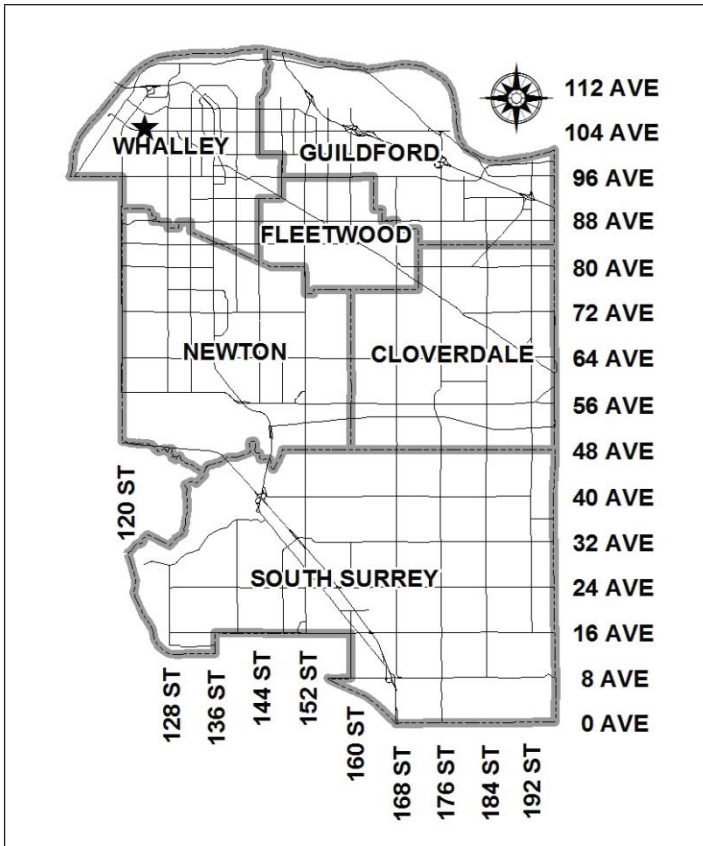


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0223-00

Planning Report Date: December 4, 2017



PROPOSAL:

- Development Permit
- Development Variance Permit

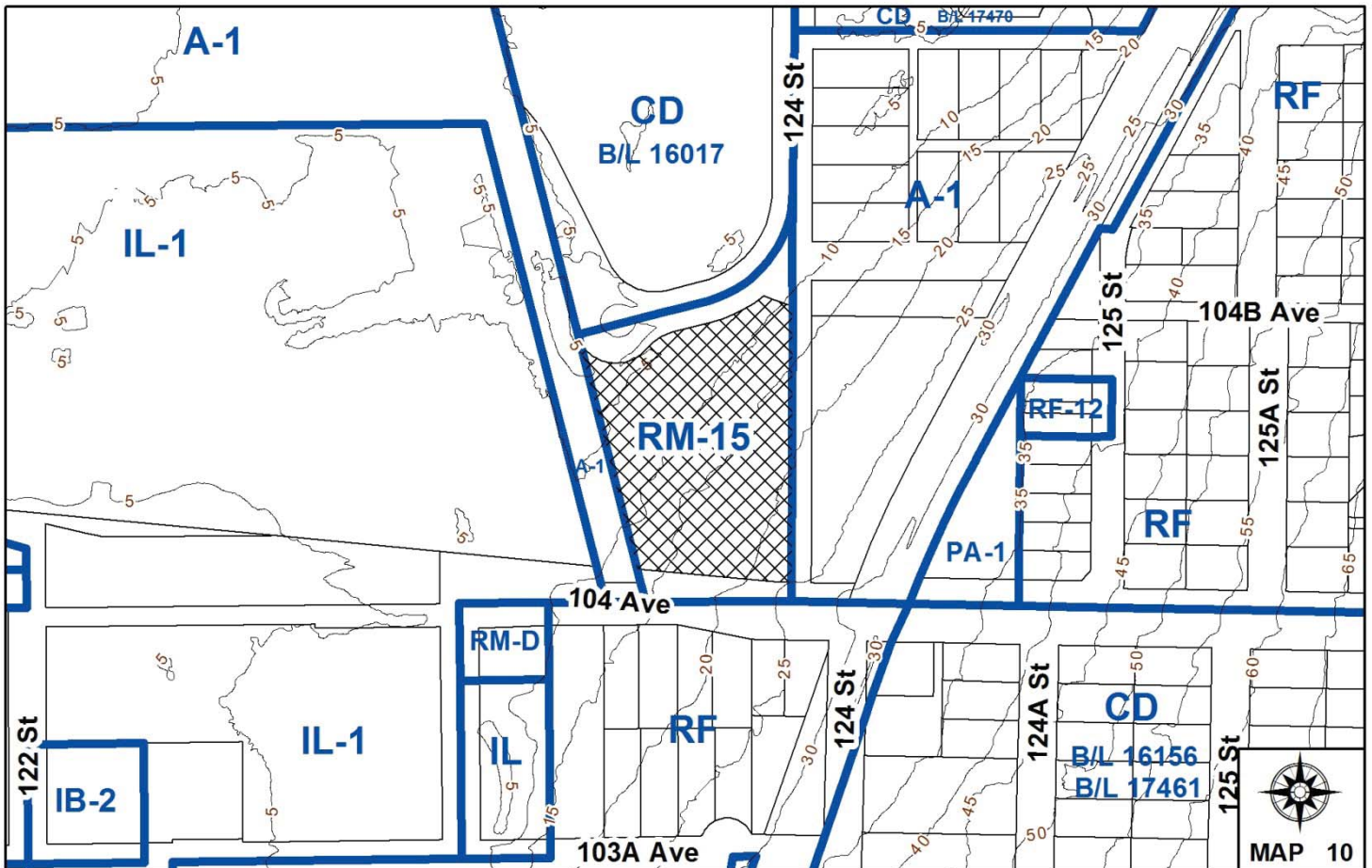
to permit the development of 46 townhouse units.

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: MetroVancouver has no concerns. See "MetroVancouver Approval" section.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

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

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 0.6, 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. R096).
- 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 Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	10	10	0
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	14	14	0
Total (excluding Alder and Cottonwood Trees)	25	25	0

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 & Location (A1-A2)	<ul style="list-style-type: none"> • Within the South Westminster Neighbourhood Concept Plan area.

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 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 style="list-style-type: none"> • The development incorporates Low Impact Development Standards. • Exceeds the setback requirements for the streamside area. • Private pickup of garbage, recycling.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Proposed units will have bicycle storage.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Unit orientation provides for "eyes on the street". • Steps and changes in grade delineate public and private realms to provide visual cues for pedestrian movement.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • 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
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		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 ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		7,233 m ²

* *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 m ²	104 m ²
Outdoor	138 m ²	634 m ²
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		

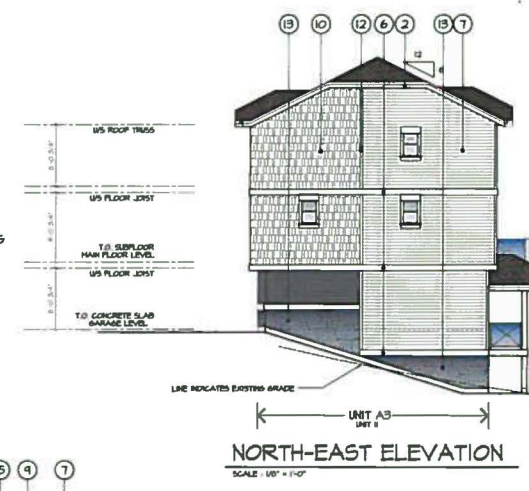
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SCHEDULE OF FINISHES

- | | |
|---|---|
| ① HIGH PROFILE ASPHALT SHINGLE ROOFING | ⑨ PREFINISHED ALUMINUM 4 TEPHERED GLASS RAILING |
| ② PREFINISHED ALUMINUM GUTTER ON 2 x 10 MOOD FASCIA | ⑩ HARDIE SHINGLE SIDING |
| ③ 1 x 4 MOOD TRIM ON 2 x 10 MOOD FASCIA | ⑪ RETAINING WALL |
| ④ KNEE BRACKET | ⑫ 2X4 MOOD TRIM |
| ⑤ VINYL FRAMED WINDOWS C/M MOOD TRIM | ⑬ CULTURED STONE |
| ⑥ 2 x 10 MOOD TRIM | ⑭ MOOD COLUMN |
| ⑦ HORIZONTAL VINYL SIDING | ⑮ PRIVACY SCREEN |
| ⑧ 12" x 12" MOOD COLUMN | |



REVISION	DATE	BY	REASON



CLIENT: DIVEDRO PROPERTIES LTD
 PROJECT: TOWNHOUSE DEVELOPMENT
 10466 - 124 ST, SURREY
 SHEET COMMENTS / VARIATIONS
 BUILDING # 1A

barnett dember
 ARCHITECTS INC.

