	Asphalt	(Symbol)	Plan 6
(Symbol)	Asphalt	(Symbol)	Plan 7
(Symbol)	Asphalt	(Symbol)	Plan 8
(Symbol)	Asphalt	(Symbol)	Plan 9
(Symbol)	Asphalt	(Symbol)	Plan 10
(Symbol)	Asphalt	(Symbol)	Plan 11
(Symbol)	Asphalt	(Symbol)	Plan 12
(Symbol)	Asphalt	(Symbol)	Plan 13
(Symbol)	Asphalt	(Symbol)	Plan 14
(Symbol)	Asphalt	(Symbol)	Plan 15
(Symbol)	Asphalt	(Symbol)	Plan 16
(Symbol)	Asphalt	(Symbol)	Plan 17
(Symbol)	Asphalt	(Symbol)	Plan 18
(Symbol)	Asphalt	(Symbol)	Plan 19
(Symbol)	Asphalt	(Symbol)	Plan 20

**P+A**  
 Landscape Architecture  
 Site Planning  
 8. Elm Park & Associates Inc.  
 200 - 1300 St. Lawrence  
 Montreal, QC H4S 1G7  
 1 888 738 4110  
 514 388 7384

1 Issue for Development 10/17/2017  
 Revised No. Date

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Client: **Woodbridge Homes**

Project Title: **Berezan**

Drawing Title: **Layout and Materials Plan**

Project No. 1300  
 Drawn By: [Signature]  
 Checked By: [Signature]

Scale: 1:200  
 Job No. 17-006

**L1.1**



---

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

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

DATE: **October 17, 2017** PROJECT FILE: **7811-0219-00**

---

RE: **Engineering Requirements  
Location: 16301 20 Avenue**

### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment except for the requirements listed below.

### REZONE/SUBDIVISION

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

- Dedicate 20 Avenue.
- Dedicate additional lands at 20 Avenue and Oak Meadows Drive for a roundabout.
- Dedicate 164 Street for the Grandview Ridge Trail.
- Dedicate corner cut at 164 Street and 20 Avenue as determined by design.
- Dedicate Oak Meadows Drive.
- Dedicate 21 Avenue.
- Dedicate 163 Street for Half Road allowance.
- Dedicate corner cuts at 21 Avenue/Oak Meadows Drive and 163 Street/21 Avenue.
- Dedicate 3.0 m width for ultimate 6.0 m walkway along the west property line of the site.
- Register a 3.0 m offsite SRW on 16273 20 Avenue, for the ultimate walkway.
- Register 0.5 m SRW along all fronting roads.

#### *Works and Services*

- Obtain Water Act Approval for Creek relocation and/or creek crossing, as required.
- Construct 4.0 m wide Multi-Use Pathway on 20 Avenue, west of Oak Meadows Drive.
- Construct north side of 20 Avenue, east of Oak Meadows Drive, to unique collector standard with drainage corridor.
- Construct Grandview Ridge Trail on 164 Street as a 4.0 m wide asphalt pathway.
- Construct Oak Meadows Drive, 21 Avenue, and east side of 163 Street, north of 21 Avenue to Half Road standard.
- Construct 2.0 m concrete walkway with pedestrian lighting, along the west side of the site, south of 21 Avenue.
- Construct storm drainage system to service the development and all frontage roads.
- Construct drainage corridors and provide alternate measures to compensate for the missing corridor areas.

NOTE: Detailed Land Development Engineering Review available on file

- Provide on-lot source controls measures as required in the NCP.
- Construct 300 mm water mains on 21 Avenue and 163 Street.
- Construct 200 mm water mains on Oak Meadows Drive from the north end of the development site to where the stub is going to be to service the 2 lots (Phase 1 and 3).
- Construct sanitary system as required in the NCP.
- Submit sanitary flow calculations for the proposed development and catchment and pay for any resulting upsizing requirements. Alternatively, revise the design to have the flows going west on 20 Avenue and joining into the sanitary main running downstream to Highway. No. 99 as per the NCP. Ultimately the flows are to be directed into Fergus Pump Station.
- Pay Sanitary Development Works Agreement Levy relative to project 8512-0292-00-1.
- Pay Local Area Service charge for the Fergus Sanitary Pump Station.
- Pay at Building Permit stage 100% cash of the Sanitary DCC relative to Sanitary DCC Front-Ending Agreement 8212-0292-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit except the items identified above.

