

# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7913-0223-00

Planning Report Date: December 4, 2017

### **PROPOSAL:**

Development Permit

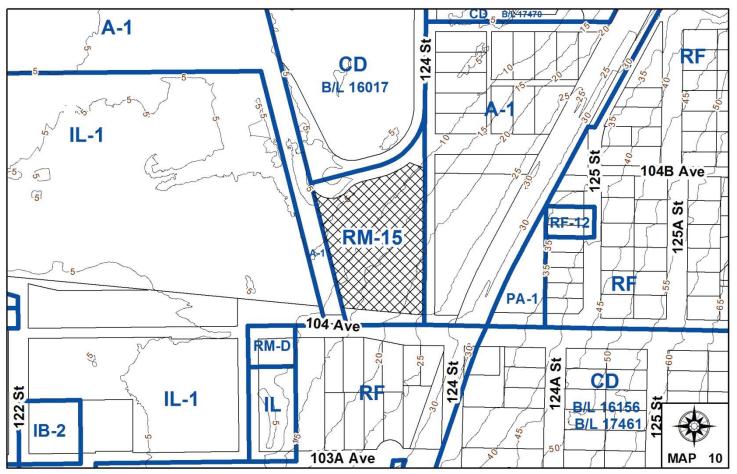
• Development Variance Permit

to permit the development of 46 townhouse units.

LOCATION: 10488 - 124 Street

ZONING: RM-15
OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Townhouses



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems and Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The minimum north, south and east yard setbacks are proposed to be reduced.

### **RATIONALE OF RECOMMENDATION**

- Complies with the Urban designation in the Official Community Plan (OCP) and the "Low Density Townhouses" designation in the South Westminster Neighbourhood Concept Plan (NCP).
- Complies with the allowable land use and density of the "Multiple Residential 15 Zone (RM-15)" and generally consistent with the development approved under original Application No. 7906-0332-00, with changes in site layout and to permit three (3) additional townhouse units.
- Proposed setbacks achieve a more urban, pedestrian streetscape, and address issues that result from the steep grade on the site.

### RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Council authorize staff to draft Sensitive Ecosystems and Form and Character Development Permit No. 7913-0223-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council approve Development Variance Permit No. 7913-0223-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 1;
  - (b) to reduce the minimum east yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Buildings 3, 7 and 9; and
  - (c) to reduce the minimum south yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the building face of Buildings 8 and 9.
- 3. Council approve the applicant's request to reduce the amount of indoor amenity space from 138 square metres (1,485 sq. ft.) to 104 square metres (1,119 sq. ft.).
- 4. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate including riparian area planting and fencing to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) obtain approval from MetroVancouver;
  - (e) 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
  - (f) the applicant adequately address the impact of reduced indoor amenity space.

### **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: **Projected number of students from this development:** 

9 Elementary students at Prince Charles Elementary School

4 Secondary students at LA Matheson School

(Appendix IV)

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

2018.

Parks, Recreation &

Culture:

No concerns.

MetroVancouver has no concerns. See "MetroVancouver Approval"

section.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

<u>Existing Land Use:</u> Vacant townhouse residential parcel, with a MetroVancouver sanitary

statutory right-of-way traversing the northern portion of the site, generally

from northeast to southwest.

### Adjacent Area:

Direction	Existing Use	OCP/NCP	<b>Existing Zone</b>
		Designation	
North (Across 124 Street):	Khalsa School site	School in the South	CD By-law
		Westminster NCP	No. 16107
East (Across unopened	Acreage residential	Parks and Open Spaces	A-1
124 St):		in the South	
		Westminster NCP	
South (Across 104 Ave):	Single family residential	Urban in the OCP	RF
West:	Multi-tenanted	Parks and Open Spaces	A-1, IL-1
	Industrial site	and Light	
		Impact/Business Park	
		in the South	
		Westminster NCP	

### **DEVELOPMENT CONSIDERATIONS**

### **Background**

- The 1.28-hectare (3.2-acre) subject site is located at 10488 124 St in South Westminster, bounded by 104 Avenue to the south, the 124 Street extension to the north, an unopened road allowance (124 Street) to the east, and a Class A watercourse to the west.
- The subject property was created on September 13, 2007 under Application No. 7906-0035-00, with the registration of the subdivision plan dedicating the extension of 124 Street parallel to the MetroVancouver sanitary sewer right-of-way and the creation of the northerly lots (10569-10677 124 Street) for the Khalsa School (Old Yale Campus) development.
- Under Application No. 7906-0332, the subject site was redesignated from Industrial to Urban in the Official Community Plan (OCP), and from "Parks & Open Spaces" to "Low Density Townhouses" in the South Westminster Neighbourhood Concept Plan (NCP). The site was also rezoned to "Multiple Residential 15 Zone (RM-15)" in order to permit the development of a 43-unit townhouse development. As part of this application, a portion of the unopened 124 Street road allowance was sold to the applicant and incorporated into the site. This application received final adoption on October 18, 2010.
- The applicant was unable to substantially start construction prior to the expiration of the associated Development Permit No. 7906-0332-00, which expired on October 18, 2012.

### Current Proposal

- The applicant is seeking a new Development Permit to permit the construction of a 46-unit townhouse development, which is an increase of three (3) units from the original approved Development Permit No. 7906-0332-00.
- With a proposed density of 15 units per acre (37 units per hectare) and Floor Area Ratio (FAR) of o.6, the 46-unit townhouse development is consistent with the "Low Density Townhouse" designation in the NCP and the allowable use and density of the existing RM-15 zoning.
- A Development Variance Permit is required. The applicant is proposing a reduced building setback along the north property line from 7.5 metres (25 ft.) to 3 metres (10 ft.), along the east property line from 7.5 metres (25 ft.) to 3 metres (10 ft.), and along the south property line from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) (see By-law Variance section).

### Hazard Lands (Steep Slopes) Development Permit Requirement

With the adoption of OCP By-law No. 18020 (approved by Council on November 3, 2014), a
new Development Permit area, the Hazard Lands Development Permit Area, was created.
This Development Permit area serves to protect development from hazardous conditions.

• Originally, all parcels containing lands with steep slopes in excess of 15% gradient, or which are within 30 metres (98 ft.) downslope of land with steep slopes in excess of 15% gradient, along with parcels of property containing lands within the 200-year floodplain were subject to this new Development Permit requirement. However, the criteria was later modified from 15% to 20% gradient on May 8, 2017 (under Corporate Report No. Rog6).

- As the subject site consists of an approximate grade of 15% (9 degrees), sloping in a northwesterly direction from 104 Avenue towards 124 Street, the application is not subject to the Hazard Lands (Steep Slope) Development Permit.
- However, the applicant still engaged a Geotechnical Consultant (Western Geotechnical Consultants Ltd.) to perform a geotechnical site assessment, and this consultant has confirmed the feasibility of developing this site and proposed recommendations to ensure the ongoing stability of the slope.
- The geotechnical assessment, dated January 22, 2015, has been reviewed by staff and found acceptable.

### Sensitive Ecosystems (Streamside Area) Development Permit Requirement

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. The document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and Zoning By-law No. 12000 to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected
  including Class A, A/O or B streams, and the Zoning By-law (Part 7A Streamside Protection) is
  used to identify the specific protection areas that are required to be established for Streamside
  Setback Areas.
- The location of the Class A watercourse to the west means the subject site is located within the newly-established Sensitive Ecosystem DPA, and a Sensitive Ecosystem Development Permit for Streamside Areas and an accompanying Ecosystem Development Plan is required.
- An Ecosystem Development Plan dated June 22, 2017 was prepared by Tracy Anderson of EnviroWest Consultants Inc. and recommended that the classification of the watercourse be revised to Class B given the absence of salmonids. Based on the reclassification to Class B, the required setback from top-of-bank is a minimum of 15 metres. The applicant is proposing a minimum setback of 18 metres, which exceeds the minimum requirement. The report was reviewed by staff and found to be generally acceptable.
- A riparian protection area is included on the subject site as established as part of an Environmental Review Committee (ERC) decision as part of the original rezoning application

(No. 7906-0332-00). Securities for planting and fencing of this protected area will be secured prior to Development Permit issuance.

### Access, Road Dedication and Engineering Requirements

- The proposed development will have access from the 124 Street extension fronting the north portion of the site. The proposed internal driveway and units are located to work with the gradient of the slope.
- The majority of Engineering's requirements, including road dedication, were satisfied as part of the original Application No. 7906-0332-00.

### MetroVancouver Approval

- The northern portion of the subject site is encumbered by a MetroVancouver sanitary statutory right-of-way (SRW), which generally traverses the site from northeast to southwest.
- The SRW contains MetroVancouver's existing North Surrey Interceptor, a region-serving sanitary main that traverses the Bridgeview and South Westminster neighbourhoods. The SRW also protects additional area for the future twinning of this interceptor. MetroVancouver is presently undertaking detailed design work for the expansion.
- There are two distinct SRW "Areas" on the subject site, Area "A" and Area "C" (see Appendix VII). Area "A" contains the most restrictive measures within the SRW, prohibiting all construction, aside from crossings of the SRW. Within Area "C", construction of buildings is permitted, provided it meets specific requirements, and with the written approval of MetroVancouver's Chief Engineer.
- The applicant worked with MetroVancouver in order to ensure that none of the buildings are within that portion of the site identified as Area "C" within the SRW (see Appendix VIII). The proposed driveway is outside of the SRW areas.
- MetroVancouver's final approval is required before the applicant can proceed with the development of this portion of the site.

### PRE-NOTIFICATION

 According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal.

### **DESIGN PROPOSAL AND REVIEW**

• The proposed 46-unit townhouse project consists of ten (10), three-storey buildings with garages accessed internally. One (1) driveway is proposed at the north-east corner of the site to 124 Street.