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: me@demberitex.com

CLIENT NO.	SHEET NO.
11044	AC-11A
PROJECT NO.	REV. NO.
11044	

BUILDING 1A



SEAL

NO	DATE	REVISION DESCRIPTION	DR
1	15 MAR 25	NEW SITE PLAN	MM
2	18 SEP 25	NEW SITE PLAN	MM
3	17 FEB 22	NEW SITE PLAN	MM
4	17 FEB 22	NEW SITE PLAN	MM
5	17 MAR 22	NEW SITE PLAN, REV. COMMENTS	MM
6	17 MAY 21	REV. PLANS AS PER CITY COMMENTS	MM
7	17 MAY 21	NEW SITE PLAN	MM
8	17 NOV 21	NEW COMMENTS	MM

CLIENT

SURVEY FILE NO. 13-0223

PROJECT

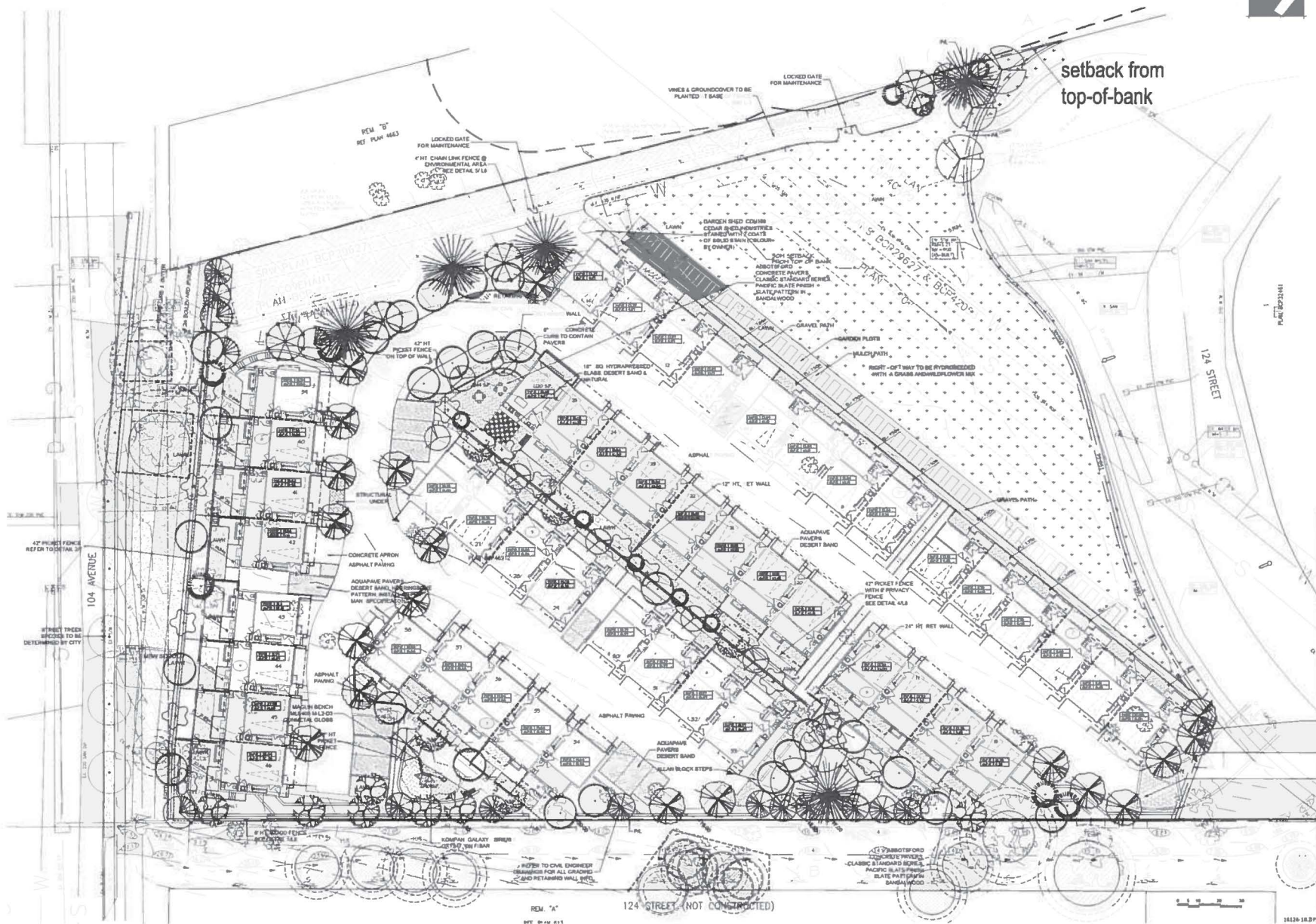
TOWNHOUSE DEVELOPMENT

10488 124TH STREET
SURREY, B.C.