*For*   
Rémi Dubé, P.Eng.  
Development Services Manager

IK1



Planning October-16-17

## THE IMPACT ON SCHOOLS

APPLICATION #: 11 0219 00

### SUMMARY

The proposed 127 townhouse units are estimated to have the following impact on the following schools:

#### Projected # of students for this development:

Elementary Students:	25
Secondary Students:	13

#### September 2019 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	51 K + 337
Capacity (K/1-7):	80 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1857
Nominal Capacity (8-12):	1500
Maximum Operating Capacity*(8-12):	1620

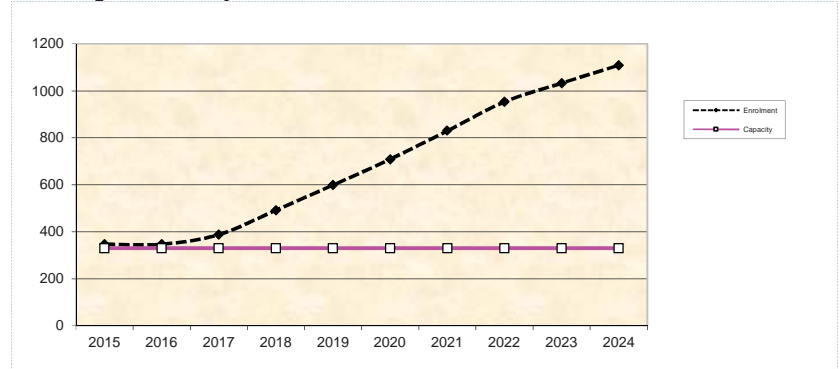
### School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

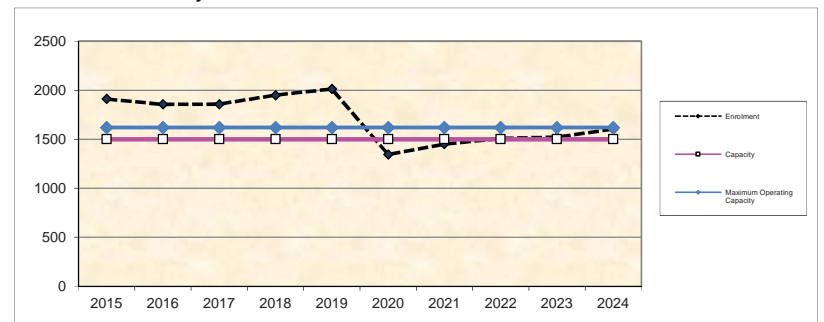
Pacific Heights is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces. As part of the Surrey School District 2017/18 Capital Plan, the District is requesting capital funds to build a 300 capacity addition at Pacific Heights Elementary to help relieve some the enrolment demand. The District is waiting for a funding announcement from the Ministry of Education to proceed to the design and construction phase for this addition.

To relieve the enrolment pressure at Earl Marriott Secondary, a new 1500 capacity high school located East of 168th Avenue North of 25th Avenue is currently in the design/construction phase and is targeted to be open for September 2020.

#### Pacific Heights Elementary



#### Earl Marriott Secondary



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students..  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0219-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 011-106-883

Lot 1 Section 13 Township 1 New Westminster District Plan 7270

16367 - 20 Avenue

Parcel Identifier: 011-106-891

Lot 2 Section 13 Township 1 New Westminster District Plan 7270

16355 - 20 Avenue

Parcel Identifier: 011-106-905

Lot 3 Section 13 Township 1 New Westminster District Plan 7270

16321 - 20 Avenue

Parcel Identifier: 011-106-913

Lot 4 Section 13 Township 1 New Westminster District Plan 7270

16301 - 20 Avenue

(the "Land")



