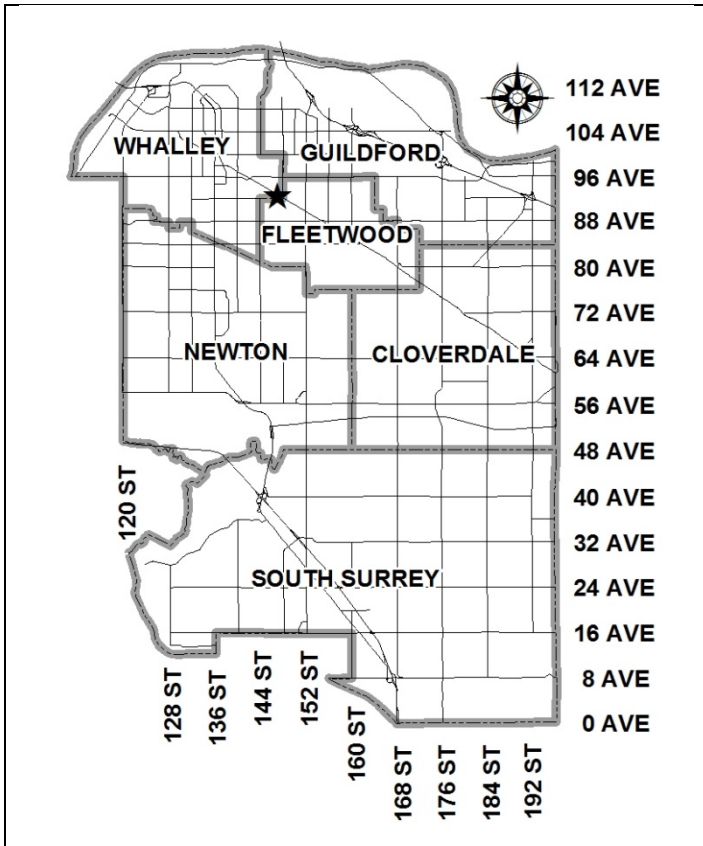


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0296-00

Planning Report Date: April 27, 2015



PROPOSAL:

- **Rezoning** from C-4 to RM-30
- **Development Permit**
- **Development Variance Permit**

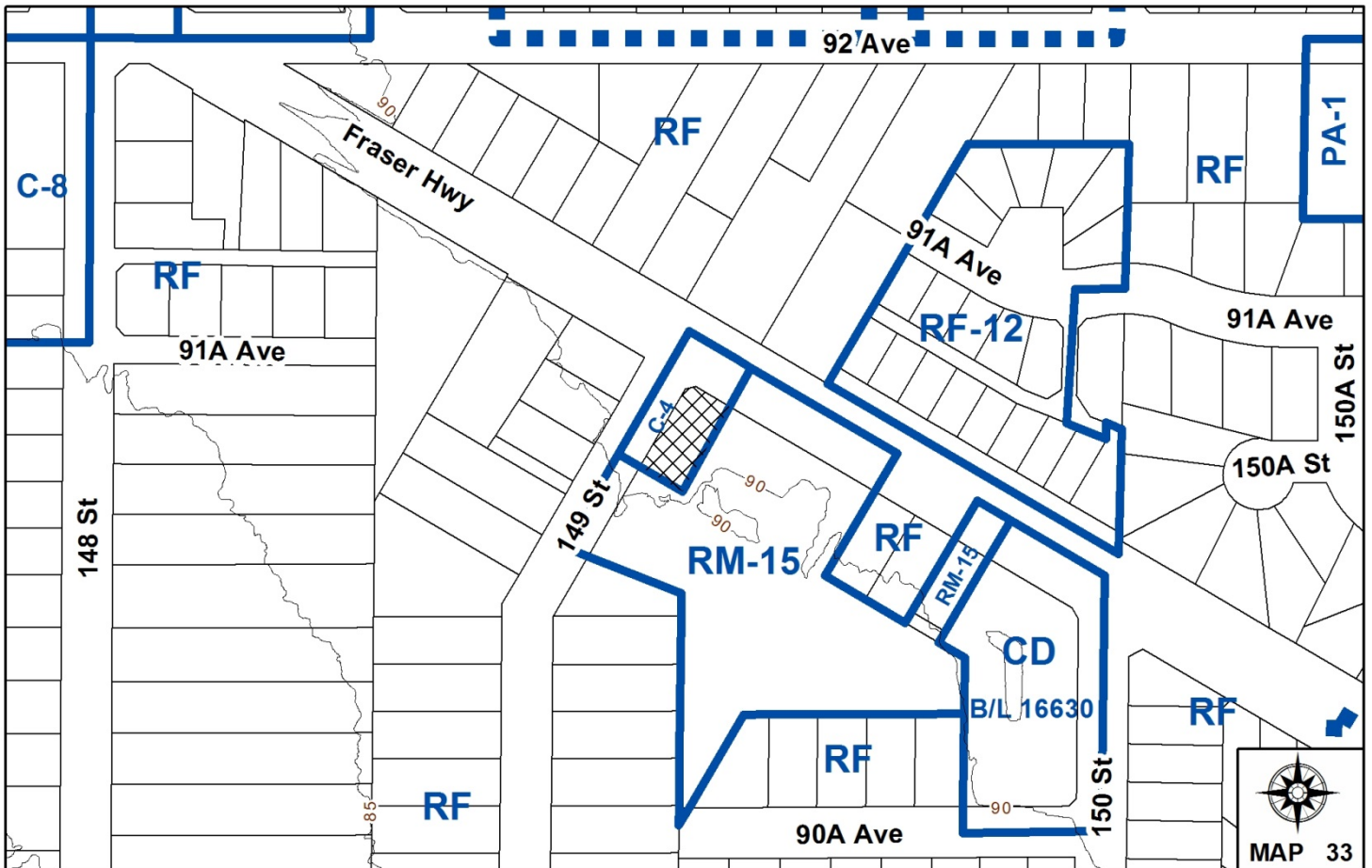
in order to permit the development of four (4) townhouse units.