DRAWING TITLE
LANDSCAPE TREE PLAN

DATE	18 AUG 18	DRAWING NUMBER	
SCALE	1"=10'-0"	L2	
DRAWN	MM		
DESIGN	MM		
CHK'D	PCM		OF 10

PMG PROJECT NUMBER 16-126

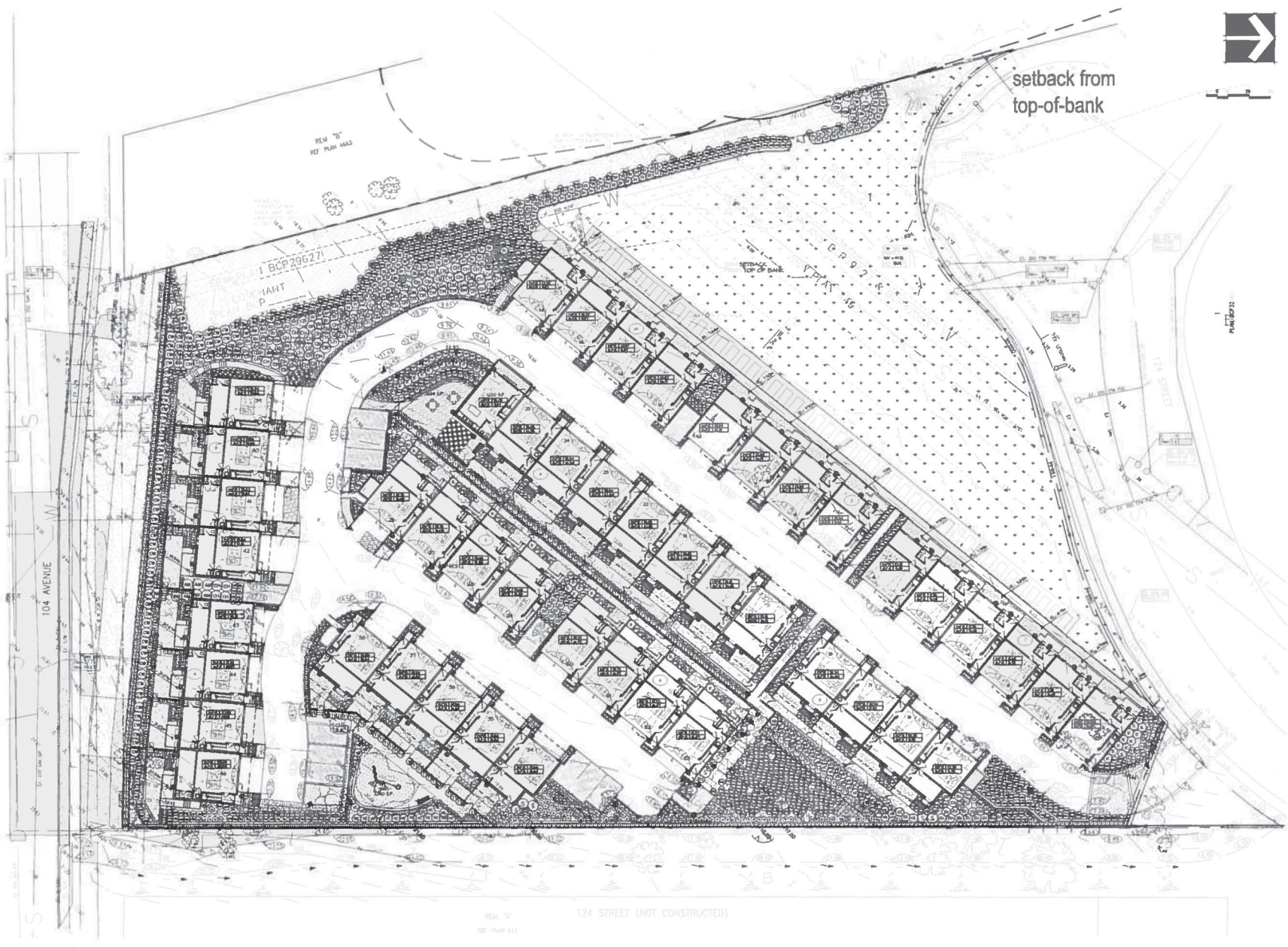


REM "A"
REV 04-11

124 STREET (NOT CONSTRUCTED)



16126-18.DWG



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pmg
LANDSCAPE ARCHITECTS
 Suite C100 4185 88th Street Drive
 Burnaby, British Columbia, V5C 6G9
 p 604 294-0011 f 604 294-0022

SCALE

NO	DATE	REVISION DESCRIPTION	DR
8	17 NOV 07	MAN COMMENTS	MM
9	12 DEC 08	NEW SITE PLAN	MM
10	11 JUL 11	NEW SITE PLAN	MM
11	17 MAY 21	REV. PLANS AND PER CITY COMMENTS	MM
12	17 MAR 22	NEW SITE PLAN, REV. DRAWING	MM
13	17 FEB 22	NEW SITE PLAN	MM
14	16 OCT 11	NEW SITE PLAN	MM
15	16 SEP 08	NEW SITE PLAN	MM
16	16 MAR 08	NEW SITE PLAN	MM
NO	DATE	REVISION DESCRIPTION	DR

CLIENT

SURREY FILE NO. 13-0223

PROJECT

TOWNHOUSE DEVELOPMENT

10488 124TH STREET
 SURREY, B.C.

DRAWING TITLE
LANDSCAPE SHRUB PLAN

DATE 16 JUN 18 DRAWING NUMBER
 SCALE 1"=20'-0" **L3**
 DRAWN MM
 DESIGN MM
 CHECK PCM OF 10

SCALE

KEY		PLANT SCHEDULE		PMG JOB NO. 16-176	
QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
4	ADIES BALSAMEA	BALSAM FIR	2.5M HT. 8/8B		
1	ACER PLATANOIDES 'DISRUPTION'	SILVER VARIEGATED MAPLE	8CM CAL. 8/8B		
28	ACER F. 'FREDERICK AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	8CM CAL. 1.8M STD. 8/8B		
8	CERCOPHYLLUM JAPONICUM	KATSURU TREE	8CM CAL. 1.8M STD. 8/8B		
5	CERCIS CANADENSIS 'FOREST PANTRY'	SARTER REDBUD	8CM CAL. 8/8B		
7	CORNUS EDDY'S WHITE WINGS	WHITE WINGED DOGWOOD	8CM CAL. STD FORM 8/8B		
7	CORNUS FLORIDA 'SUBRA'	PINK FLOWERING DOGWOOD	5CM CAL. 2.5M HT. 8/8B		
2	CORNUS KOUSA 'CHINESE'	CHINESE DOGWOOD	2.5M HT. TREE FORM 8/8B		
	DECIDUOUS TREES				
1	FRAXINUS PENNYLANICA 'LANCULATA'	MARSHAL SEEDLESS ASH	8CM CAL. 1.8M STD. 8/8B		
14	MAGNOLIA ROBUR STELLATA	STAR MAGNOLIA	2M HT. 8/8B		
12	PIZEA CHAMPNEA	GERMAN SPRUCE	2.5M HT. 8/8B		
4	PRUNUS MONTICOLA	WESTERN WHITE PINE	3M HT. 8/8B		
19	QUERCUS ROBUR 'FATIGUATA'	FATIGUATE ENGLISH OAK	8CM CAL. 1M STD. 8/8B		
9	BECUNODENDRON GIGANTEUM	GIANT REDWOOD	3M HT. 8/8B		
12	THUJA PLICATA	WESTERN RED CEDAR	3.5M HT. 8/8B		
	SHRUBS				
46	ABELIA EDWARD GOUCHER	PINK ABELIA	43 POT. 50CM		
83	ARTONIA MELANOCARPA	CHOKESBERRY	83 POT. 80CM		
264	BULBUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BUSH	43 POT. 25CM		
3	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED BIRUS DOGWOOD	43 POT. 50CM		
87	COTONEASTER SALICIFOLIA VAR. FLOCCIDORSUS	WILLOWLEAF COTONEASTER	43 POT. 70CM		
73	EUCRYPHIA ALBA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	43 POT. 30CM		
61	HYDRANGEA ARBORESCENS 'ANNABELLE'	HYDRANGEA	43 POT. 80CM		
44	KALMA LATIFOLIA	MOUNTAIN LAUREL	43 POT. 30CM		
187	MIMONDA AGRIUM 'COMPACT'	COMPACT GREEK GRAPE HOLLY	43 POT. 25CM		
35	MANISHA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	43 POT. 50CM		
2	PHOTINIA S. FRABERI	PHOTINIA	43 POT. 70CM		
47	PRUNUS LAMOCERATUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	43 POT. 30CM		
24	RHOODODENDRON 'VIRGINIA RICHARD'	RHOODODENDRON PINKCRABAPPLE	43 POT. 50CM		
83	ROSA EXPLORER 'CHAMPAIN'	CHAMPAIN ROSE, DARK RED	43 POT. 60CM		
31	ROSA RUGOSA 'PINK PARADE'	PINK PARADE ROSE, SALMON PINK	43 POT. 60CM		
139	RYTHYMOCARPUS MAGIC BERRY	SHAWBERRY PINK BERRIES	43 POT. 50CM		
19	RYTHYMOCARPUS 'SERRATIFOLIUS'	SERRATED LELAC	43 POT. 60CM		
182	TAXUS SACCATTA 'YASOGATA'	IRISH YEW	1.5M 8/8B		
283	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT. 8/8B		
24	VACCINIUM 'NORTHLAND'	NORTHLAND BLUEBERRY	43 POT. 60CM		
48	VACCINIUM CORTYMBOSUM 'CHANDLER'	BLUEBERRY	43 POT. 60CM		
371	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	43 POT. 50CM		
36	VERBENA DAVIDE	DAVIDE VERBENA	43 POT. 50CM		
	GRASSES				
738	ARRHENATHERUM BULBOSUM 'VARIEGATUM'	TUSSEY DAY GRASS	43 POT. HEAVY		
13	CALAMAGROSTIS ACUTIFLORA 'OVERDAMP'	VARIEGATED PLATHER REED GRASS	43 POT.		
441	FESTUCA CINEREA	BLUE FESCUE	43 POT. HEAVY		
87	IMPATIENS CYLINDRICA 'RED BARRON'	BLOOD GRASS	43 POT.		
256	PHELIPTERUM ALDREICHOIDES	FOUNTAIN GRASS	43 POT. HEAVY		
	PERENNIALS				
38	PANTHOCHEMIS TRICUSPIDATA 'VETCH'	BOSTON NY	43 POT. 45CM. STAGED		
85	HEMEROCALLIS 'RED MAGIC'	DAYLILY	43 POT. 1.2 FAN		
81	LANCENIA AUSTROFLOUA 'HOCOITE BLUE'	ENGLISH LAVENDER	43 POT.		
	TREES				
175	ARCTOSTAPHYLOS UVA-URIS 'SABRACHAUSETT'	KUMMARBERRY	43 POT. 20CM		
231	POC. FETICUM MALTUM	WESTERN BIRCH FERN	43 POT. 20CM		
182	VACCINIUM VITIS-IDAEA	LINGONBERRY	43 POT. 50CM		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND HONORARIUM MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NOTES:
1. DECIDUOUS TREES ARE NOT TO BE PLANTED WITHIN 3M OF A BUILDING OR OVERHANG OF A BUILDING.
2. CONIFER TREES ARE NOT TO BE PLANTED WITHIN 3M OF A BUILDING OR OVERHANG OF A BUILDING.