- The townhouse units range in size from 135.8 square metres (1,462 sq.ft.) to 141.6 square metres (1,524 sq.ft.) comprised entirely of three-bedroom units.
- Each of the 46 townhouse units will contain an attached side-by-side garage and flex room on the ground floor with a living room, dining room and kitchen on the second floor, and bedrooms on the upper floor.
- The townhouses incorporate gables and bay windows into the design.
- The proposed major exterior finishes on the townhouses consist of cedar-style hardie-plank shingles and siding, painted white and in earth hues such as greys and browns. White wood trim will provide finishing details around windows and entry ways of the units, with cultured stone to anchor the base of the units.
- The proposed unit entry doors and garage doors will be painted in alternating blue and deep red. All of the proposed townhouse units will include 'person' doors adjacent to each unit's garage door, in order to meet Fire Code requirements.
- Each unit will have a small private patio or front yard space.

### Landscaping and Amenity Space

- Landscaping consisting of coniferous and deciduous trees such as Western Red Cedar, Giant Redwood, English Oak, Western White Pine, Serbian Spruce, Star Magnolia, Eastern Redbud, Balsam Fir, and varieties of Maple and Dogwood, interspersed with shrubs such as Laurel, Yew, Hydrangea, Holly, Rose, Lilac and others; a variety of grasses and perennials such as, Daylily, Kinnikinnick, Heather and Lavender will be planted throughout the development.
- Additional landscaping is provided along the west property line of the site, within the riparian compensation area adjacent to the unnamed Class B watercourse. The environmental planting plan for the riparian area was established and agreed upon through the Environmental Review Committee (ERC) review process undertaken as part of the original Application No. 7906-0332-00. The planting in this area consists of native and other suitable species such as Balsam Fir, Western Red Cedar, Maples, Chokeberry, Snowberry, Huckleberry and Kinnikinnick. A black chain link fence will be installed to prevent entry into this area.
- The RM-15 Zone requires that 138 square metres (1,485 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The amount of outdoor amenity space proposed is 353 square metres (3,804 sq.ft.). There are two separate outdoor amenity spaces located in the development. The amenity areas include seating and are defined as private space through the installation of low fencing and planting. One amenity space provides a seating area adjacent to the indoor amenity building, while the other provides seating and an active play area for children. In addition, the applicant is proposing a treed area along the east property line and garden plots for the residents of the development within the MetroVancouver SRW area, which includes a cedar garden shed adjacent to the SRW area.

• The RM-15 Zone requires that 138 square metres (1,485 sq.ft.) of indoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The amount of indoor amenity space proposed is 104 square metres (1,120 sq.ft.), resulting in a shortfall of 34 square metres (366 sq. ft.). The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy. The character of the amenity building is consistent with that of the overall development, and consists of a lounge with kitchen, bathrooms and access to an outside patio on the main floor, and a meeting room with bathroom on the ground floor.

• Pedestrian walkways are proposed throughout the site, linking the site from 124 Street to 104 Avenue. These walkways are provided between the units and as part of the internal drive aisles along a defined pedestrian route. The development site also connects to a future multi-use pathway that is proposed to be located along the remaining portion of the unopened 124 Street road right-of-way.

### **Parking**

- A total of 92 parking spaces are provided within the garages, and an additional 12 visitor parking spaces are interspersed throughout the site. The proposed parking satisfies the minimum parking requirement for the RM-15 Zone (101 spaces).
- Additional street parking will be available along 124 Street.

### **TREES**

 Michael J Mills, ISA Certified Arborist, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder	and Cottonwood	d Trees	
Alder	0	0	0
Cottonwood	0	0	0
(excluding	<b>Deciduous Tree</b> Alder and Cotton		
Big Leaf Maple	10	10	0
	Coniferous Tree	s	
Douglas Fir	1	1	0
Western Red Cedar	14	14	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	25	25	o

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	125
Total Retained and Replacement Trees	125
Contribution to the Green City Fund	N/A

- The Arborist Assessment states that there are a total of twenty-five (25) protected trees on the site. There are no Alder and Cottonwood trees on site. It was determined that no 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. It is noted that the slope of the site, and resultant necessary re-grading work, make tree retention difficult.
- 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 total of fifty (50) replacement trees on the site. The applicant is proposing one hundred and twenty-five (125) replacement trees, exceeding City requirements.
- In addition to the replacement trees, funding was secured through the previous application to plant boulevard street trees on both 124 Street and 104 Avenue.
- The subject site is within an Escarpment Area as defined in the Official Community Plan (OCP). Staff will continue to work with the applicant to ensure that the forested character of the escarpment is protected through the re-planting of medium to large tree species.
- The planting of new trees to promote the forested character is focused on the southwest buffer area adjacent to the riparian area, the 104 Avenue street frontage, and the triangular-shaped area along the east property line. The new trees on the site will consist of a variety of trees including Western Red Cedar, Giant Redwood, English Oak, Western White Pine, Serbian Spruce, Star Magnolia, Eastern Redbud, Balsam Fir, and varieties of Maple and Dogwood.
- In summary, a total of one hundred and twenty-five (125) trees are proposed to be replaced on the site.

### SUSTAINABLE DEVELOPMENT CHECKLIST

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

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context &	Within the South Westminster Neighbourhood Concept Plan area.
Location	
(A <sub>1</sub> -A <sub>2</sub> )	

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	• 15 UPA is consistent with the "Low Density Townhouse" designation in the South Westminster NCP.
	Provides space for private garden beds for residents.
3. Ecology & Stewardship (C1-C4)	<ul> <li>The development incorporates Low Impact Development Standards.</li> <li>Exceeds the setback requirements for the streamside area.</li> <li>Private pickup of garbage, recycling.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	Proposed units will have bicycle storage.
5. Accessibility & Safety (E1-E3)	<ul> <li>Unit orientation provides for "eyes on the street".</li> <li>Steps and changes in grade delineate public and private realms to provide visual cues for pedestrian movement.</li> </ul>
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	A Development Proposal Sign was installed and pre-notification letters were sent.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### **BY-LAW VARIANCES AND JUSTIFICATION**

### (a) Requested Variances:

- To reduce the minimum north yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 1;
- To reduce the minimum east yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building faces of Buildings 3, 7 and 9; and
- To reduce the minimum south yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the building faces of Buildings 8 and 9.

### Applicant's Reasons:

• The proposed setback relaxations are consistent with other townhouse developments in the area.

### **Staff Comments:**

• The proposed south yard setback variance has merit as it allows for a more urban public frontage along 104 Avenue.

• The three proposed setback variances help the project address some of the steep grade challenges on the site.

- The reduced setback along the north property line for Building 1 will still provide adequate space for landscaping and for an internal gravel walkway that runs the length of the MetroVancouver SRW.
- The reduced setback along the east property line for Buildings 3, 7 and 9, are side yard conditions and will still provide adequate space for landscaping.
- Staff support the requested variances.

### 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
1 1	, , , , , , , , , , , , , , , , , , , ,
Appendix II.	Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	South Westminster NCP Plan

Appendix VII. MetroVancouver Statutory Right-of-Way Areas Appendix VIII. Letter from MetroVancouver, dated September 6, 2016

Appendix IX. Development Variance Permit No. 7913-0223-00

### INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Western Geotechnical Consultants Ltd dated January 22, 2015.
- Ecosystem Development Plan prepared by Tracy Anderson of EnviroWest Consultants Inc. dated June 22, 2017.

original signed by Ron Gill

Jean Lamontagne General Manager Planning and Development

LM/da

## APPENDIX I HAS BEEN

# REMOVED AS IT CONTAINS

**CONFIDENTIAL INFORMATION** 

### **DEVELOPMENT DATA SHEET**

**Existing Zoning: RM-15** 

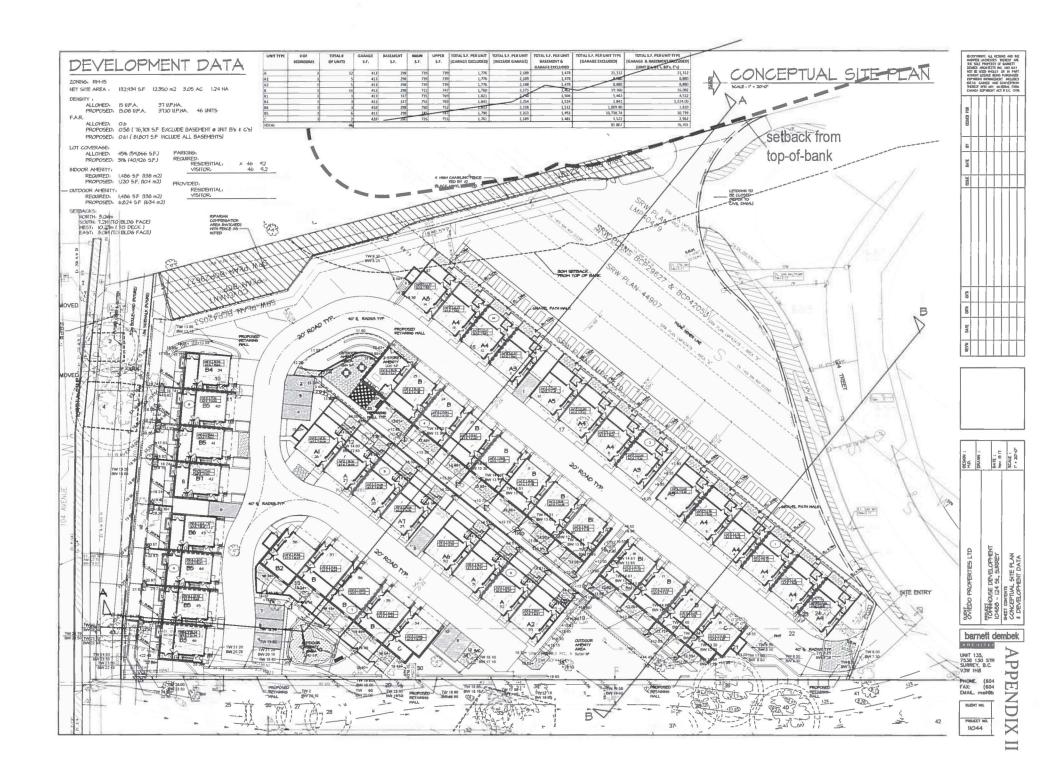
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		12,756
Road Widening area		238
Undevelopable area		
Net Total		12,518
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	31%
Paved & Hard Surfaced Areas	45/~	28%
Total Site Coverage		59%
SETBACKS ( in metres)		
Front (North)	7.5 m	3.04 m
Rear (South)	7.5 m	7.2 m
Side #1 (East)	7.5 m	3.0 m
Side #2 (West)	7.5 m	10.23 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11.0 m	11 m / 3 storeys
Accessory	11.0 m	7.3 m / 2 storeys
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		46
Total		46
FLOOR AREA: Residential		7,233 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL DUM DING FLOOD AREA		
TOTAL BUILDING FLOOR AREA		7,233 m²