LOCATION: 14922 - Fraser Highway

OWNER: Sana R. Khawaja

ZONING: C-4

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to eliminate outdoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum front, rear and side yard setbacks of the RM-30 Zone.
- Seeking to vary the parking requirements of the RM-30 Zone to allow one (1) visitor parking space to be located within the east side yard setback.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Fleetwood.
- The proposal fulfills the City's objectives of increasing density and housing choice within the vicinity of a proposed rapid transit corridor.
- The proposed street-fronting setbacks achieve a more urban, pedestrian-oriented streetscape that will enhance the public realm. Existing mature landscaping along the east and south property lines will mitigate any impacts of the reduced building setbacks and the proposed location of the visitor parking space, for the existing adjacent townhouse units.
- Due to site constraints (property is only 716 square metres / 7,707-sq. ft. in size), indoor and outdoor amenity spaces are not proposed. The applicant will provide amenity contributions to mitigate the elimination of the required indoor and outdoor amenity space in accordance with City policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7913-0296-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0296-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the building face and 3.5 metres (11 ft.) for the porch columns of Building A;
 - (b) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face and 3.0 metres (10 ft.) for the porch / deck columns of Building B;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building faces of Buildings A and B;
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10.5 ft.) and 3.6 metres (12 ft.) for the building faces of Buildings A and B, respectively; and
 - (e) to vary the parking requirements of the RM-30 Zone to allow one (1) visitor parking space to be located within the east side yard setback.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (g) the applicant adequately address the impact of no indoor amenity space; and
- (h) the applicant adequately address the impact of no outdoor 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.

Projected number of students from this development:

2 Elementary students at Green Timbers Elementary School
1 Secondary student at Enver Creek Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring / Summer of 2016.

Parks, Recreation & Culture: Parks has some concerns with respect to the pressure the proposed townhouse units will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Convenience store (Captain's Supermarket), which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Single family dwellings on oversized RF lots.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	Townhouses.	Urban	RM-15
South:	Townhouses.	Urban	RM-15
West (Across 149 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The 716-square metre (7,707-sq. ft.) subject site is a single commercial lot located at 14922 - Fraser Highway in Fleetwood.
- The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Local Commercial Zone (C-4)".
- The subject site is located at the south-east corner of Fraser Highway and 149 Street, and is adjacent to an existing townhouse development to the south and east and is located across Fraser Highway and 149 Street from single family lots to the north and west.
- The applicant currently operates a convenience store at the subject location.
- In 2008, the owner submitted a Development Application (No. 7908-0130-00) to discharge Land Use Contract (LUC) No. 219 (to allow the underlying C-4 Zone to regulate the lot) and for a Development Permit and Development Variance Permit (for setbacks and signage) to permit a two-storey building with a convenience store on the ground level and a dwelling unit on the second storey on the subject site. Council granted final adoption to the Land Use Contract Discharge (By-law No. 16976) and issued Development Permit and Development Variance Permit No. 7908-0130-00 on December 14, 2009; however the owner never applied for a Building Permit to construct the building.

Current Proposal

- The same applicant is now proposing to rezone the subject site from "Local Commercial Zone (C-4)" to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of four (4) townhouse units.
- The net density for the proposed 4-unit townhouse development is 57 units per hectare (23 units per acre) with a floor area ratio (FAR) of 0.72, which are below the maximum density of 75 units per hectare (30 units per acre) and the maximum FAR of 0.90 permitted in the RM-30 Zone.
- The applicant will dedicate approximately 1.0 metre (3.3 ft.) along the north lot line in order facilitate the future widening of Fraser Highway, which will be an ultimate width of 42.0 metres (138 ft.).

- Vehicular access to the site is proposed from 149 Street via an internal 6.0-metre (20-ft.) wide east/west drive aisle.

PRE-NOTIFICATION

- Pre-notification letters were mailed on April 29, 2014 and staff have not received any responses.

DESIGN PROPOSAL AND REVIEW

Building Design and Site Layout

- The proposed townhouse development includes four, 3-bedroom units in two buildings, which will flank a central east/west internal drive aisle.
- Each townhouse unit has a floor area of 168 square metres (1,805 sq. ft.), not including the garage.
- All units are proposed to have side-by-side double garages, no tandem garage units are proposed.
- All garages will be located at grade, with the majority of the living areas proposed on the two upper floors.
- Building A fronts onto Fraser Highway and consists of two (2) street-oriented townhouse units with direct pedestrian access to Fraser Highway from the front yard.
- Building B consists of two (2) townhouse units with private pedestrian access from the front yards along the southern property line.
- There are ground-level patios at the front entrance of each of the four (4) townhouse units, as well as second-storey balconies along the south elevations of each of the four (4) townhouse units. Each of the patios and balconies are covered by a canopy, which provides weather protection and further enhances the building articulation.
- Both buildings will include horizontal hardieplank siding in beige and hardie shingle accents in Tuscan gold. The front doors of each of the proposed units will be painted deep red. The first floor of the building is emphasized through the use of cultured stone and brick veneer.
- Both buildings include grey roof shingles and beige and dark grey accent colours for wood trims, fascias, gutters, and garage doors.

Parking

- The proposed townhouse development includes a total of nine (9) parking spaces, consisting of eight (8) resident parking spaces and one (1) visitor parking space, which complies with the parking requirements of the Surrey Zoning By-law.

- The visitor parking space is proposed between Building B and the east property line, and requires a Development Variance Permit to allow a parking space to be located within the required setback (see By-law Variance section).

Amenity Space

- The RM-30 Zone requires that 12 square metres (128 sq. ft.) of indoor amenity space and 12 square metres (128 sq. ft.) of outdoor amenity space be provided (3.0 sq.m. / 32 sq.ft. of each amenity per dwelling unit) for the proposed townhouse project.
- The applicant is not proposing to provide any indoor or outdoor amenity space due to the small scale nature of the development and the small size of the subject site. The applicant will be required to provide cash-in-lieu amenity contributions to mitigate the elimination of the required indoor and outdoor amenity space in accordance with City policy.

TREES AND LANDSCAPING

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. 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)			
Planetree, London	1	0	1
Total (excluding Alder and Cottonwood Trees)	1	0	1
Total Replacement Trees Proposed (as part of Landscape Plan)		11	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		None required	

- The Arborist Assessment states that there is one (1) mature tree (London Planetree) on the site, which will be retained as part of this development proposal.
- The report also identifies eight (8) off-site trees including one (1) City tree, which will be retained as part of this development proposal.

- The proposed preservation of the off-site trees will require suspended slab for the placement of portions of the drive aisle, sidewalk and visitor parking space, and will require supervision by an arborist during construction.
- As part of the landscape plan for the project, the applicant proposes to plant an additional eleven (11) trees on the site consisting of Maple, Cypress, Dogwood, Beech and Oak.
- In addition to the eleven (11) proposed trees, the landscape plan includes a significant number of shrubs and groundcover species including holly, bamboo, fountain grass, azaleas, lavender and ferns.
- A 1.8-metre (6-ft.) high cedar fence will be installed along the east and south lot lines, while a 1.1-metre (3.5-ft.) high cedar fence and two (2) decorative cedar arbours will separate the public and private space along Fraser Highway.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 23, 2014. 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"> • The site is located in Fleetwood in an established neighbourhood with frequent transit service. • Located along the future transportation corridor on Fraser Highway.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape. • The project will diversify the housing stock and provide additional options for future home buyers.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Building setbacks have been increased to allow for retention of significant trees along east property line. • Recycling and organic waste pickup will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Frequent transit service runs along Fraser Highway, and is within close walking distance from the subject site. • Fraser Greenway (multi-use path) is located along the south side of Fraser Highway, adjacent to the subject site, and provides access for pedestrians and cyclists.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED principles applied by having windows and active rooms facing the greenway, and permeable fencing along the public realm.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP), but was reviewed by staff and found to be generally acceptable.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the building face and 3.5 metres (11 ft.) for the porch columns of Building A;
- To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face and 3.0 metres (10 ft.) for the porch / deck columns of Building B;
- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building faces of Buildings A and B; and
- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10.5 ft.) and 3.6 metres (12 ft.) for the building faces of Buildings A and B, respectively.