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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows. The applicant is proposing the following variances for Parcel 1 (Phase 1):
- To reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 21 Avenue, and to permit stairs within the setback area;
  - To reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) along 164 Street, and to permit stairs within the setback area;
  - To reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 20 Avenue, and to permit stairs within the setback area; and
  - To reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along Oak Meadows Drive, and to permit stairs within the setback area.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7911-0219-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

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

---

Mayor – Linda Hepner

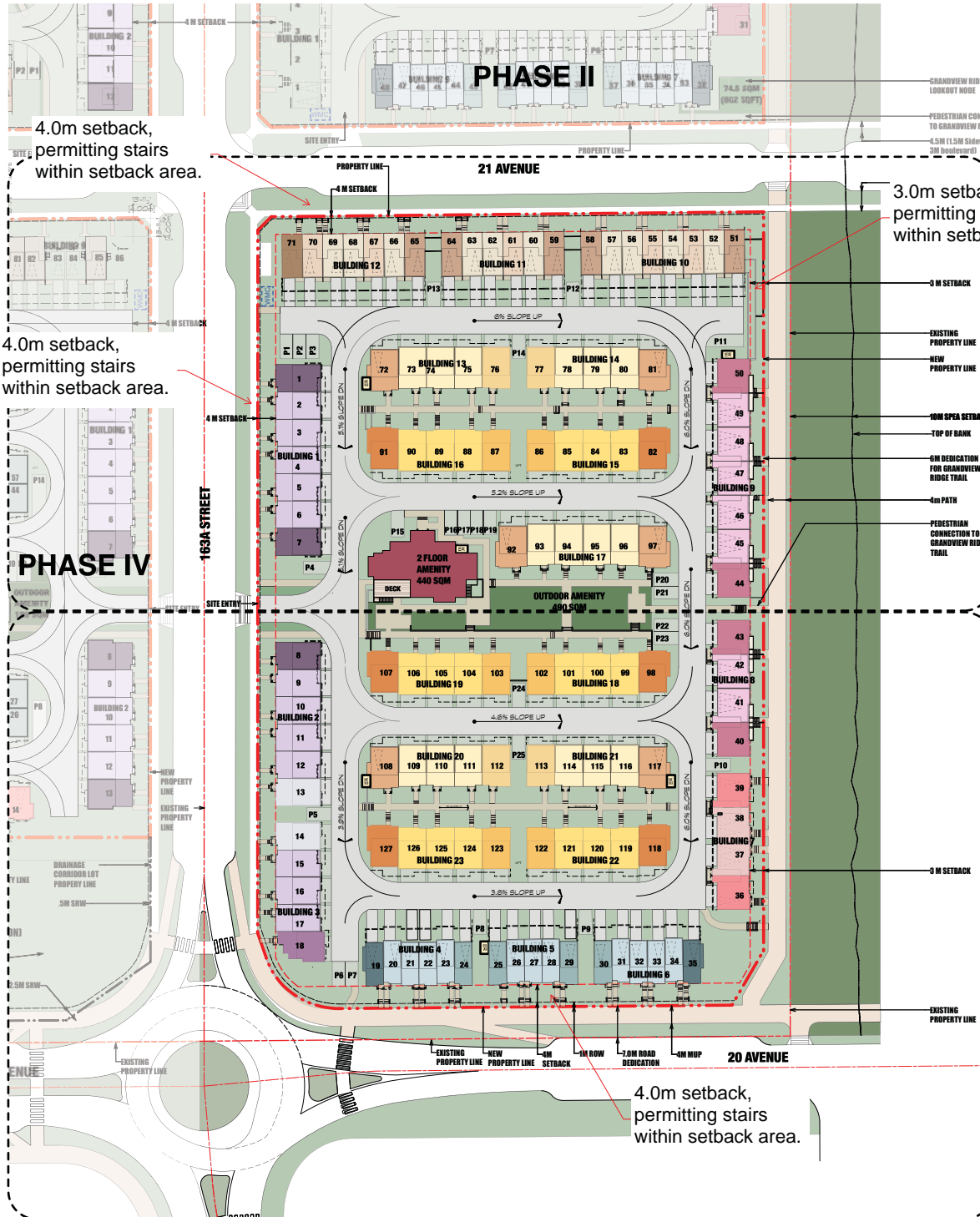
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City Clerk – Jane Sullivan

# Schedule A

7911-0219-00 (A)

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4.0m setback, permitting stairs within setback area.