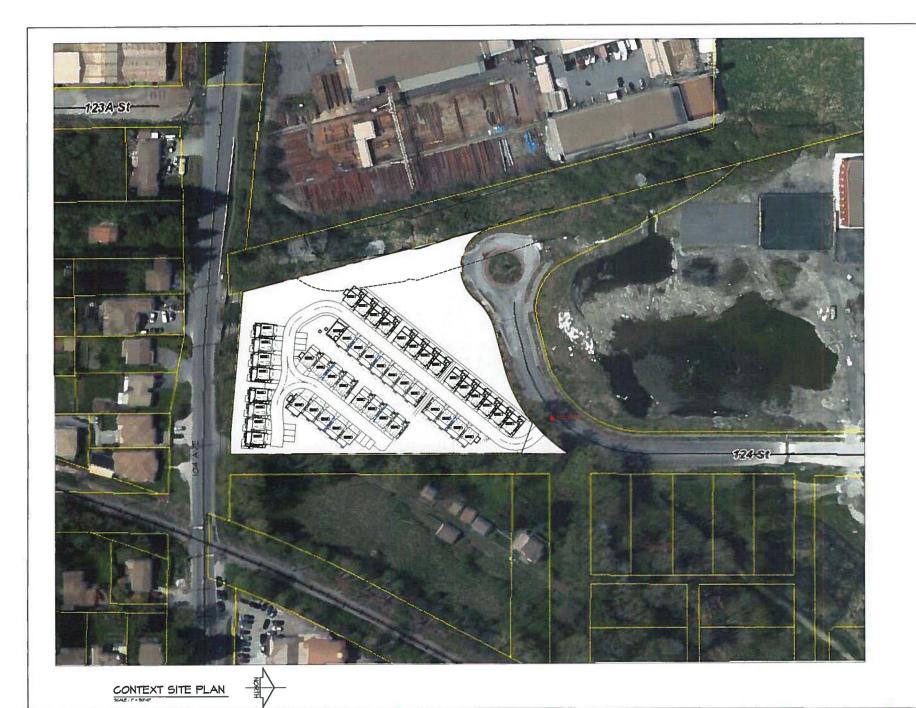
<sup>\*</sup> Seeking variance.

### Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	37 uph / 15 upa	37 uph / 15 upa
FAR (gross)		
FAR (net)	0.6	0.61
AMENITY SPACE (area in square metres)		
Indoor	138 m²	104 m²
Outdoor	138 m²	634 m²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	92	92
Residential Visitors	9	12
Institutional		
Total Number of Parking Spaces	101	104
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of		
Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site NO	Tree Survey/Assessment Provided	YES	
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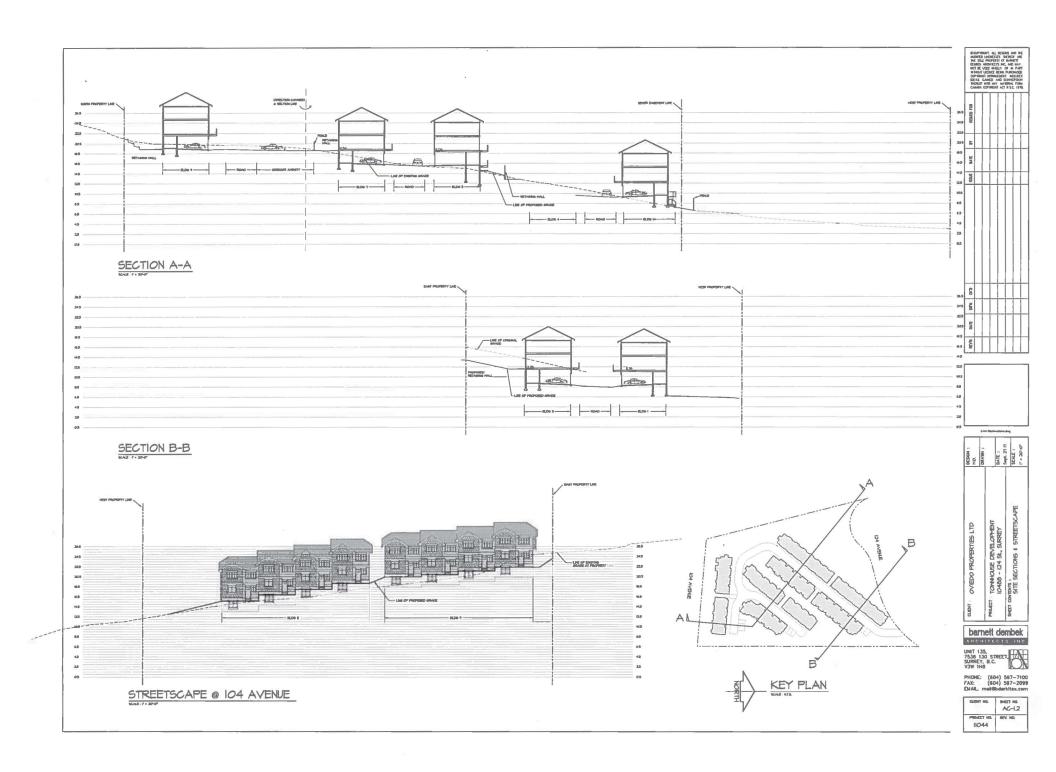
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CONTEXT SITE PLAN	SCALE :
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### barnett dembek

UNIT 135, 7536 130 STREET SURVEY, B.C.

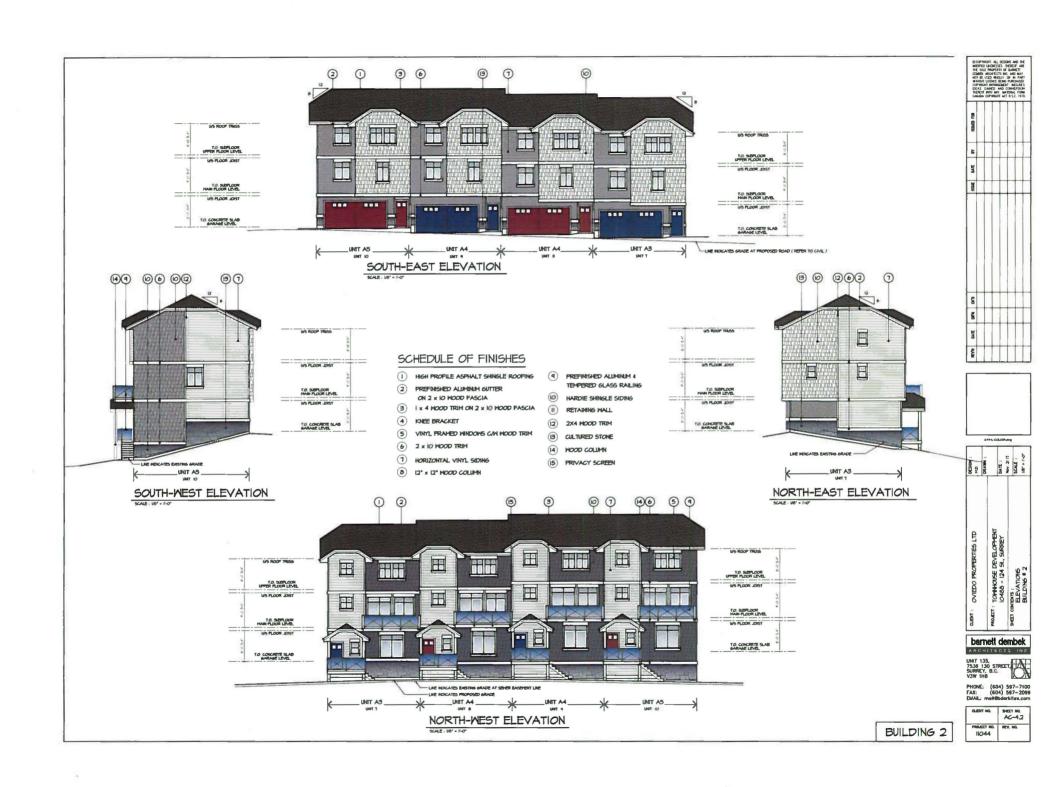
PHONE: (804) 597-710 FAX: (604) 597-209 EMAIL: mel@bdarkitex.com