Applicant's Reasons:

- The reduced front and west side yard setback help to achieve a pedestrian-friendly streetscape along Fraser Highway and 149 Street.
- Given that the site is small in size, the proposed setbacks allow for the development of four (4) townhouse units with side-by-side double garages.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines.
- A comparison of the proposed setbacks to what is permitted in the RM-30 Zone is shown in the table below:

	Minimum Required Setbacks (RM-30 Zone)	Proposed Setbacks
Front yard (north)	7.5 m (25 ft.)	5.5 metres (18 ft.) to building face & 3.5 metres (11 ft.) to the porch columns
Rear yard (south)	7.5 m (25 ft.)	4.5 metres (15 ft.) to building face & 3.0 metres (10 ft.) to the porch / deck columns
Side yard (west)	7.5 m (25 ft.)	3.0 metres (10 ft.) to building face
Side yard (east)	7.5 m (25 ft.)	3.1 metres (10.5 ft.) to building face

- Reduced setbacks along 149 Street (west) and Fraser Highway (north) promote a more urban and pedestrian friendly streetscape.
- The reduced east yard setback is a side yard to side yard condition with the existing townhouse development to the east.
- The reduced south yard setback is a backyard to backyard interface with the existing townhouses to the south; however, the backyards of these adjacent townhouse units are larger than the typical 7.5-metre (25-ft.) setback and feature mature landscaping.
- Staff support the requested variances.

(b) Requested Variance:

- To vary the parking requirement of the RM-30 Zone to allow one (1) visitor parking stall to be located within the east side yard setback.

Applicant's Reason:

- Relocating the visitor parking space outside of the setback would require eliminating a townhouse unit.

Staff Comments:

- The location of the parking space does not negatively impact the site or the adjacent property to the east.
- Three (3) mature trees (western red cedar and false cypress), are located along the west property line of the abutting townhouse site to the east. These trees provide significant screening between the existing townhouses to the east and the proposed visitor parking stall on the subject site.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7913-0296-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

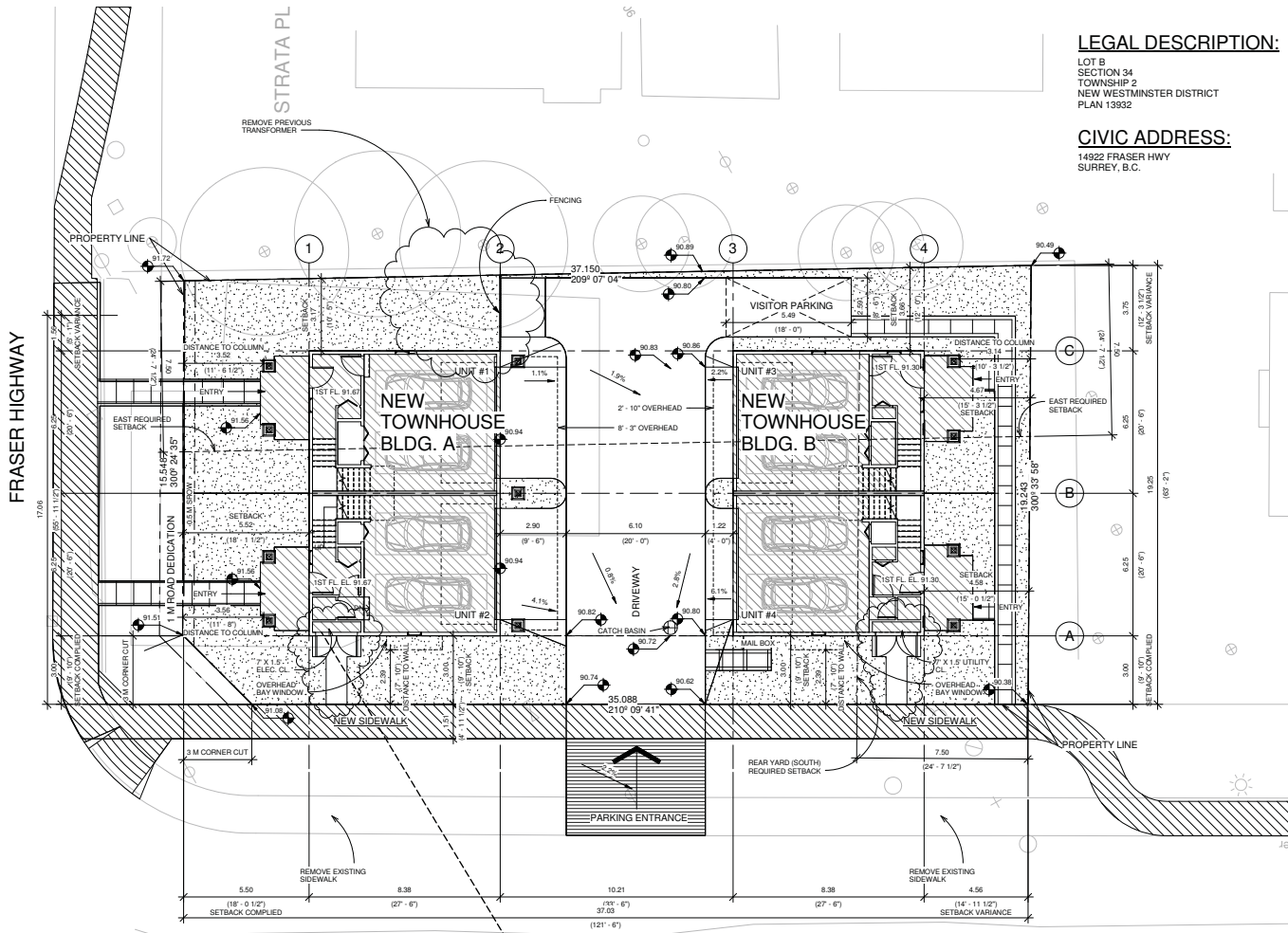
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		716 sq.m.
Road Widening area		19 sq.m.
Net Total		697 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	34%
Paved & Hard Surfaced Areas		30%
Total Site Coverage		64%
SETBACKS		
Front (north)	7.5 metres	5.5 m. to building face (3.5 m. to porch columns)*
Rear (south)	7.5 metres	4.5 m. to building face (3.0 m. to porch / deck columns)*
Side #1 (west)	7.5 metres	3.0 m. to building face*
Side #2 (east)	7.5 metres	3.1 m. to building face*
BUILDING HEIGHT		
Principal	13 metres	12 metres
Accessory	11 metres	N/A
Indoor amenity building	4.5 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		4
Total		4
FLOOR AREA: Residential	627.4 sq.m.	505 sq.m.
FLOOR AREA: Commercial		
Retail		N/A
Office		
Total		
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA	627.4 sq.m.	505 sq.m.