4.0m setback, permitting stairs within setback area.

3.0m setback, permitting stairs within setback area.

4.0m setback, permitting stairs within setback area.

**SHEET A1.00.4**

**SHEET A1.00.5**

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

NO.:	DATE:	DESCRIPTION:



**CICOZZI**  
ARCHITECTURE

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5Y 3Y3  
TEL: (604) 687-4741

PROJECT:  
**WOODBRIDGE  
HOMES  
BEREZAN LAND**  
SOUTH SURREY, BC

DRAWN: SW	CHECKED BY: SW
SCALE: 1:500	PROJECT NO.: 477

SHEET TITLE:  
**SITE PLAN (SE)  
PHASE I**

REVISION NO.:	SHEET NO.:
-	A1.00.3



TREE PRESERVATION SUMMARY**TREE PRESERVATION SUMMARY**

Surrey Project No.: \_\_\_\_\_  
 Project Address: 16301 – 16367 20 Avenue, Surrey, BC  
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	252
<b>Bylaw Protected Trees to be Removed</b>	246
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	6
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio:                      156 times 1 =    156	
All Other Bylaw Protected Trees at 2:1 ratio:            90 times 2 =    180	
TOTAL:	336
<b>Replacement Trees Proposed</b>	141
<b>Replacement Trees in Deficit</b>	195
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	0

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	0
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio:                      0 times 1 =    0	
All Other Bylaw Protected Trees at 2:1 ratio:            0 times 2 =    0	
TOTAL:	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:



Nick McMahon, Consulting Arborist    Dated:    October 17, 2017

Direct: 604 812 2986  
 Email: nick@aclgroup.ca

# Proposed NCP amendment

7911-0219-00



Proposed deletion of flex road and associated drainage corridor.

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-106-913  
 Lot 4 Section 13 Township 1 New Westminster District Plan 7270,  
 as shown on the Survey Plan attached hereto and forming part of this By-law as  
 Schedule A, certified correct by G. A. Rowbotham, B.C.L.S. on the 24<sup>th</sup> day of October,  
 2017, containing 9,885.0 square metres, called Block C.

Portion of 16301 - 20 Avenue

Portion of Parcel Identifier: 011-106-905  
 Lot 3 Section 13 Township 1 New Westminster District Plan 7270,  
 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,  
 certified correct by G. A. Rowbotham, B.C.L.S. on the 24<sup>th</sup> day of October, 2017,  
 containing 4,729.5 square metres, called Block D.

Portion of 16321 - 20 Avenue

(hereinafter referred to as the "*Lands*")



2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
  - (a) The *floor area ratio* shall not exceed 0.97; and
  - (b) The maximum *unit density* shall not exceed 75 *dwelling units* per hectare [30 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended).

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 13.0 metres [43 ft.].
2. *Accessory buildings and structures:*
  - (a) *Indoor amenity space buildings:* The *building height* shall not exceed 11 metres [36 ft.]; and
  - (b) *Other accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All of the required resident *parking spaces* shall be provided as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* shall be permitted as follows:
  - (a) *Parking spaces* provided as *tandem parking* must be held by the same owner;
  - (b) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits; and
  - (c) The number of *tandem parking spaces* shall not exceed fifty percent (50%) of all required resident *parking spaces*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* or patios are required for all *dwelling units* and shall be a minimum of 5% of the *dwelling unit* or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.



**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
4,000 sq. m. [1 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.

- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

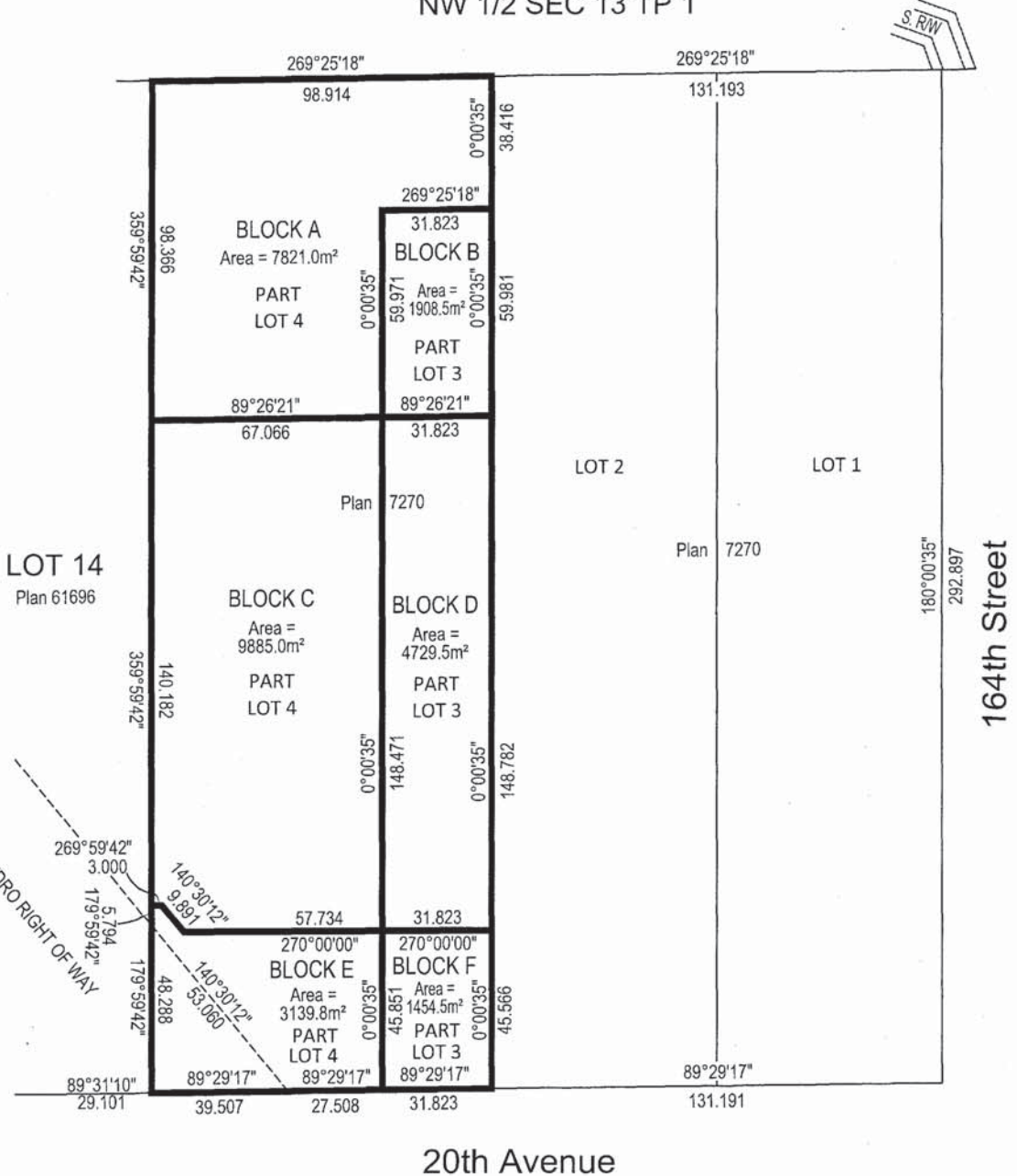
\_\_\_\_\_ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_ OF:  
 LOTS 1, 2, 3, AND 4 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 7270



The intended plot size of this plan is 210mm in width  
 280mm in height (A Size)  
 when plotted at a scale of 1:2000

N 1/2 OF N 1/2 OF S 1/2 OF  
 NW 1/2 SEC 13 TP 1



OLSEN & ASSOCIATES  
 BRITISH COLUMBIA LAND SURVEYORS  
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 PHONE : 604-531-4067 Fax : 604-531-5811  
 email: info@olsensurveying.ca  
 File No. 17917S\_OCT\_23\_20017\_Block\_Rezoning

*G. Rowbotham*  
 CERTIFIED CORRECT BCLS  
 Dated this 24<sup>th</sup> day of October, 2017  
 THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED. ©