NO.	DATE	REVISION DESCRIPTION	DR.
1	16 AUG 20	NEW SITE PLAN	MM
2	17 OCT 21	NEW SITE PLAN	MM
3	17 MAY 21	REV. PLANS AS PER CITY COMMENTS	MM
4	17 MAY 21	NEW SITE PLAN, REV. GRADING	MM
5	11 FEB 22	NEW SITE PLAN	MM
6	18 OCT 11	NEW SITE PLAN	MM
7	13 SEP 12	NEW SITE PLAN	MM
8	16 AUG 20	NEW SITE PLAN	MM

CLIENT

SURVEY FILE NO. 13-0223

PROJECT

TOWNHOUSE DEVELOPMENT

10488 124TH STREET
SURREY, B.C.

DRAWING TITLE

PLANT LIST

DATE	16 AUG 20	DRAWING NUMBER
DRAWN	MM	L4
DESIGN	MM	
CHECK	PCM	

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pmg
LANDSCAPE ARCHITECTS
 Suite C 102 - 4185 8th Creek Drive
 Surrey, British Columbia, V5C 6G9
 p 604 294-0011 f 604 294-0222

REAL

17	REVISED	MAIN EXHIBITS	MS
16	REVISED	NEW SITE PLAN	MS
15	REVISED	NEW SITE PLAN	MS
14	REVISED	REV. PLANS AS PER CITY EXHIBITS	MS
13	REVISED	NEW SITE PLAN REV. GRADING	MS
12	REVISED	NEW SITE PLAN	MS
11	REVISED	NEW SITE PLAN	MS
10	REVISED	NEW SITE PLAN	MS
9	REVISED	NEW SITE PLAN	MS
8	REVISED	NEW SITE PLAN	MS
7	REVISED	NEW SITE PLAN	MS
6	REVISED	NEW SITE PLAN	MS
5	REVISED	NEW SITE PLAN	MS
4	REVISED	NEW SITE PLAN	MS
3	REVISED	NEW SITE PLAN	MS
2	REVISED	NEW SITE PLAN	MS
1	REVISED	NEW SITE PLAN	MS
NO	DATE	REVISION DESCRIPTION	DR

CLIENT

SURVEY FILE NO. 13-0223

PROJECT

TOWNHOUSE DEVELOPMENT

10488 124TH STREET
 SURREY, B.C.

DRAWING TITLE
LANDSCAPE LIGHTING PLAN

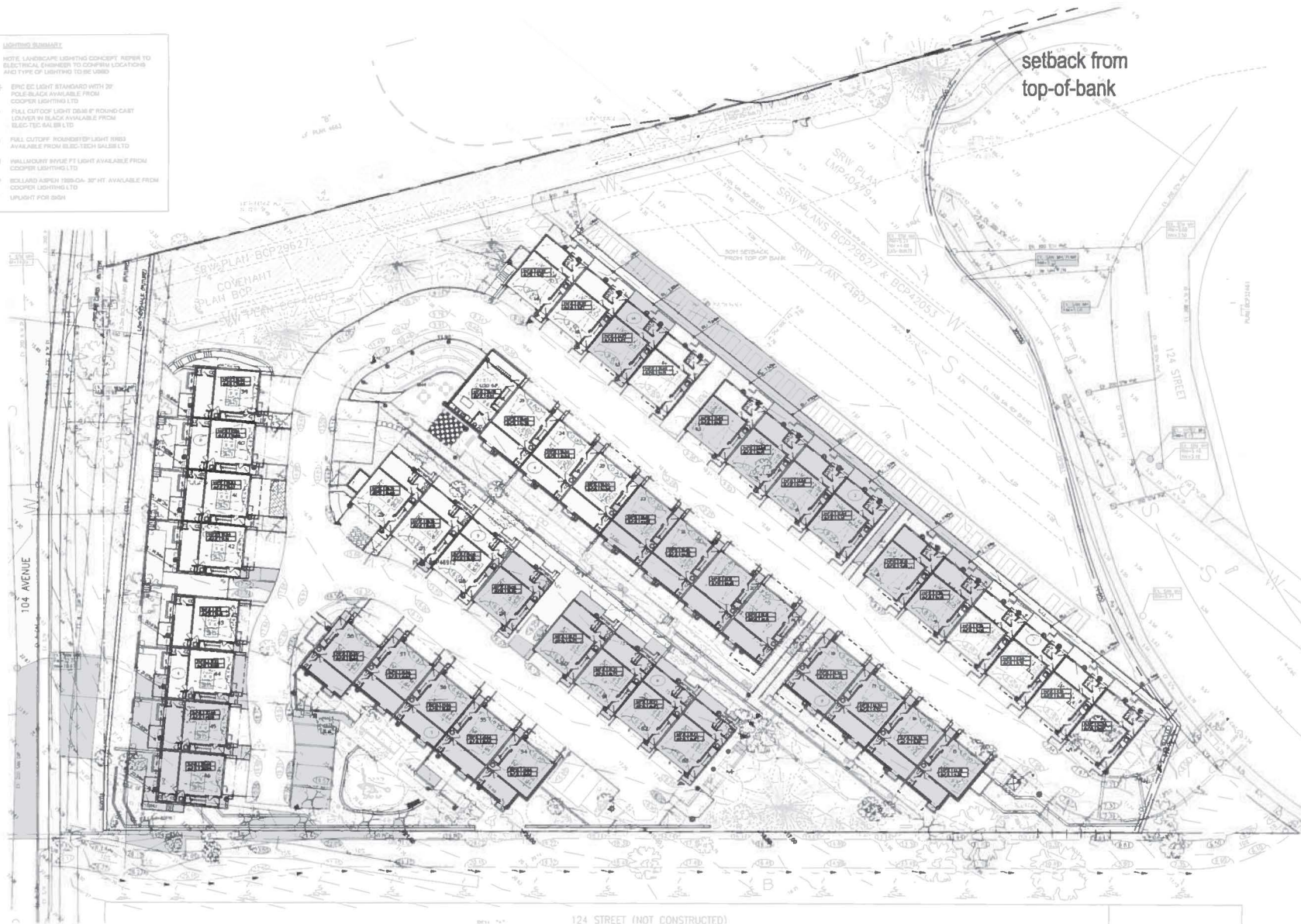
DATE 16 AUG 16 DRAWING NUMBER
 SCALE 1"=20'-0"
 DRAWN CIVL
 DESIGN
 CHECKED MCT
 OF 10