* 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)	30 upa / 75 uph	23 upa / 57.4 uph
FAR (net)	0.90	0.72
AMENITY SPACE (area in square metres)		
Indoor	12 sq.m.	0.0 sq.m.
Outdoor	12 sq.m.	0.0 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	8	8
Residential Visitors	1	1
Institutional		
Total Number of Parking Spaces	9	9
Number of disabled stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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LEGAL DESCRIPTION:

LOT B
SECTION 34
TOWNSHIP 2
NEW WESTMINSTER DISTRICT
PLAN 13932

CIVIC ADDRESS:

14922 FRASER HWY
SURREY, B.C.

ZONING ANALYSIS:

1. ZONE	C-4
CURRENT ZONING	RM-30
2. SITE	7503.9 SQ. FT. 697.13 SQ. M. 0.06971 HA.
3. DENSITY PERMITTED:	75 UPH
PROVIDED:	4 / 0.06971 = 57.4
4. SITE COVERAGE PERMITTED:	45%
PROVIDED:	34%
5. F.A.R. PERMITTED:	0.9
FLOOR AREA PROVIDED:	
FIRST FL.	560.7 X 4 = 2242.8
SECOND FL.	621.8 X 4 = 2487.2
THIRD FL.	621.8 X 4 = 2487.2
LESS GARAGE	445.2 X 4 = 1780.8
TOTAL	5436.4 SQ. FT. (505.0 SQ. M.)
F.S.R.	5436.4 / 7503.9 = 0.72

6. SET BACKS	PERMITTED	PROPOSED
FRONT (FRASER HWY)	7.5 M	5.5 M TO WALL 3.5 M TO COLUMN (VARIANCE)
REAR (SOUTH)	7.5 M	4.6 M TO WALL 3.1 M TO COLUMN (VARIANCE)
WEST (149 ST)	7.5 M	3.0 M (VARIANCE)
EAST	7.5 M	3.2 M (VARIANCE)

7. PARKING REQUIRED:	
RESIDENTIAL:	4x2 = 8 CARS
VISITOR:	4x0.2 = 0.8 CARS
PROVIDED:	
RESIDENTIAL:	8 CARS (IN GARAGES)
VISITOR:	1 CAR
8. BUILDING HEIGHT ALLOWED:	13 M
PROVIDED:	
BUILDING A	12.2 M
BUILDING B	12.2 M

149TH STREET

- NOTE:
BUILDING A ACOUSTIC UPGRADING.
1. ADD ONE EXTRA 1/2" GWS X INSIDE ON THIRD FLOOR EXTERIOR WALL ALONG FRASER HWY
2. BEDROOM WINDOWS ON THIRD FLOOR UPGRADE TO OTC RATING
3. PROVIDE VENTILATION SYSTEM TO MEET BCBC 9.32.1.2



1 SITE PLAN
1:96

SUBMITTED FOR REZONING & DP

SITE PLAN

14922 FRASER HWY DEVELOPMENT

Cherry Plonst
architect a.i.b.c.

JOB NO. 13.37

DATE: 11 MAR 15

14922 FRASER HWY SURREY BC

Ph: 522-8008
Suite 111, 12488 82nd Ave, Surrey, B.C. V3W 4J9





① SOUTHWEST VIEW FROM 149 ST



② NORTHWEST VIEW FROM FRASER HWY

SUBMITTED FOR: REZONING & DP

PERSPECTIVE VIEW

14922 FRASER HWY DEVELOPMENT

Cierry Plonski
 architect a.i.b.c.