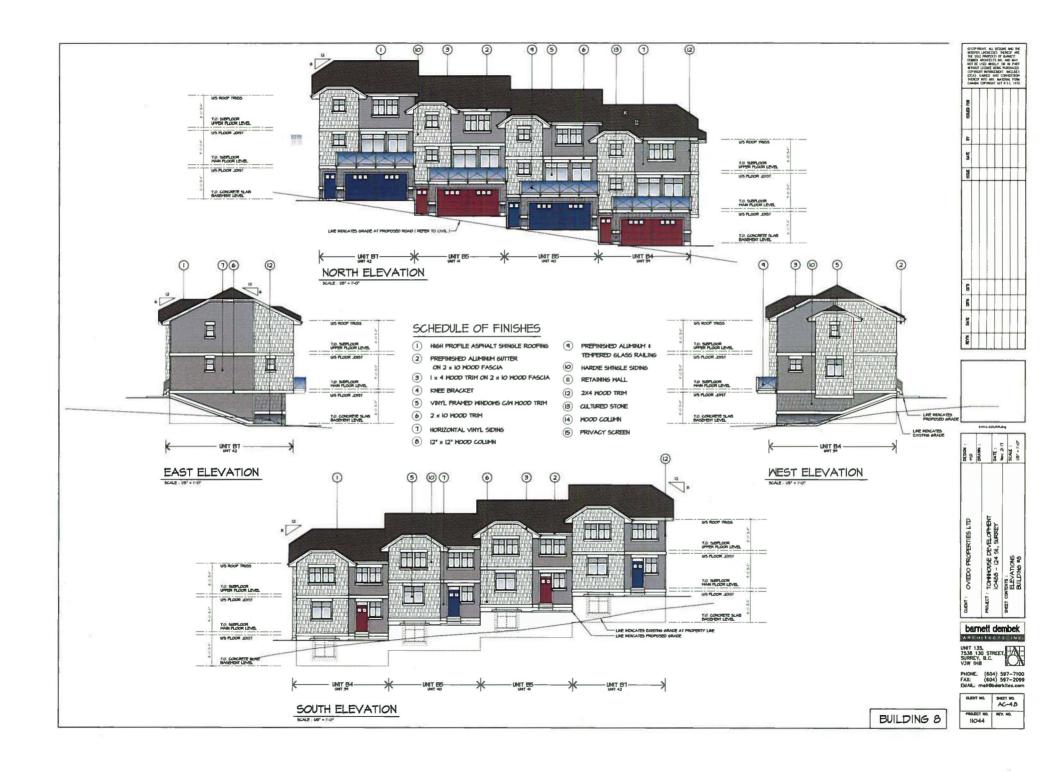
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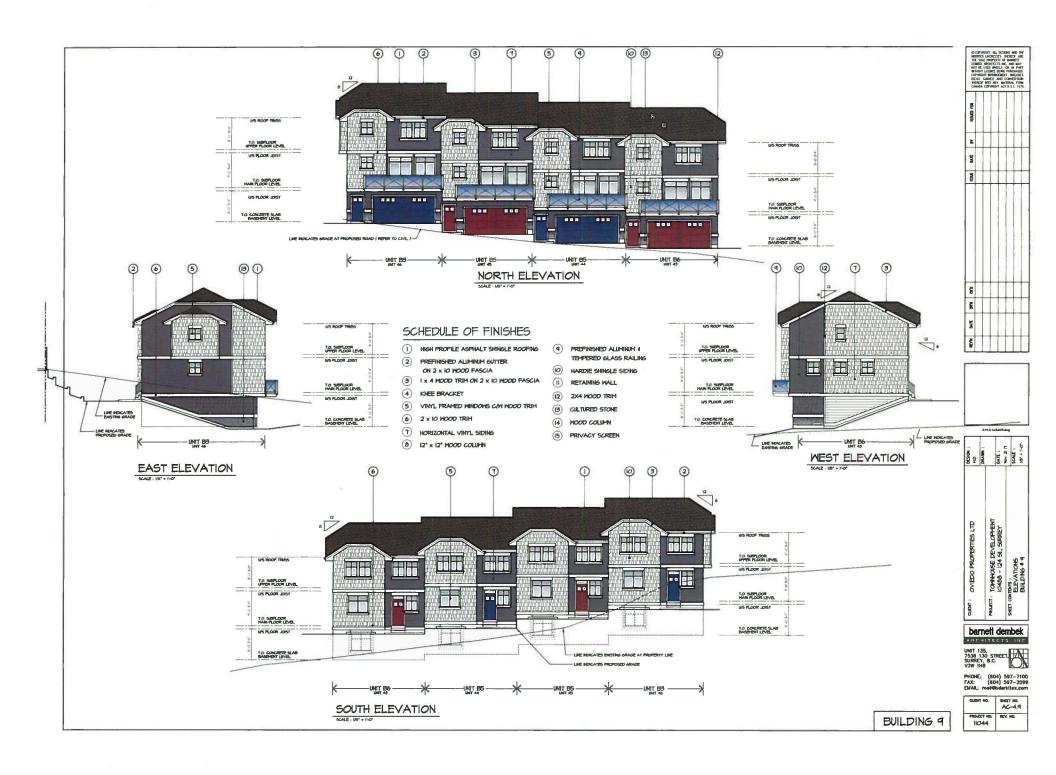


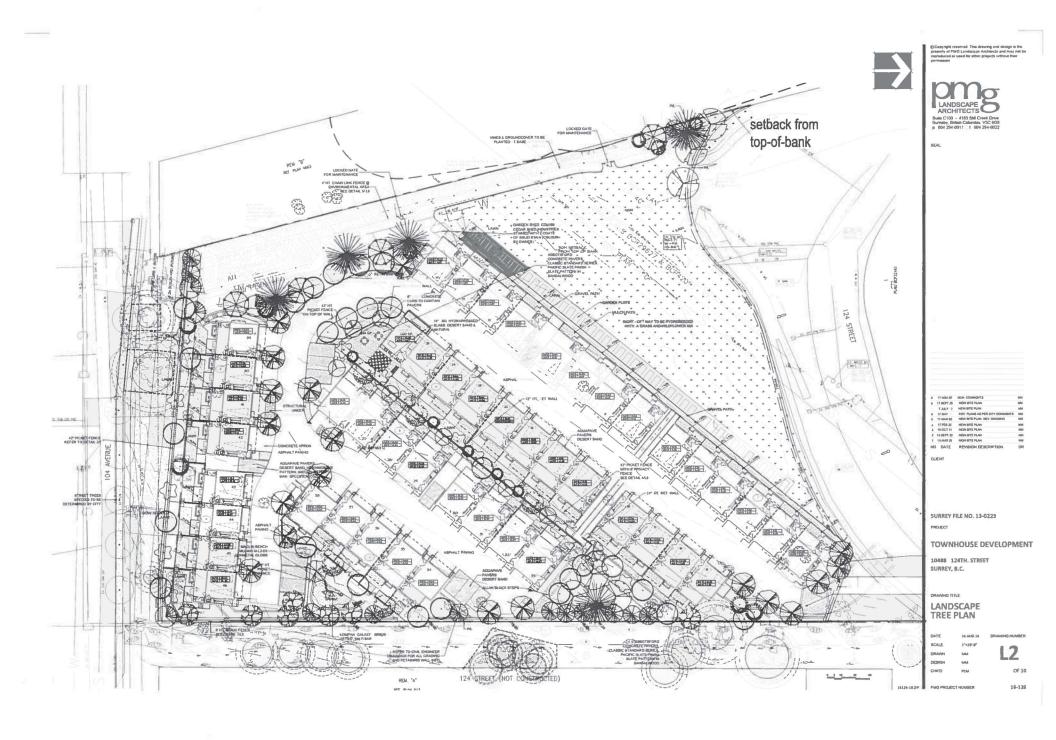


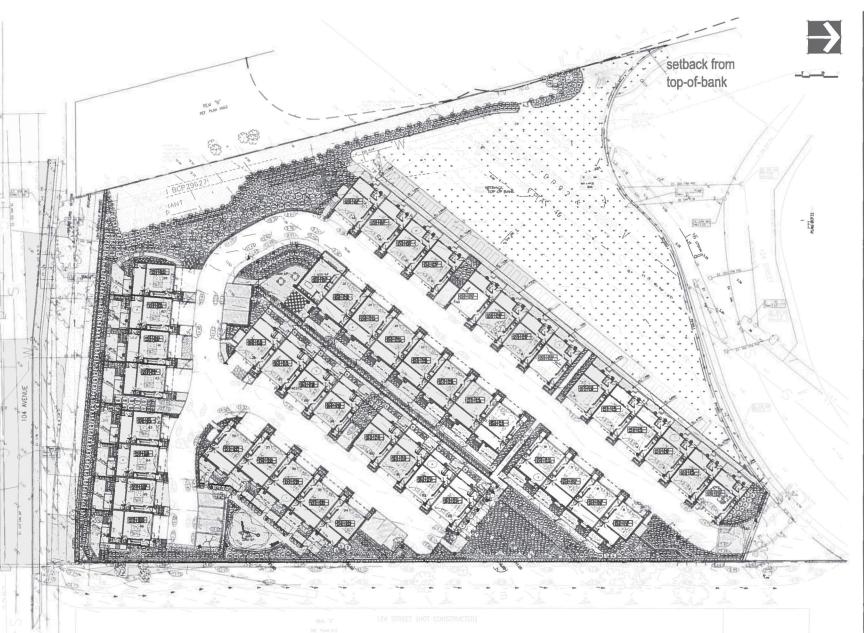












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LANDSCAPE ARCHITECTS Suita C100 - 4183 500 Cresh Driving Burnaby Brisha Cdarkon, VSC 60

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3	16.8EPT 27	NEW SITE PLAN	And
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	17 MOV 67	MAN COMMENTS	866

CLIEN

SURREY FILE NO. 13-0223
PROJECT

TOWNHOUSE DEVELOPMENT

10488 124TH. STREET SURREY, B.C.