L5

PMO PROJECT NUMBER 16-126

setback from
 top-of-bank

- LIGHTING SUMMARY**
- NOTE: LANDSCAPE LIGHTING CONCEPT REFER TO ELECTRICAL ENGINEER TO CONFIRM LOCATIONS AND TYPE OF LIGHTING TO BE USED
- ERIC EC LIGHT STANDARD WITH 20" POLE BLACK AVAILABLE FROM COOPER LIGHTING LTD
 - FULL CUTOFF LIGHT 200W 8" ROUND CAST LEVER IN BLACK AVAILABLE FROM SELECT-TEC SALES LTD
 - FULL CUTOFF FRODOBERT LIGHT 800W AVAILABLE FROM SELECT-TEC SALES LTD
 - WALLMOUNT 8W/20 FT LIGHT AVAILABLE FROM COOPER LIGHTING LTD
 - BOLLARD ASPEN 100W/24" 30" HT AVAILABLE FROM COOPER LIGHTING LTD
 - ▽ UPLIGHT FOR SIGN



124 STREET (NOT CONSTRUCTED)



16130-10-00

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REAL

NO	DATE	REVISION
1	18 AUG 25	NEW SITE PLAN
2	16 DEC 07	NEW SITE PLAN
3	18 OCT 11	NEW SITE PLAN
4	FEB 02	NEW SITE PLAN
5	17 MAR 02	REVISED PLAN; REV GRADING
6	17 MAR 01	REV PLANS AS PER CITY COMMENTS
7	17 JUL 17	NEW SITE PLAN
8	17 APR 18	NEW SITE PLAN
9	17 NOV 18	FINAL COMMENTS

SURREY FILE NO. 13-0223

TOWNHOUSE DEVELOPMENT

10488 124TH STREET
SURREY, B.C.

DRAWING TITLE
LANDSCAPE MATERIALS PLAN

DATE: 16 AUG 16 DRAWING NUMBER:

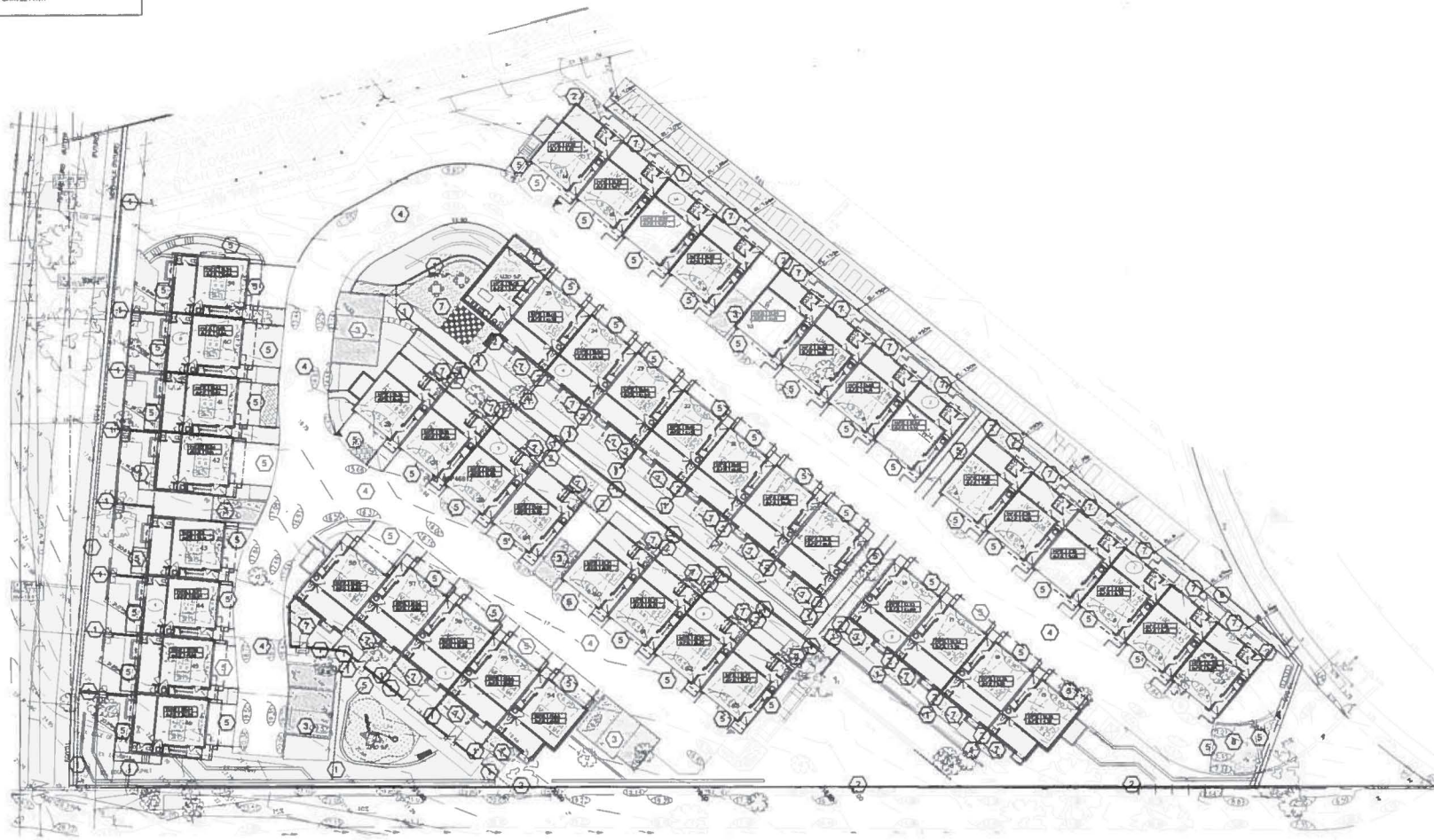
L6

OF 10

PMG NUMBER: 16-126

MATERIALS LEGEND

1	4" HT WOOD FENCE
2	6" HT WOOD FENCE
3	PERMEABLE PAVERS IN PARKING AREAS ABBOTSFORD CONCRETE HERRINGBONE PATTERN, AQUAMINE, STANDARD COLOUR DESERT SAND BLEND
4	ASPHALT PAVING
5	CONCRETE SAND
6	CONCRETE
7	ABBOTSFORD CONCRETE PAVERS CLASSIC STANDARD SERIES PACIFIC SLATE FINISH, SLATE PATTERN IN SANGALWOOD
8	ABBOTSFORD CONCRETE PAVERS CLASSIC STANDARD SERIES ASHLAR PATTERN, DESERT SAND, STANDARD PAVER
9	GRAVEL PATH

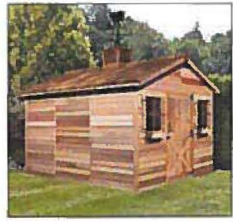
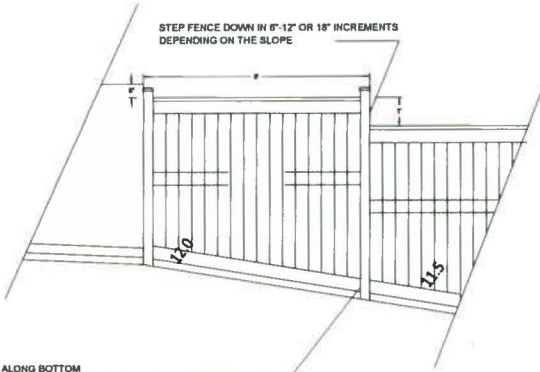


16126-10.ZIP

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REAL



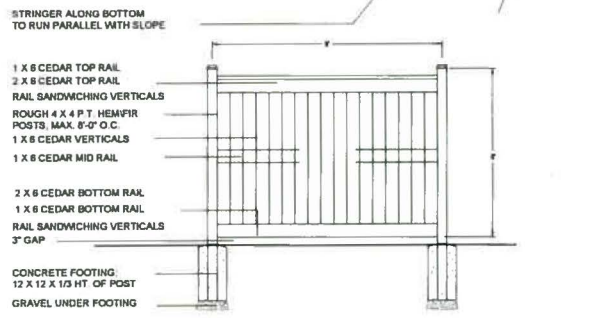
GARDEN SHED - CEDAR SHED INDUSTRIES
CD1198 - STAINED WITH 2 COATS OF SOLID STAIN COLOUR TO BE SELECTED BY OWNER