14922 FRASER HWY SUPREY BC

DATE: 11 MAR 15

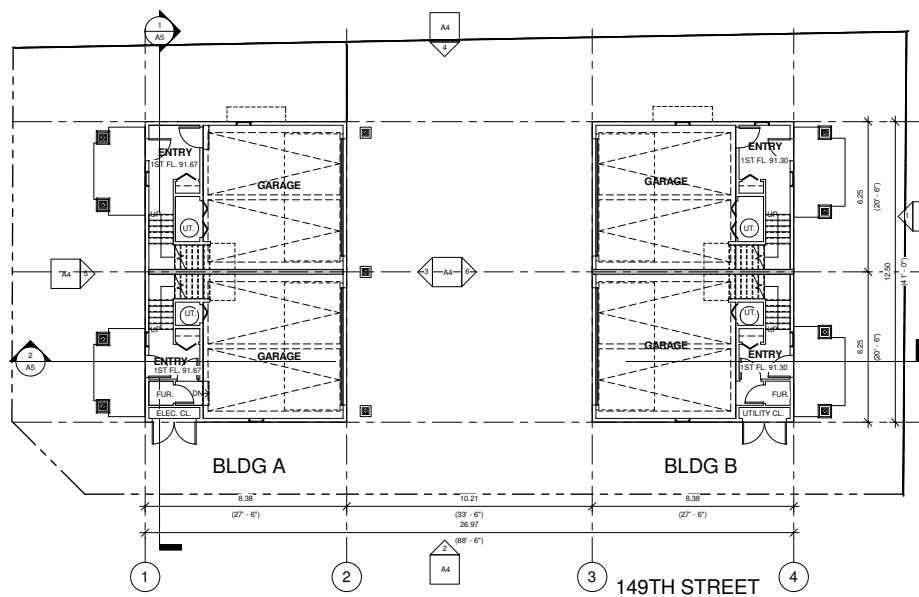
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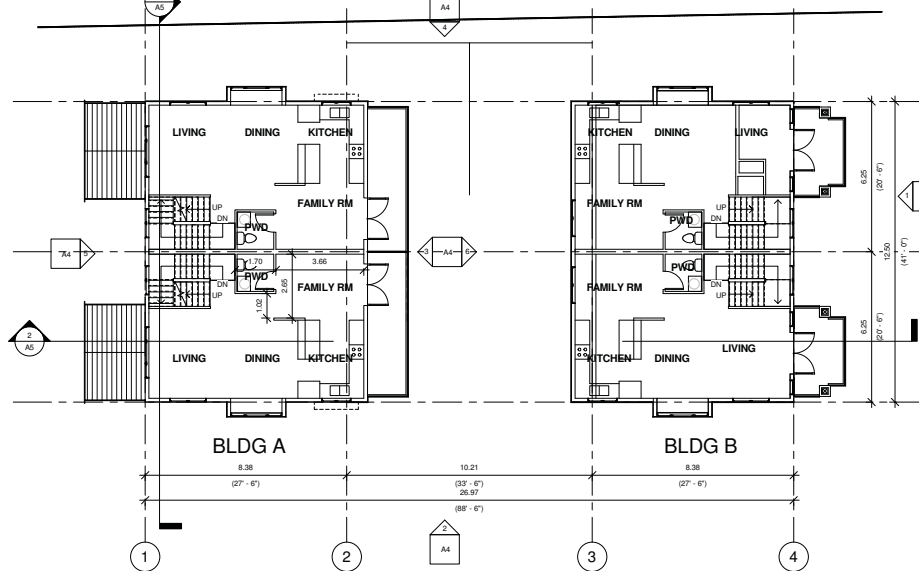
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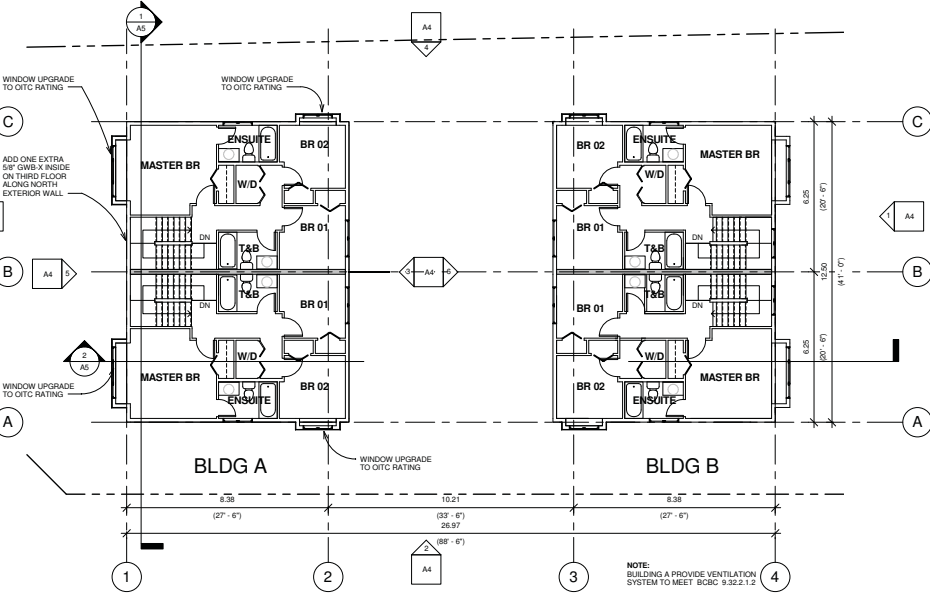
FRASER HIGHWAY



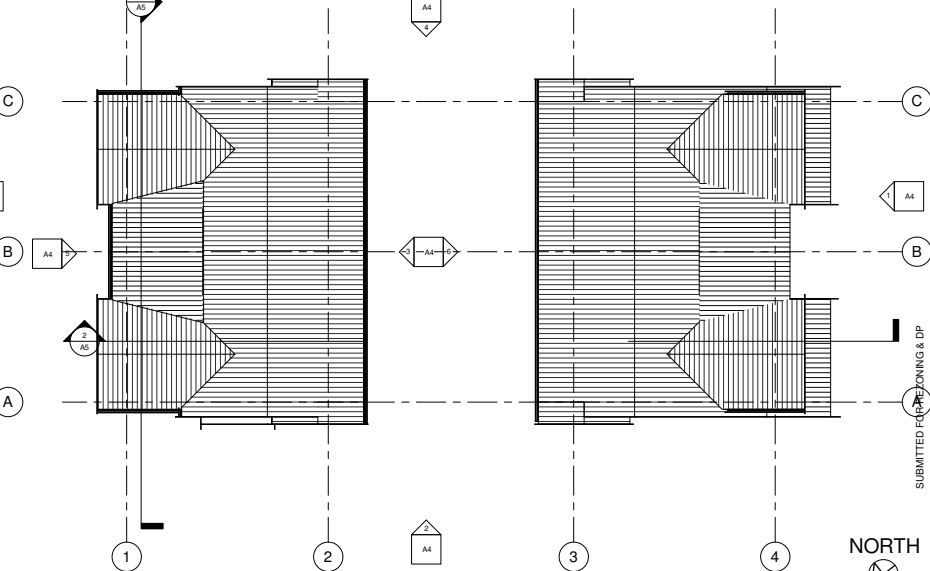
1 FIRST FLOOR
1:96



2 SECOND FLOOR
1:96



3 THIRD FLOOR
1:96



4 ROOF PLAN
1:96

NOTE: BUILDING A PROVIDE VENTILATION SYSTEM TO MEET BCBC 9.32.2.1.2



Cerry Plonst
architect a.i.b.c.