DRAWING TITLE

### LANDSCAPE SHRUB PLAN

DATE	16 AUG 16	DRAWING NUMBER
SCALE	1"=30"-0"	
DRAWN	MM	13
DESIGN	SAMA	
CHICD	PCM	OF 1

	VI S	CHEDULE		PMG JOB NO. 16-126
KEY	dia	BOTANICAL NAME	COMMON HAME	PLANTED BEEF / REMARKS
TREE				
*1	4	ABIES BALSAMEA	BALSAM FIR	25MHT B6B
CXF		ACER PLATANDIDES TIRLINGHONDI	ELVER VARIEGATED MAPLE	SCH CAL, BLB
·K	26	ACER X FREEMANN AUTUMN BLAZE	AUTUMH BLAZE MAPLE	SCM CAL, 1 8M STD, 948
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200	5 2	CERCIS CANADENSIS FOREST PARSY	EASTERN REDSUD	BCM CAL, B&B
20	,	COMMINE EDGIS, R. AMILIE MONDES.	WHITE WONDER DOGWOOD	SCM CAL, STD FORM, BAB
1	2	CORNUS KOUSA CHINENSIS	PINK FLOWERING DOGWOOD CHINESE DOGWOOD	SCM CAL, 2 SM HT. B&B
	2	EXISTING TREES		25WHT TREE FORW B4B
24		FRAXINUS PENSYLVANICA LANCEDLATA:	MARSHALL SEEDLESS ASH	SCM CAL, 1 8M STD; B&B
. 12	14	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	2M HT. BAB
$=(\cdot)$	12	PICEA OMORWA	SERBIAN SPRUCE	2.5M HT BAB
120	4	PINUS MONTICOLA	WESTERN WHITE PINE	3M HT BAB
000	19	QUERCUS ROBUR FASTIGIATA'	FABTIGIATE ENGLISH OAK	SCM CAL, TH STD BAB
	5	SEQUOIADENDROH GIGANTEUM	GIAHT REDWOOD	3M HT 848
The last	12	THUIA PLICATA	WESTERN RED CEDAR	3 SM HT BAB
AR	46	ABELIA EDWARD GOUCHER	PINK ABELIA	83 POT SECM
CHI	93	ARONA MELANOCARPA	CHOKEBERRY	83 POT &8CM
(B)	264	BUXUS MICROPHYLLA WHITER GEM	LITTLE-LEAF BOX	#2 POT 25CM
2	3	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	82 POT SOCIA
SECW)	87	COTONEASTER EALICIFOLIUS VAR FLOCCOBUS	WILLOWLEAF COTONEASTER	83 PGT 70CM
EUX-	75	EUDHYMUS ALATA COMPACTUS	COMPACT WHIGED BURNING BUSH	#2 POT 30CW
HA)	61	HYDRANGEA ARBORESCENS 'ANNABELLE'	HYDRANGEA	ED POT MICH
KY2	44	KALIMA LATIFOLIA	MOUNTAIN LAUREL	#3 POT 39CH
3	187	MAHORIA AGUSF OLIUM YOGMPACTA'	COMPACT DREGON GRAPE HOLLY	#Z POT 25CM
N	35	HANDIHA DOMESTICA FIREPOWER	FIREPOWER HEAVEHLY BAMBOD	83 POT SECH
(pc)	2	PHOTINIA X FRABER:	PHOTOMA	N7 POT 70CM
3	47	PRUMUS LAUROCERASUS 'OTTO LUYREN'	OTTO LUYKEN LAUREL	82 POT 36CM
62	24	RHODODENDRON "VIRGINIA RICHARDIP	RHODDGENDRON, PINKLERIMBON BLOTCH	#3 POT SECM
101	83	ROSA EXPLORER THAMPLAIN	CHAMPLAIN ROSE, DARK RED	EL POT SECH
200	31	ROSA RUGOSA PINK PAVEMENT	PINK PAVEMENT RUGOSA ROSE, SALMON PINK	82 POT 48CM
SYP	130	SYMPHORICATIPOS MAGIC BERRY	SNOWBERRY PINK BERRIES	AT POT SECM
3	19	EYRINGA VULGARIS SENSATION	SENSATION LILAC	#3 POT BOCM
TIME	183	TAXUE BACCATA TABTIGIATA'	IRIGH YEW	1 5M 84B
(T)	283	THUJA OCCIDENTALIS SMARAGO	EMERALD GREEN CEDAR	256 HT 84.9
B)	24	VACCINUM WORTHLAND	NORTHLAND BLUEBERRY	60 POT SECM
wc)	40	VACCINIUM CORYMBOSUM CHANDLER	BLUEBORRY	63 POT SECM
W C	371	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	62 POT SECM
(VI)	30	ABRILLIAM DAVIDS	DAVID'S VIBURNUM	83 POT 58CM
JAR)	735	ARRHENATHERUM BUL BORLIN VARIEDATURE	TUBER OAT GRASS	ST BOT HEAVY
200	13	CALAMAGROSTIS ACUTIFLORA TIVERDAM	VANEGATED PEATHER REED GRASS	at pot
2/20	641	FESTUCA CINERSA	BLUE FESCUE	ET POT HEAVY
7	67	IMPERATA CYLINDRICA TIED BARDY	BLDOD CRASS	at POT
P	256	PENMINETUM ALDPECUROIDES	FOUNTAIN CRASS	ST POT HEAVY
PO	38	PARTHENOCINIUS TRICUSPIDATA VESTCHIF	BIOSTON NY	81 POT 45CM STAKED
	85	HEMEROCALLIS RED MAGIC	DAYLEY	#2 BOY 1 2 FAM
(H)	63	LAVENDULA ANGUSTIFOLIA HIDCOTE BLUE	ENGLISH LAVIDIDER	#1 POT 1-2 FAM
ac.			Eumfress Publishing	81 PGT
	173	ARCTOSTAPHYLOS UVA-URZI 16ABBACHU BETTE	KINANGANICK	81 POT 28CM
-(U)	521	POLYSTICHUM MUNITUM	WESTERH SWORD FERN	81 POT 28CM
\$P	192	VACCINIAM VITIR-IDAEA	1 INCOMBONITY	#2 POT SECN

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SURREY FILE NO. 13-0223

PROJECT

TOWNHOUSE DEVELOPMENT

10488 124TH. STREET SURREY, B.C.

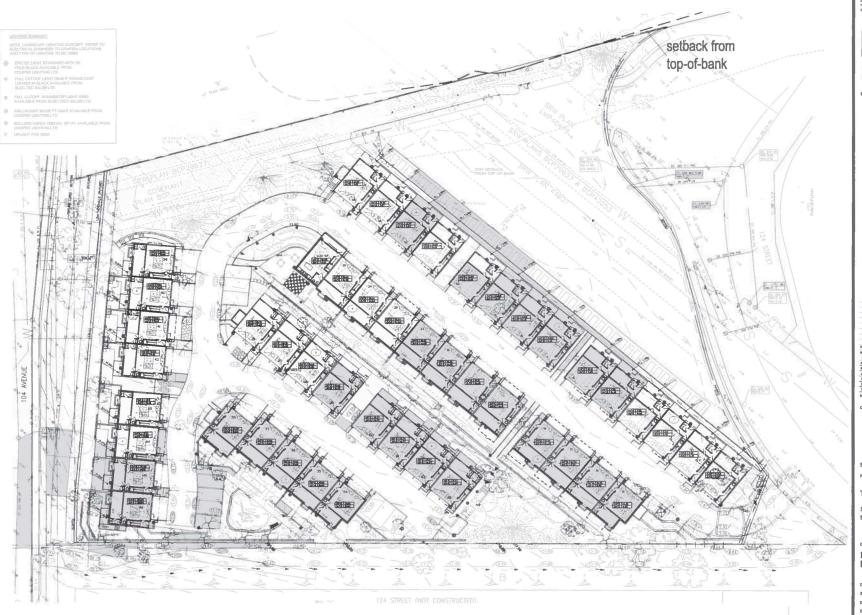
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16126-18.2P PMG PROJECT NUMBER



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LANDSCAPE ARCHITECTS Sutta C100 - 4 1815 Shill Creek Drive Burnaby, Britash Columbia, VSC 60

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SURREY FILE NO. 13-0223

TOWNHOUSE DEVELOPMENT

10488 124TH. STREET SURREY, B.C.

AMING TITLE

LANDSCAPE LIGHTING PLAN

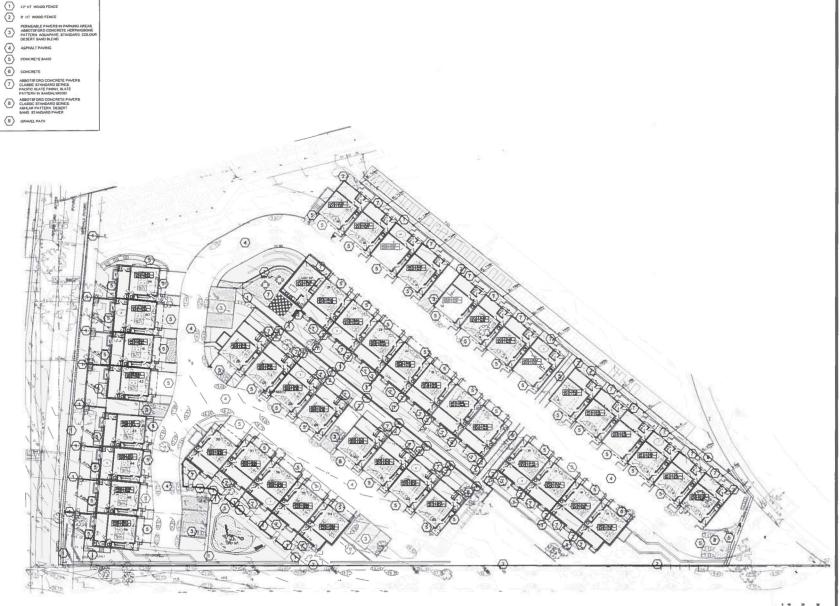
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MATERIALS LEGEND

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Sude C100 - 4185 BRI Creek Drive Burnaty, Britan Columbia, VSC 609 p 604 294-0011 | f 604 294-0022

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TOWNHOUSE DEVELOPMENT

10488 124TH. STREET SURREY, B.C.