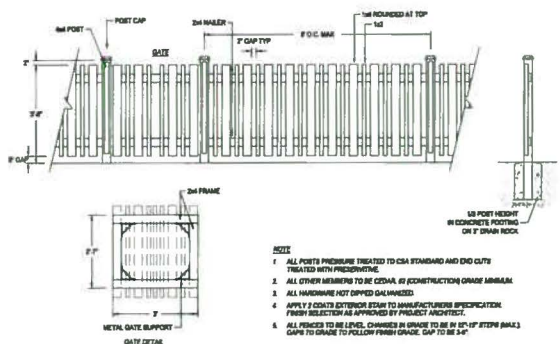
MAGLIN BENCH - MLB400-M-L2-D3



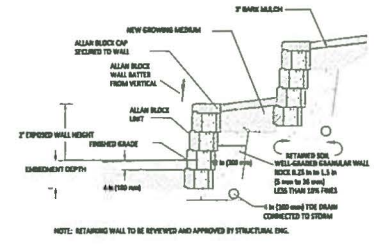
ALLAN BLOCK RETAINING WALL



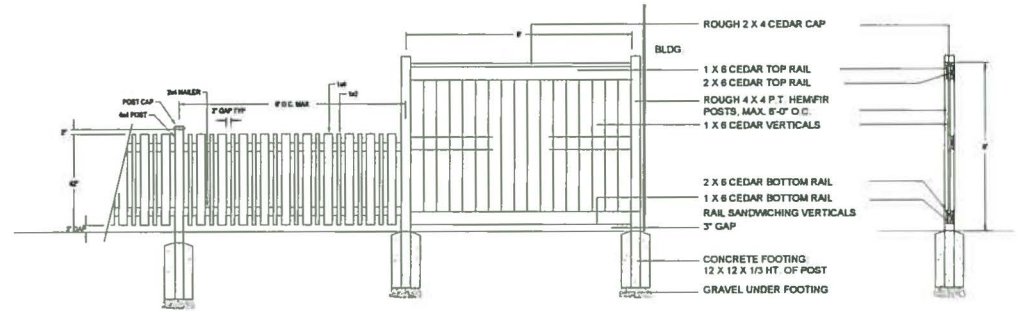
1 PERIMETER FENCE ON SLOPE-WEST PROPERTY LINE
1/2" = 1'-0"



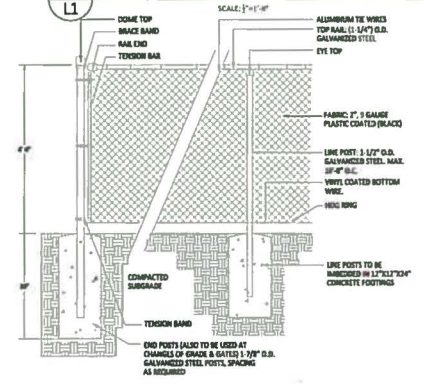
2 42" HEIGHT PICKET FENCE & GATE
1/2" = 1'-0"



3 24" HT. STEPPED ALLAN BLOCK RET. WALL



4 42" HEIGHT PICKET FENCE WITH 6' PRIVACY FENCE
1/2" = 1'-0"



5 4 FT. HEIGHT CHAIN LINK FENCE
3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR
1	17 NOV 22	ISSUE FOR PERMITS	MM
2	17 DEC 22	REV. SITE PLAN	MM
3	17 JAN 23	REV. SITE PLAN	MM
4	17 FEB 23	REV. SITE PLAN	MM
5	17 MAR 23	REV. PERMITS	MM
6	17 APR 23	REV. PERMITS	MM
7	17 MAY 23	REV. PERMITS	MM
8	17 JUN 23	REV. PERMITS	MM
9	17 JUL 23	REV. PERMITS	MM
10	17 AUG 23	REV. PERMITS	MM
11	17 SEP 23	REV. PERMITS	MM
12	17 OCT 23	REV. PERMITS	MM
13	17 NOV 23	REV. PERMITS	MM
14	17 DEC 23	REV. PERMITS	MM
15	17 JAN 24	REV. PERMITS	MM
16	17 FEB 24	REV. PERMITS	MM
17	17 MAR 24	REV. PERMITS	MM
18	17 APR 24	REV. PERMITS	MM
19	17 MAY 24	REV. PERMITS	MM
20	17 JUN 24	REV. PERMITS	MM
21	17 JUL 24	REV. PERMITS	MM
22	17 AUG 24	REV. PERMITS	MM
23	17 SEP 24	REV. PERMITS	MM
24	17 OCT 24	REV. PERMITS	MM
25	17 NOV 24	REV. PERMITS	MM
26	17 DEC 24	REV. PERMITS	MM

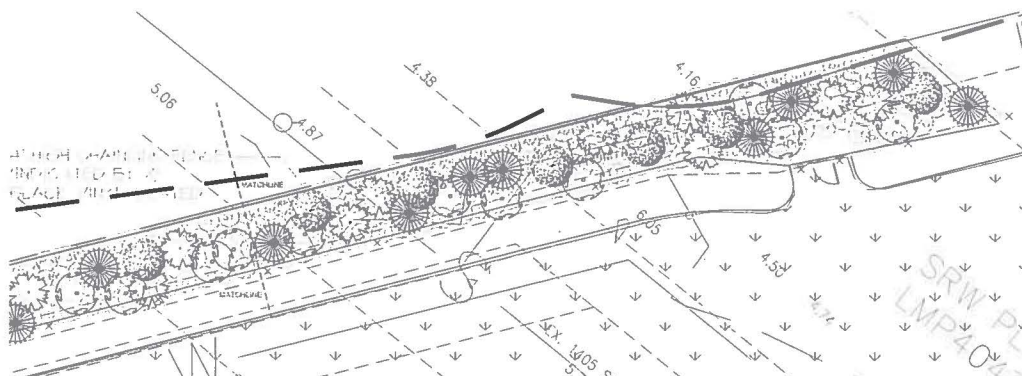
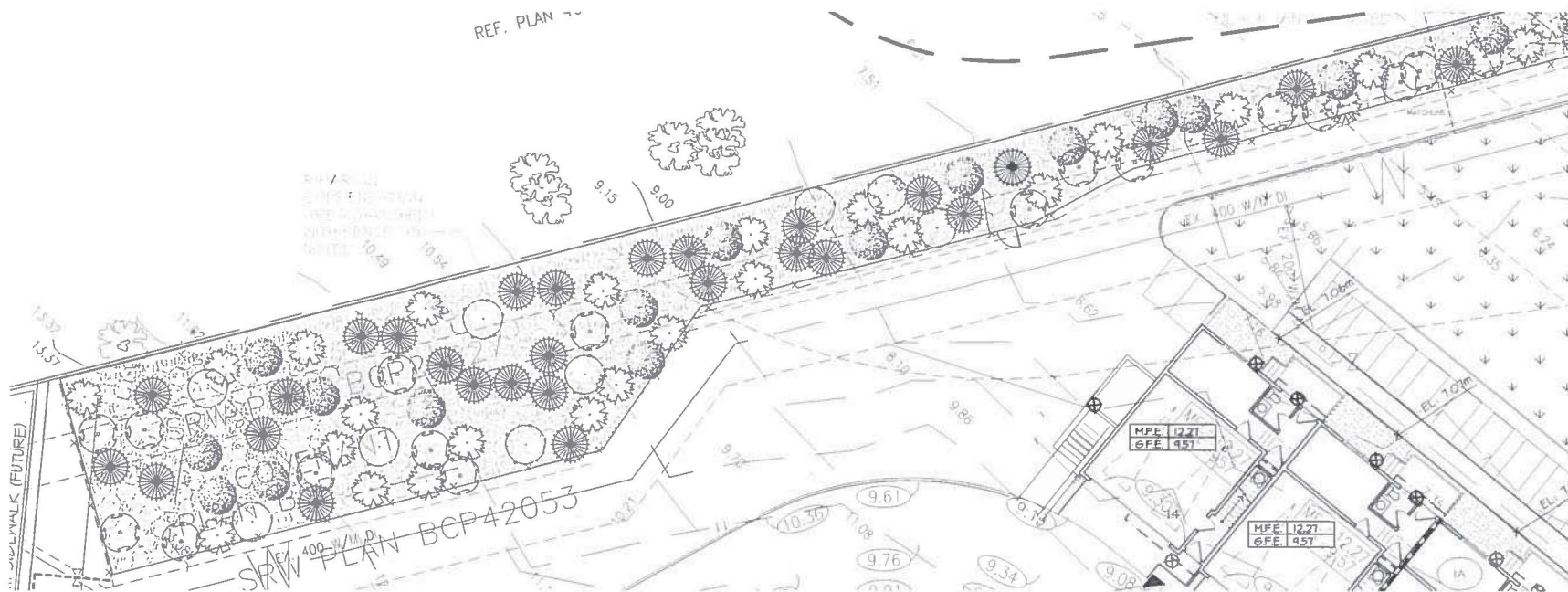
SURREY FILE NO. 13-0223
PROJECT
TOWNHOUSE DEVELOPMENT
10498 124TH STREET
SURREY, B.C.