14922 FRASER HWY DEVELOPMENT

14922 FRASER HWY SUPREY BC

DATE: 11 MAR 15

JOB NO. 13.37

SUBMITTED FOR PERMITTING & DP

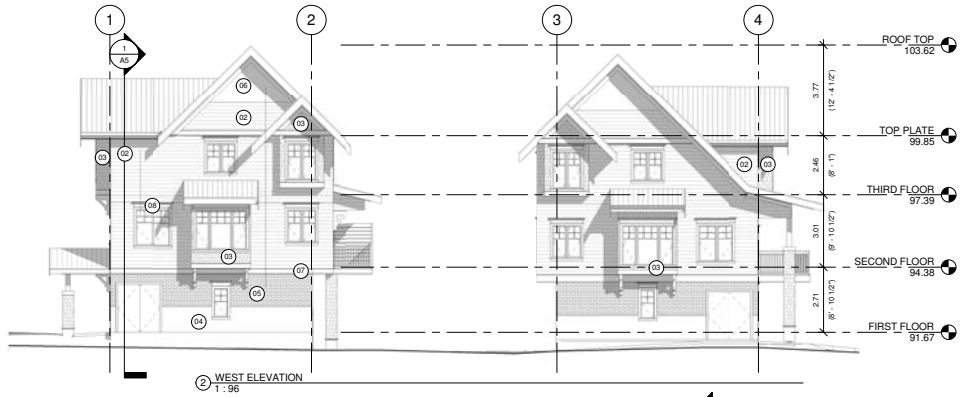
FLOOR PLANS

A3

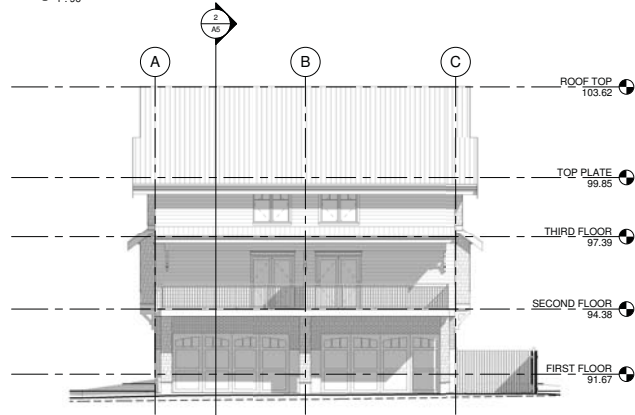
Ph: 1-222-8008
Suite 111, 12488 - 82nd Ave, Surrey, B.C. V3V 9J9



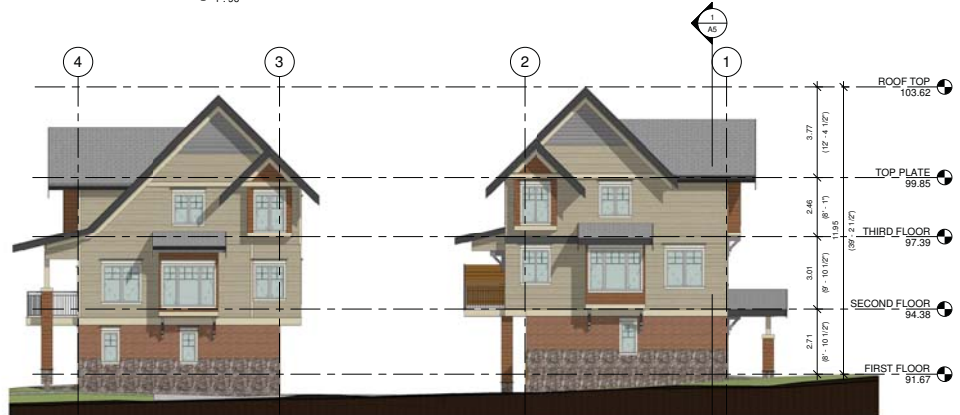
1 BLDG B SOUTH ELEVATION
1:96



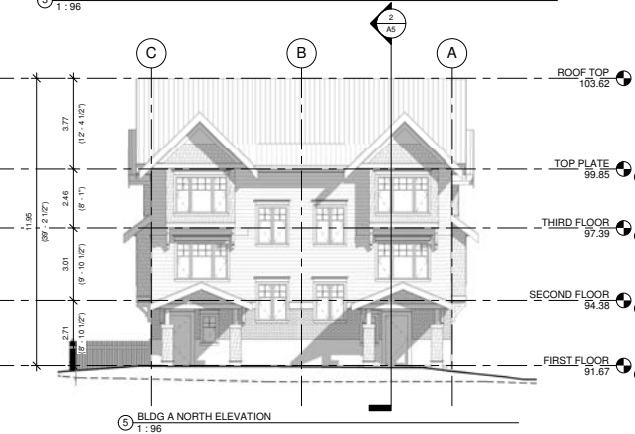
2 WEST ELEVATION
1:96



3 BLDG A SOUTH ELEVATION
1:96



4 EAST ELEVATION
1:96



5 BLDG A NORTH ELEVATION
1:96



6 BLDG B NORTH ELEVATION
1:96

NOTE:
ELEVATIONS IN DRAWINGS ARE IN METRIC

COLOR SCHEDULE

	01 - ASPHALT ROOFING SHINGLE		02 - VENEER BRICK
	03 - HARDEIPLANK - NAVAJO BEIGE JAMES HARDIE		04 - METAL LOUVRE
	05 - HARDIESHINGLE - TUSCAN GOLD JAMES HARDIE		06 - HARDIE TRIM - RUSTIC GRAIN COBBLE STONE
	07 - DRESSED FIELDSTONE CULTURED STONE		08 - WOOD TRIM - BEIGE

SUBMITTED FOR REZONING & DP

ELEVATIONS

JOB NO. 13-37

DATE: 11 MAR 15

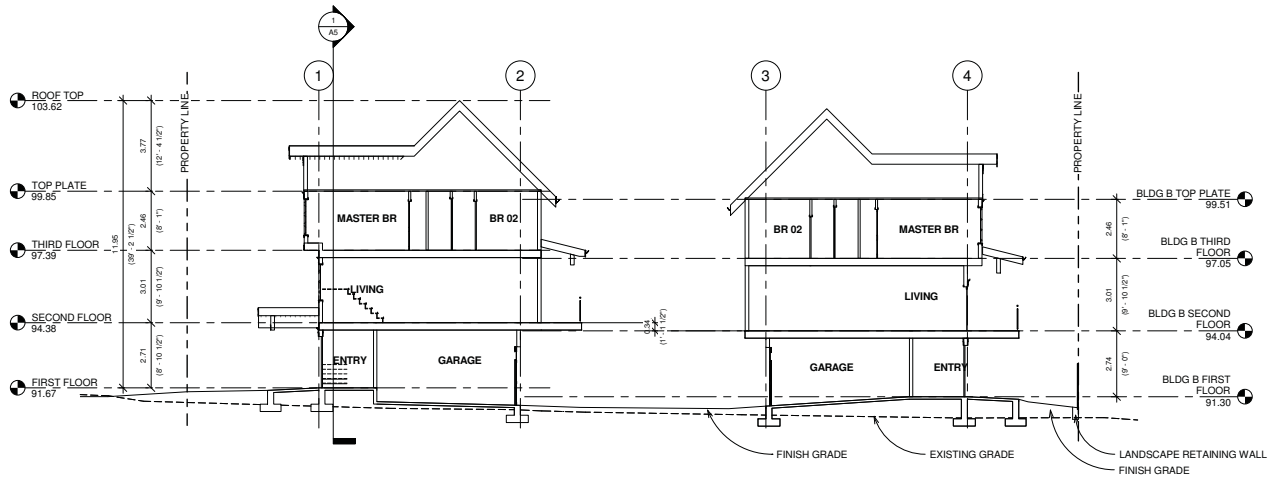
14922 FRASER HWY DEVELOPMENT

14922 FRASER HWY SURREY BC

Cherry Plonst
architect a.i.b.c.