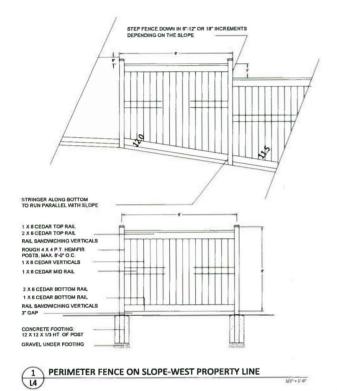
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LANDSCAPE MATERIALS PLAN

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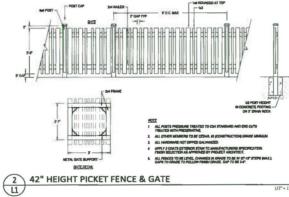


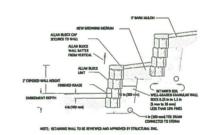


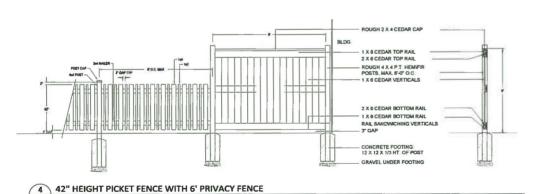
GARDEN SHED - CEDAR SHED INDUSTRIES MAGLIN BENCH- MLB400-M-L2-D3

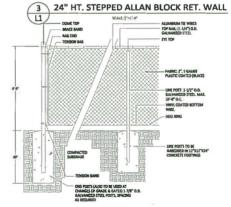
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ALLAN BLOCK RETAINING WALL









5	4 FT. HEIGHT	CHAIN LINK FENCE
[1-1]	)	3/4" + 1'-0"

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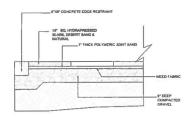
TOWNHOUSE DEVELOPMENT

10488 124TH, STREET SURREY, B.C.

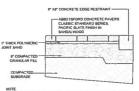
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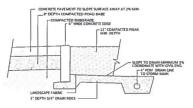
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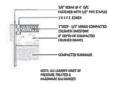
6 CHECKERBOARD PAVING







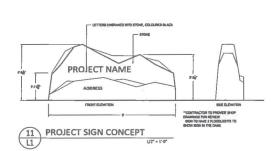
8 PLAY AREA EDGING



GRAVEL PATH



10 KOMPAN - GALAXY GXY947





### STREET LIGHT

**EPIC EC LIGHT STANDARD WITH 20'** POLE-BLACK AVAILABLE FROM COOPER LIGHTING LTD. ONE LUMINAIRE



### WALLMOUNT LIGHT

WALLMOUNT INVUE FT LIGHT AVAILABLE FROM COOPER LIGHTING LTD.



### STEP LIGHT

FULL CUTOFF ROUNDSTEP LIGHT RRB3 AVAILABLE FROM ELEC-TECH SALES LTD.



**DB30** 

### **BOLLARD LIGHT**

FULL CUTOOF LIGHT DB30 6" ROUND CAST LOUVER IN BLACK AVIALABLE FROM ELEC-TEC SALES LTD.

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SURREY FILE NO. 13-0223

TOWNHOUSE DEVELOPMENT

10488 124TH. STREET SURREY, B.C.

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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SURREY FILE NO. 13-0223 PROJECT

TOWNHOUSE DEVELOPMENT

10488 124TH, STREET SURREY, B.C.

DRAWING TITLE. LANDSCAPE **SPECIFICATIONS** 

DATE 16 AUG 16 DRAMING HUMBER BCALE L9 DRAMN 5,052 DESIGN MM

### PART ONE - GENERAL LI COPTRIGHT 3. The Einsteard Led spooth abous in provided on an instrument of vortex and remove the property of PPG Leadurges Architects. The Information provided in this spontification is for endown one by our closer for the specific project maried. This information contained in 16th decimand any end for reproduced of distributed, in visite or in part, without the provision of MPS Leadurge Architects. 12 SCOPE OF WORK The work of this section shall govern the supply of all equipment, inclinates and fabour necessary for the properties and placing and compacting Structural Soft this on a group and and gradu. 2. It is not shall that the shortest of all analysis of agreements have accessed part to be a state of the shortest and the shortest part and the state of the shortest part and the shortest part 6. All officer reliabed work as described in the drawings und/or thin specific of im 3 RELATED WORK A BELATED HASTED HANED AL SPECETATIONS REALIZED PROSECT PROGRAM DEVELOPMENT AS OFFICE AS O 15 STANSANS .1 districtives sid cultural scale in level from planting shall be from a source approved by the Consolitation and all scales and ender a single scale and all scales and an advantage of the substantial and an advantage of the scale and advantage of It is all soften desimples; a short-of is and advant applied (a his of a shall be from a lower) approach by the Landshall and all shall or shiften desimbles; a sharp of the landshall and the shall of the landshall and the shall of the landshall Provide and pay for all required testing of naturals grapped for one on this project. At the Connection's discretion, all naturals in a naturals is not one! specific view and for surregion of the derivative. 4. Cook of expected entereds shall exclude sout of models alone from source to amore that these materials must specifications. 5. Assiptation of potential at source does not produce trainer rejection of partial talk to contain to requirements specified. a. Eastern compaction of subgrade and objectived and by Eartenback Reports from qualified Europeist Engineer 3. Aggregate Lest. 3.1 Presents sworts and coors descipation of infunded aggregate and ented green its victoring. 3.2 At the Landange Architect's discretions, and makes the pre-critical Contraction in responsible for early of testing if sample does meet specification and for currentism of any definancy. 23. Submit 2506 sample of shoot to Lambcage Ardelland prior to monig Sample should be labelled to induite source of exteriol submitted. 2. Shapitar Lief Be Droppy 1. Shapitar Lief Be Droppy 1. Shapitar Lief Be Droppy 2. SOMEWARM 3. We are approved from Cannollant of schedule 16 days in solvance of advantable and proper privince belowing of test acted to offic. Co-ordination of the strentwest said numbers is noticed. Emoire scheduling has four co-ordinated odds off cannollants and reducing embraciens. 2 Educable to include. 21 data for commonment of proparation of silvectured soil of source. 21 data for commonment at silve. 22 independent at silve. 23 income data. 24 const datas on all a 24 const datas on all a 25 const datas on all a 3 Sebutado work to co-ordinate with metallation of any dramage, orașalum, tros grade feotoge, Baltitan passag etc. 4. Canalists work to source tree stanton will accorranter solution conditions. 5. By and handle or other absorber at and me or our Start up marting with Consist and in required to control the series the order of months. If and previously admitted, wower ground and martin control appropriate characteristics and control appropriate characteristics. 3. Minure materials are prohibited in phones, it is the confractors responsibility to inform the Connectival of units of bodies transfer transfer such phase as noted in Section 182 Provide 2 by complex of all entered a responsible of the preparation of a breathest and attended in days prior to communicate of and all allians. Samples of all material shall be admitted with least report from approved feating agency as per section 13.2, and 13.3.

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AN DELAYERY STORAGE AND PROTECTION

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- Flow Rate #579-30-64916599 Wasters <sup>2</sup>	
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PART THREE - EXECUTION (cont.) IT PLACENCY 3 Subgrade shall be approved by the CountYant prior to placetand of the elevational and numbers. 2 Streetend and shall be arrest, but and substituted with under when placed. Placebash shall be handed to avoid damage for drivings streetween transmission. 3 Place Stone anothers or 300cm 60's harvespt autors area of structural and absture. A. Compact each BIT of structural self-extensi with elevatory drug refler to the satisfaction of the dell-engineer. 5. Provide Geofediated Report to continu compaction. Test to owner outers, acceptable compartise rates have been activated for each BH and it all arose of attractors and Motor to Goodly Asserunce, earlies 15 6 Preside a uniformly firm and found surface officing for specified depths of read base and / or groung motion to meet finished design grade 7. Includation of structury of soil is the location of the tree is not recommended. Various becompare such as resolvened posed books, shed books, large disorder PPT paps, etc. back books analysed to allow to extend twice bed forced at the force features with the respectful structured and community the field. All the time of tree mail failabout, the sumb is reserved and proving domain large "Section 12 decides to personal for two reads". 30 INSTALLATION OF PILTER FABRIC 1. After approval of structural cell maters consuction, not all fifter fairts. 2 Estude annotes filter overlap of all fidanc secons and beyond unique of structural sell 39 GRANGLAN BASE THATERNAL .1 Place seems 75 pp. grander sees in top of titler Egint over stracter 8 and layer 2 Coppet grander have in 15% Heddied Procher Bonety, Execution puri be consisted with other surrounding grander have ned grad in \$ All areas shall be greated his the contents and shouthern indicated as the contract drawns. Some multiple drawns 1 to PROPERTY. .† Protect easing confirms from danage or strong and note good my danage 2 . All decays will be repaired of the expense of the autoMathes confractor. 3 II THEE PLANTING . I Suppose privatives and or other backfill marketed forms, any community in section 1173 from the field discoveres of the brase grate area (120 o display of read badfil 2. The contact all material below rest half to original securities dessite to proveed written of the rest half in the below. I Famore tree to advailed to the exact costes of the secretard education at about straight and from 4. Install free in accordance with BCSLA Eurolecape Standard. Cut away synthetic resol shall from , cut back impreguity nated wire booked s, pull back horizon from around trans-5. Back FO with Browns Modes as per Section 2.1 Emoto the same provent endow used in the structural selliess in testafied as beautiff explored. 5 Place Stem digits compacted for/form bark anich over this top of the unter tree gill area. 3.00 THE GRAFTS 3. Considered shall be pred infractional will "be place" and determine accordance of evolution, and thools greating prior to puring 2. Friend by alm shall be in writin flow of prepared grades within 3 line of any adjusted thesel showfith and to address flow of prepared grades over any other 3.6 images, fryesh or sizes adult and to deliverate this or low. 1. Remove all suggest IIII ends and am of each affect and discuss of all sends and analysis to sell other from the odis. 2 Clean on any soil or det spilled on my powel surface at the soil of each working day 3. How completion of the effected and matery includation (save area brason-state. Avoid washing the gree gold all of the promption is pre© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not to reproduced or used for other projects without their