DRAWING TITLE
LANDSCAPE DETAILS

DATE: 18 AUG 24 DRAWING NUMBER
SCALE: AS SHOWN
DRAWN: MM
DESIGN: MM
CHECK: PCM
OF 10

L7

REAL



KEY	SYM	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REBAR/SP	PMG JOB NUMBER	18-128
TREE						
20		AMELIOR CANADENSIS	GRAPE FRIE	#3 POT		
21		ACER CERNICUM	VINE MAPLE	#3 POT 3 ITEM CLUMP		
21		ACER MACROPHYLLUM	BIGLEAF MAPLE	#3 POT		
8		PRINUS VIRGINIANA	CHOCHE CHERRY	#3 POT		
39		FRAXINUS VIRGINIANA	DOGWOOD FR	#3 POT		
78		CORNUS BACCATA	RED OBER DOGWOOD	#2 POT 20CM		
73		MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT 40CM		
11		ROSA HUTERANA	HOOVER ROSE	#2 POT 25CM		
53		ROSA WOODBINE	HOOVER ROSE	#2 POT 40CM		
118		SYMPHORICARPOS MADAGASCARIENSIS	SNOWBERRY / PINK BERRIES	#2 POT 50CM		
105		VACCINIUM OVATUM	EVENINGGREEN / HUCKLEBERRY	#2 POT 50CM		
37		ARCTOSTAPHYLOS UVA-URSI MASSACHUSETTENSIS	KORONANICK	#1 POT 20CM		
85		POLYTAICHIA MUNITZII	WESTERN SWORD FERN	#1 POT 20CM		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR OPTIONAL CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLBOROUGH AND PRINER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS. * DEFLECTION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO	DATE	REVISION DESCRIPTION	DR
10	11 NOV 20	REVISION AREA ADDED	MM
9	11 NOV 20	MAN. COMMENTS	MM
8	11 SEPT 20	NEW SITE PLAN	MM
7	12 AUG 17	NEW SITE PLAN	MM
6	17 MAY 07	REV. PLANS AS PER CITY COMMENTS	MM
5	17 MAR 02	NEW SITE PLAN, NEW GRADING	MM
4	12 FEB 02	NEW SITE PLAN	MM
3	18 SEPT 01	NEW SITE PLAN	MM
2	14 SEPT 00	NEW SITE PLAN	MM
1	18 AUG 00	NEW SITE PLAN	MM

CLIENT

SURREY FILE NO. 13-0223

PROJECT:

TOWNHOUSE DEVELOPMENT

10488 124TH STREET
SURREY, B.C.

DRAWING TITLE
**RIPIARIAN
LANDSCAPE PLAN**

DATE: 18 AUG 16 DRAWING NUMBER

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

DRAWN: MM

DESIGN: MM

CHKD: PCM

PMG PROJECT NUMBER: 16-126



L11

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



Planning August-22-17

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

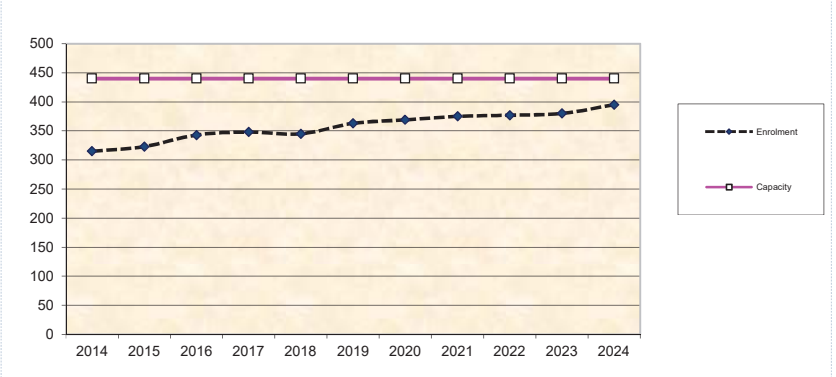
Prince Charles Elementary	
Enrolment (K/1-7):	45 K + 298
Capacity (K/1-7):	40 K + 400
L. A. Matheson Secondary	
Enrolment (8-12):	1121
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

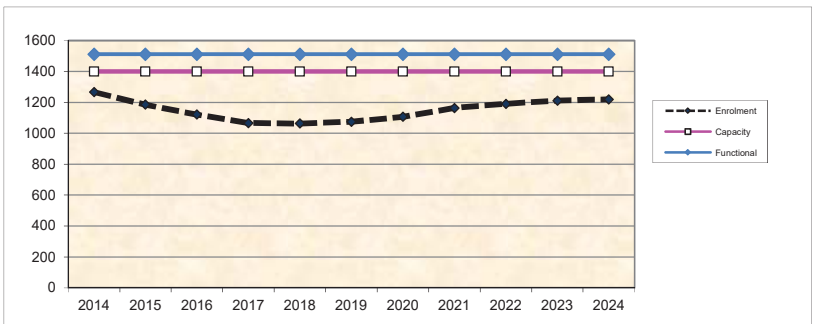
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.