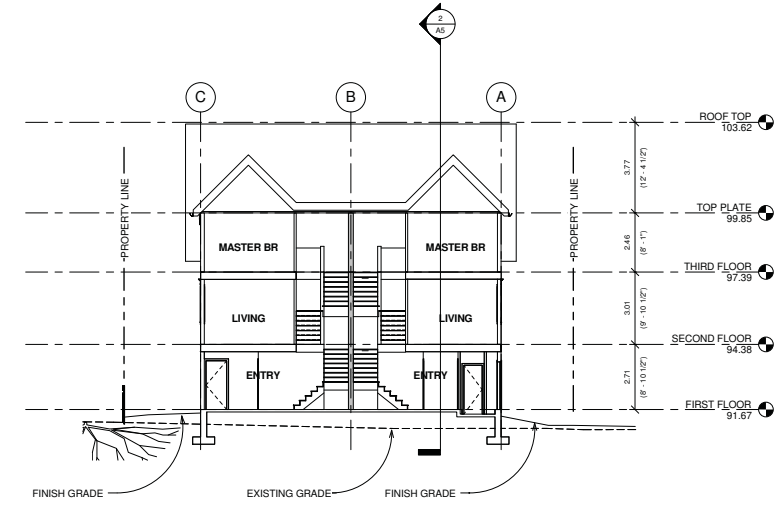
Suite 111, 13408 82nd Ave, Surrey, B.C. V3V 9J9
Ph: 522-8008

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SECTION 01
1 - 96

NOTE:
ELEVATIONS IN DRAWINGS ARE IN METRIC



SECTION 02
1 - 96

SUBMITTED FOR REZONING & DP

SECTIONS

14922 FRASER HWY DEVELOPMENT

Cerry Plonst
architect a.i.b.c.

14822 FRASER HWY SUPREY BC

JOB NO. 13.37

DATE: 11 MAR 15

Ph: 1-272-8008
Suite 114, 12488 82nd Ave, Surrey, B.C. V3W 4J9

A5

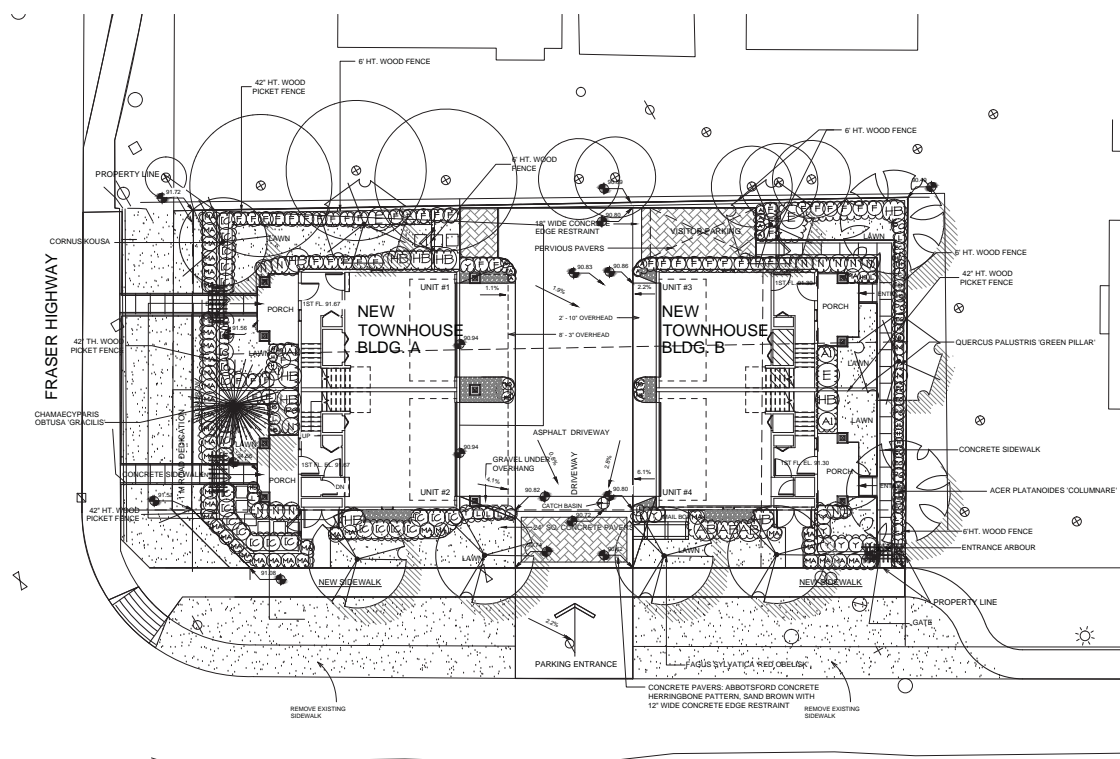


Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 f. 604-294-0022

SEAL:

PLANT SCHEDULE		PMG PROJECT NUMBER: 13-178		
KEY	SYTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
2		ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	6CM CAL; 2M STD; B&B
1		CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HAWK FALSE CYPRESS	30 HT; B&B
1		CORNUS KOUSA	KOUSA DOGWOOD	2M HT; BUSH FORM; B&B
4		FAGUS SYLVATICA 'RED OBEISK'	RED OBEISK BEECH	6CM CAL; 1.8M STD; B&B
3		QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM CAL; 1.8M STD; B&B
SHRUBS				
3		ABELIA VEDWARD GOUCHER	PINK ABELIA	#2 POT; 30CM
4		AZALEA JAPONICA 'INDO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	#3 POT; 40CM
3		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
10		HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
23		'LEX ORIENTA' CONIFERA	JAPANESE HOLLY	#3 POT; 50CM
13		NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
12		TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.5M B&B
GRASS				
13		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
44		MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
2		MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	#1 POT
5		PENNETSETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
7		ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
10		HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
14		LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER; PURPLE	#1 POT
HERB				
9		AJUGA REPTANS 'ATROPURPUREA'	CARPET BUGLE	#1 POT; 20CM
46		POLYSTICHUM MUNITZUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OETA 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 MARLBOROUGH AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



NO.	DATE	REVISION DESCRIPTION	DR.
4	15.MAR.11	NEW SITE PLAN	MM
3	15.MAR.11	NEW SITE PLAN	MM
2	14.AUG.09	MAIN COMMENTS, PLANTING ALONG F.H.	MM
1	14.JUNE.11	NEW SITE PLAN	MM

CLIENT:

PROJECT:
4 TOWNHOUSE UNITS
14922 FRASER HWY.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN



LEGAL DESCRIPTION:
LOT 8 SECTION 34 TOWNSHIP 5 NEW WESTMINSTER DISTRICT PLAN 1552
CIVIC ADDRESS:
14922 FRASER HWY SURREY, B.C.
13178-5-2P