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SURREY FILE NO. 13-0223

**TOWNHOUSE DEVELOPMENT** 

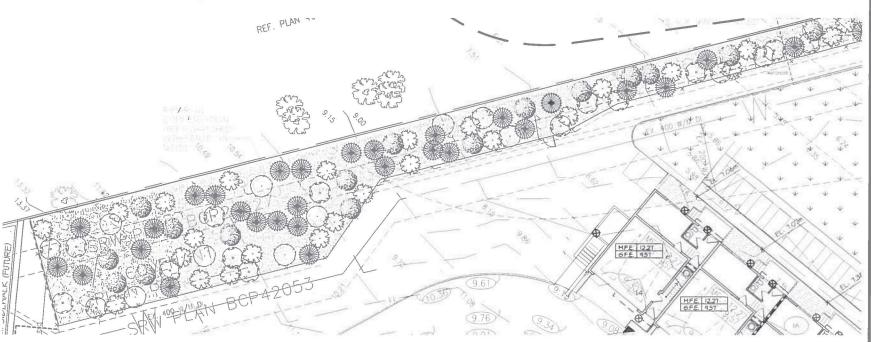
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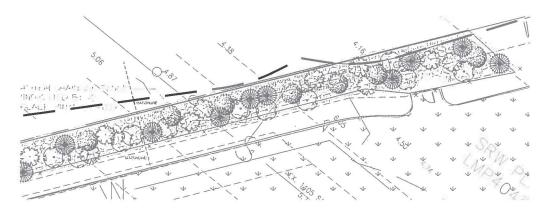
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STRUCTURAL SOIL **SPECIFICATIONS** 

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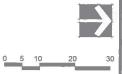
16126-18 2P PMG PROJECT NUMBER





PLAN	115	CHEDULE		PMG JOB NUMBER: 18-126
MEA	ary	BOTANICAL RAME	COMMON NAME	PLANTED BIZE / REMARKS
TREE		74.00		
1.3	29	ABIES GRANDIS	GRAND FIR	#1 POT
·	21	ACER CIRCINATUM	VINE MAPLE	40 POT 3 STEM CLUMP
70	21	ACER MACROPHYLLUM	BICLEAF MAPLE	#3 POT
	8	PRUNUS VIRGINIANA	CHOKE CHERRY	#3 POT
-(2)	36	PSEUDOTBUGA MENZYESII - 8M	DOUGLAS FIR	#3 POT
shiftee				
(c1)	78	CORNUS SERICEA	RED OBIER DOGWOOD	WZ POT SOCIA
MIL	73	MAHONA AQUIFOLIUM	OREGON GRAPE	#2 POT 40CM
TRRE)	11	ROBA NUTKANA	NOOTKA ROBE	#2 POT 25CM
RIL	53	ROBA WOODBR	WOOD'S ROSE	#2 POT 40CM
400	215	SYMPHORICARPOS MADIC SERRY	ENOWBERRY PINK BERRIES	#2 POT SOCM
WAL	105	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT SOCM
Yest_				
-(II)	37	ARCTOSTAPHYLOS UVA-URSI MASSACHUSETTS'	KOMMERCHANCK	#1 POT ZDCM
POP	85	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT 20CM

NOTES. "PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CHAMMAL LANGUAGE STAMMAL LATEST EXTEND CONTAINER, RIZES SPECIFIED AS PER CLARA TEMBORAL BOTTHEAM THE ARM DECIDATION AS THE TEMBORAL RECEIVED AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIFIED AS SPECIFIED AS SPECIFIED AS SPECIFIED AS SPECIFIED ASSESSMENT AS SPECIFIED AS SPECIF



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LANDSCAPE ARCHITECTS
Suite C100 - 4185 884 Creic DruBurnelly, Briefs Columba, VSC 608
Br 804 294-0011 | 1 604 294-0022

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	17 MAT 01	REV PLANS AS PER CITY COMMENTS	500
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4	17 PER 28	HIGHWINTE PLAN	840
3	10 CCT 11	NEW SITE PLAN	140
3	16 SCPT 33	HEW SITE PLAN	M
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CLIENT

SURREY FILE NO. 13-0223

TOWNHOUSE DEVELOPMENT

10488 124TH. STREET SURREY, B.C.

MANNING TITLE

### RIPARIAN LANDSCAPE PLAN

DATE	Is AUG Is	DRAWING NUMBER
SCALE	1/8"=1"-0"	
DRAMN	MM	111
DEBIGN	MM	
CHICD	PCM	OF 10



### INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- North Surrey Division

**Planning and Development Department** 

FROM:

Development Services Manager, Engineering Department

DATE:

March 13, 2015

PROJECT FILE:

7813-0223-00

RE:

Engineering Requirements Location: 10488 124 Street

### **DEVELOPMENT PERMIT**

The following issues are to be addressed as a condition of issuance of the Development Permit:

### Property and Right-of-Way Requirements

- Register 0.5-metre statutory right-of-way (SRW) along 104 Avenue; and
- Register adequate width SRW to provide access to the water service connection and meter.

Rémi Dubé, P.Eng.

Development Services Manager

sk



August-22-17

Planning

### THE IMPACT ON SCHOOLS

APPLICATION #:

13 0223 00

### **SUMMARY**

The proposed 46 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	9
Secondary Students:	5

### September 2018 Enrolment/School Capacity

Prince Charles Elementary	
Enrolment (K/1-7):	45 K + 298
Capacity (K/1-7):	40 K + 400

### L. A. Matheson Secondary

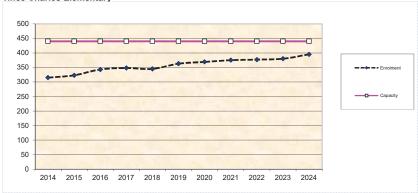
Enrolment (8-12):	1121
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12);	1512

### School Enrolment Projections and Planning Update:

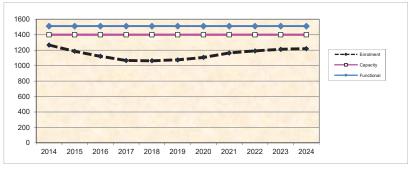
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed for Prince Charles Elementary or L.A. Matheson Secondary and both schools have capacity to accommodate additional enrolment. In September 2015 the L.A. Matheson catchment was expanded to include part of the Kwantlen Park catchment. Additional space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at L.A. Matheson Secondary. The proposed development will not have a significant impact on these projections.

### **Prince Charles Elementary**



### L. A. Matheson Secondary



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

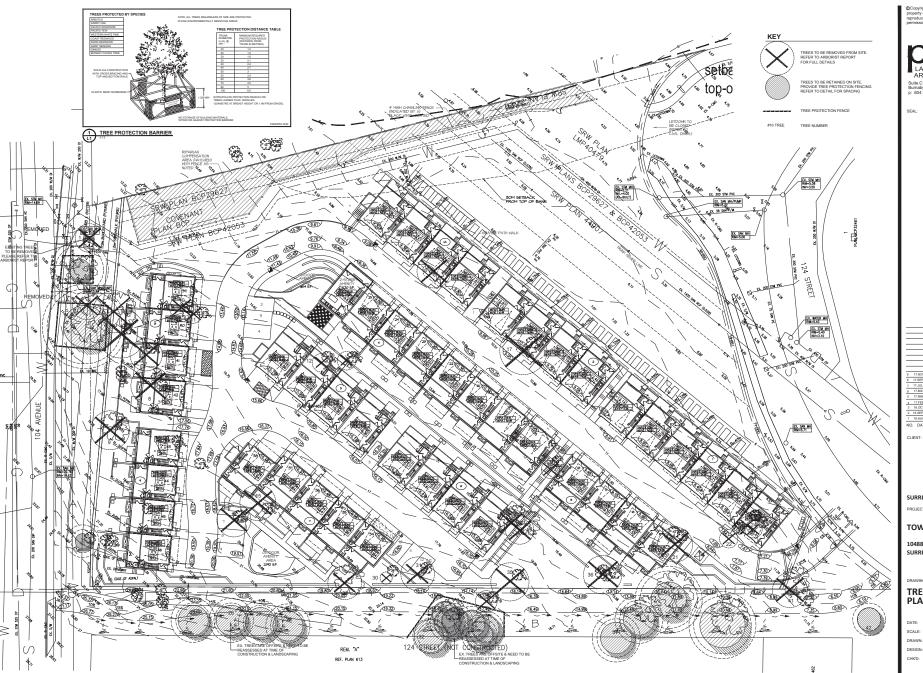
The following tree preservation summary information is based on the assumption that all off-site trees will be approved for removal.