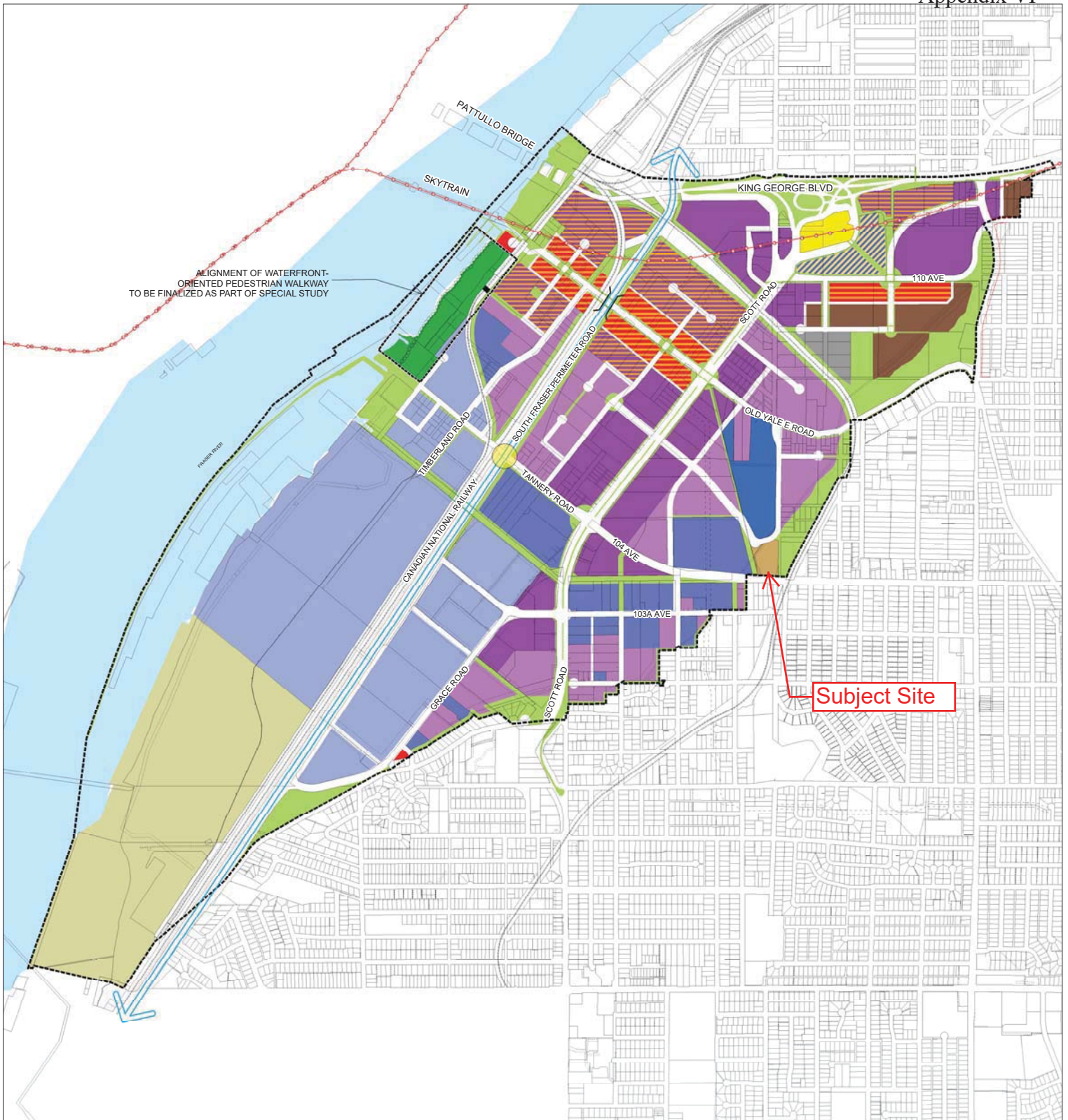
The following tree preservation summary information is based on the assumption that all off-site trees will be approved for removal.

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

Table 2. Tree Preservation Summary										
On-Site Trees										Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)										25
Protected Trees to be Removed										25
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)										0
Total Replacement Trees Required:										50
-	Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio									
0	X	one (1)	=	0						
-	All other Trees Requiring 2 to 1 Replacement Ratio									
25	X	two (2)	=	50						
Replacement Trees Proposed										
Replacement Trees in Deficit										-66
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]										n/a
Off-Site Trees Note: Removal of the trees within the road allowances is subject to review and comment by Surrey. We anticipate that no off site trees will be retained										Number of Trees
										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	X	one (1)	=	5						
-	All other Trees Requiring 2 to 1 Replacement Ratio									
16	X	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.



SOUTH WESTMINSTER PLAN

CITY OF SURREY
 PLANNING AND DEVELOPMENT DEPARTMENT

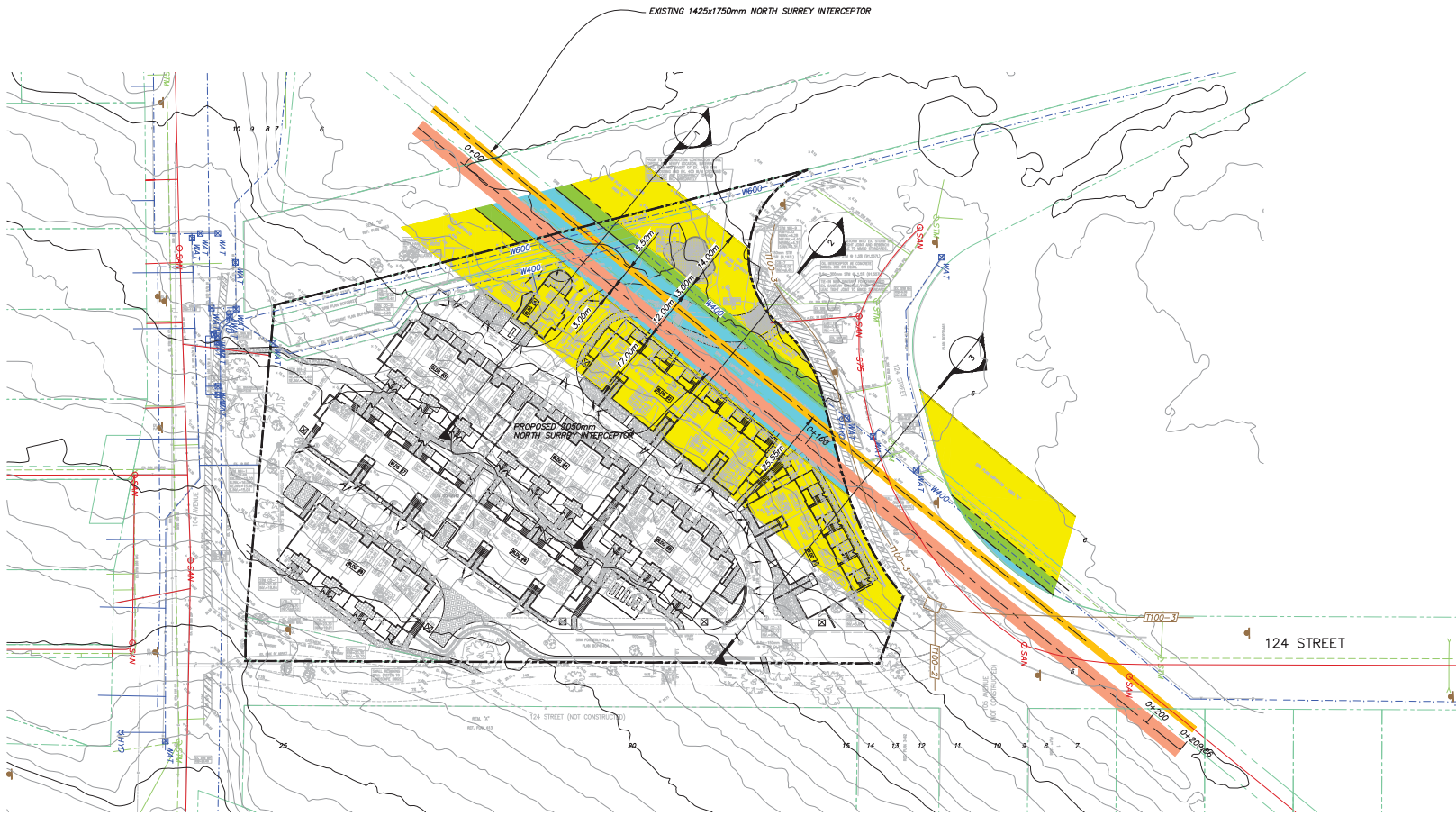
APPROVED BY COUNCIL RESOLUTION R03 - 3189, DECEMBER 8/2003



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Public Open Space and Park
- Waterfront Strip
- Overpass



LEGEND

	EXISTING INTERCEPTOR		EXISTING AREA A
	PROPOSED INTERCEPTOR		EXISTING AREA B
			EXISTING AREA C

CHECK PRINT
 THIS DRAWING HAS NOT BEEN APPROVED, AND MAY CONTAIN ERRORS AND OMISSIONS.

Issue	Date	Des'n	Dr'n	Chkd	App'd	Description
P4	SEP 9 15	AP	WU			CHANGED PROPOSED PIPE LOCATION
P3	SEP 2 15	AP	JPC			TOWN HOUSE LINE TYPE REVISED
P2	AUG 17 15	AP	WU			REVISED AS PER AP
P1	JUN 17 15	AP	WU			ISSUED FOR REVIEW

Professional Seal

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT		SCALE: 1:500
Design: AP	NORTH SURREY INTERCEPTOR	DISTRICT FILE S-3113
Drawn: WU	ROEBUCK ROAD SECTION TWINNING	
Checked:	10488 124 STREET, SURREY	
Approved:	SITE PLAN	DOCUMENT CODE X-C-003
Manager:		
SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO		P4

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

cc Christopher Atkins, Planner, City of Surrey

Attachments

- 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.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