Table 1: Summary of Tree Preservation by Tree Species: On-Site Trees				
Tree Species	Existing	Remove	Retain	
Alder and Cottonwood Trees	I	I	<b>I</b>	
Alder & Cottonwood	0	0	0	
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)				
Big Leaf Maple	10	9	1	
Coniferous Trees				
Western Red Cedar	14	13	1	
Douglas Fir	1	1	0	
<b>Total</b> (excluding Alder and Cottonwood Trees)	25	23	2	
Summary of Tree Preservation by Tree Species: Off	-Site Trees (104 <sup>th</sup> Ave and 124 <sup>th</sup>	th St row)		
Tree Species	Existing	Remove	Retain	
Alder and Cottonwood Trees	5	5	0	
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)				
Big Leaf Maple	12	12	0	
Plum	1	1	0	
Coniferous Trees				
Western Red Cedar	2	2	0	
Douglas Fir	1	1	0	
<b>Total</b> (excluding Alder and Cottonwood Trees)	21	21	0	

Table 2. Tree Preservation Summary								
On-Si	te Trees							Number of Trees
Prote	cted Trees Identified							25
			ng trees within boulevards	and i	proposed	stre	ets	23
			proposed open space or ri					
Prote	cted Trees to be Rem	oved						25
Prote	cted Trees to be Reta	ined						0
(exclu	iding trees within pro	posed	open space or riparian are	eas)				
Total	Replacement Trees R	equir	ed:					50
-	Alder & Cottonwoo	d Tree	<u>l</u> s Requiring 1 to 1 Replace	<u>l</u> ment	Ratio	<u> </u>		$\dashv$
	0	Х	one (1)	T =	0	I		
	-		(-)			-		<del>_</del>
_	All ather Trees Deer		2 to 1 Double course to Datie					_
_	·		2 to 1 Replacement Ratio					
	25	Х	two (2)	=	50			
Repla	cement Trees Propos	ed						116
Repla	cement Trees in Defi	cit						-66
Prote	cted Trees to be Reta	ined i	n Proposed [Open Space /	/ Ripa	rian Areas	s]		n/a
1	te Trees				•			Number of Trees
			in the road allowances is ate that no off site trees v			ew a	nd	
								21
Protected Off-Site Trees to be Removed						to be determined		
Total Replacement Trees Required:						37		
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio								
	5	Х	one (1)	=	5			
-	All other Trees Requ	uiring	2 to 1 Replacement Ratio	1	1			$\neg$
	16	Х	two (2)	=	32			

On and off-site replacement trees required assuming all off-site trees will be removed = 87 Total number of on-site replacement trees proposed = 116

No off-site information was available to allow for accurate determination of the actual number of on and off site replacement trees that will be provided.



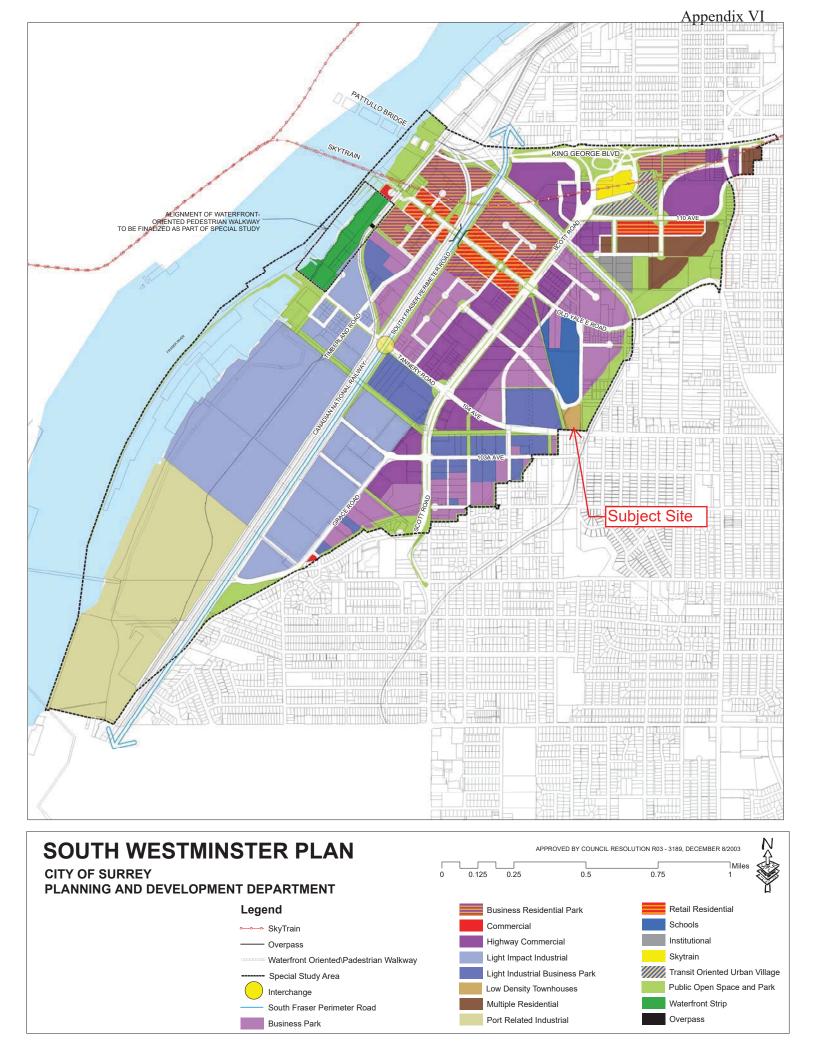
SURREY FILE NO. 13-0223

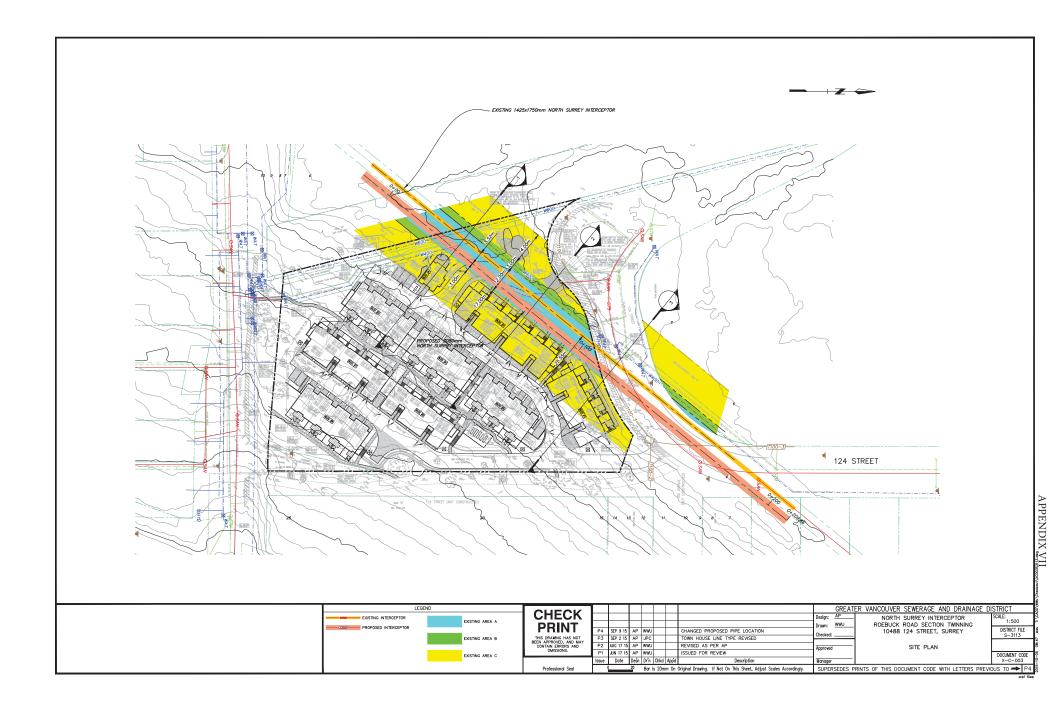
TOWNHOUSE DEVELOPMENT

10488 124TH. STREET SURREY, B.C.

#### TREE MANAGEMENT PLAN

	DATE:	16.AUG.16	DRAWING NUMBER:
	SCALE:	1"=20'-0"	1.4
_	DRAWN:	MM	11
	DESIGN:	MM	
	CHKD:	PCM	OF 10
16126-10.ZIP	PMG PROJE	CT NUMBER:	16-126





September 6, 2016

Our File: S601-170

0914344 B.C. Ltd., Inc. No. 914344 8960-161A Avenue Surrey, BC V4N 2Z4

Dear Sir:

Re: Proposed Townhouse Development at 10488-124th Street, Surrey. Lot 2 Sections 19 and 20 Block 5 North Range 2 West NWD Plan BCP46912 PID 028-424-271

With reference to the above described property, Metro Vancouver has been asked to provide comments on how the proposed townhouse development will impact the Greater Vancouver Sewerage and Drainage District's ("GVS&DD") sewer trunk line the ("SRW").

This letter is to be read in conjunction with the four attached drawings submitted to Metro Vancouver on August 16, 2016. Based on the drawings submitted and as prepared by Hub Engineering, PMG Landscape Architects and Barnett Dembeck, GVS&DD (Metro Vancouver) is satisfied that both our existing sewer line and future works will be appropriately protected and hence GVS&DD hereby approve of your development going forward. Please feel free to draft some detailed drawings to meet the City of Surrey's development permit process.

Going forward, we ask that your firm contact Allen Ho Planner at 604-205-5868 at least 10 business days in advance of any construction over the sewer right of way area so that he may assign a field staff member to monitor the works.

Yours truly,

Mark Mousseau Property Negotiator Property Division

Christopher Atkins, Planner, City of Surrey

### Attachments

CC

- 1) Barnett Dembeck-Development Data
- 2) Hub Engineering-Underground Services Plan
- 3) PMG Landscape Architects-Landscape Plan
- 4) Hub Engineering-GVRD Crossing

### **CITY OF SURREY**

(the "City")

### **DEVELOPMENT VARIANCE PERMIT**

NO.: 7913-0223-00

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: 028-424-271 Lot 2 Sections 19 and 20 Block 5 North Range 2 West New Westminster District Plan BCP46912

10488 - 124 Street

(the "Land")

- 3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum north yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 1;
  - (b) to reduce the minimum east yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Buildings 3, 7 and 9; and
  - (c) to reduce the minimum south yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the building face of Buildings 8 and 9.
- 4. This development variance permit applies to the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

5.	The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.					
6.	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.					
7.	The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.					
8.	This development variance permit is not a building permit.					
	ORIZING RESOLUTION PASSED BY THE COLD THIS DAY OF , 20 .	UNCIL, THE DAY OF , 20 .				
		Mayor – Linda Hepner				
		City Clerk – Jane Sullivan				