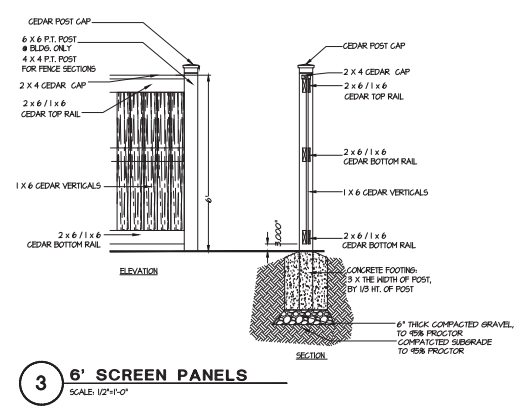
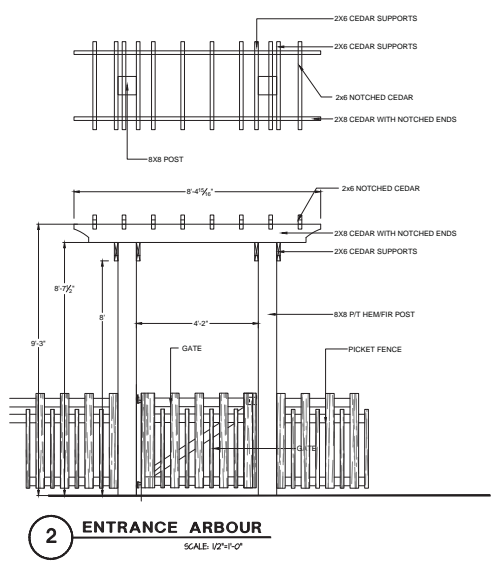
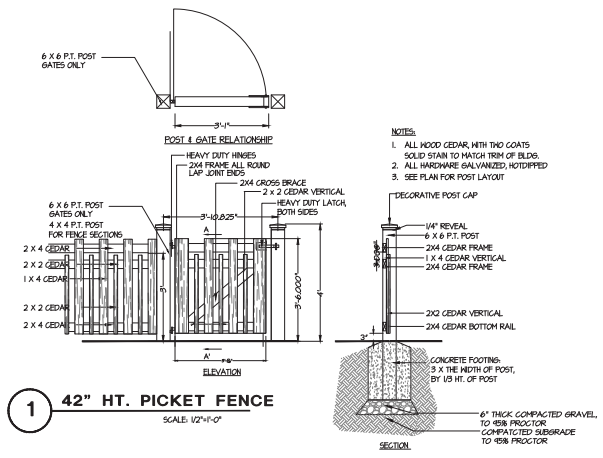
DATE: 13.DEC.19
SCALE: 1"=1'-10"=0"
DRAWN: MM
DESIGN: MM
CHKD: PCM

DRAWING NUMBER:
L1
OF 3

PMG PROJECT NUMBER: 13-178

149TH STREET

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	15.APR.21	UPDATE DETAIL 1	MM

CLIENT:

PROJECT:

4 TOWNHOUSE UNITS
 14922 FRASER HWY.
 SURREY, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 13.DEC.19 DRAWING NUMBER:
 SCALE: AS SHOWN
 DRAWN: MM
 DESIGN: MM
 CHKD: PCM

L2
 OF 3



Planning

April-24-14

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 at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #:

7913-0296-00

SUMMARY

The proposed **4 Single family with suites** are estimated to have the following impact on the following schools:

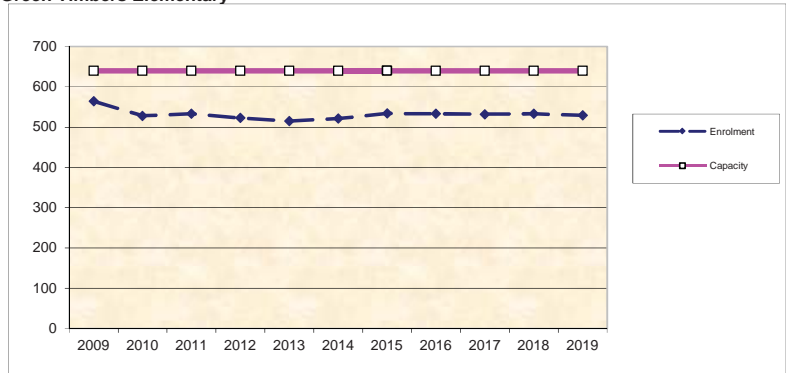
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

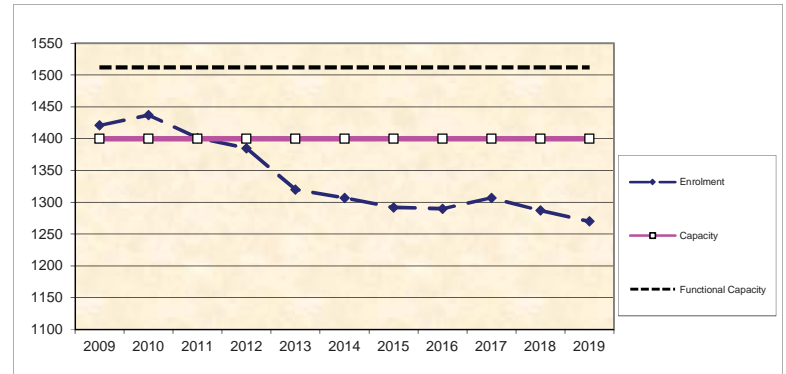
September 2013 Enrolment/School Capacity

Green Timbers Elementary	
Enrolment (K/1-7):	66 K + 449
Capacity (K/1-7):	40 K + 600
Enver Creek Secondary	
Enrolment (8-12):	1320
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Green Timbers Elementary



Enver Creek 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Planetree, London	1	0	1
Coniferous Trees			
Total (excluding Alder and Cottonwood Trees)	1	0	1
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	



Tree Preservation Summary

Surrey Project No: 13-0296-00

Address: 14922 Fraser HWY

Registered Arborist: Mike Fadum and Peter Mennel ISA (PN-5611A)

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)	1
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: March 3, 2015



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

C/O GERRY BLONSKI ARCHITECTS

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

14922 FRASER HWY., SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	SEPT1814	SL	NEW BUILDING PLAN
2	MARCH1515	SL	REVISIONS

NOTE: REDUCE EXCAVATION OFFSETS EAST OF THE BUILDINGS TO 1M IF POSSIBLE.

NOTE: IN ORDER TO PREVENT ROOT DAMAGE, WHICH MAY ADVERSELY AFFECT THE HEALTH AND OR STABILITY OF THE RETAINED TREES, ANY GROUND DISTURBANCE OR GRADE ALTERATION WITHIN THE RECOMMENDED TPZ PROVIDED IN THE TABLE ABOVE SHALL BE UNDER THE DIRECTION OF THE PROJECT ARBORIST.

NOTE: TRANSFORMER TO BE CONSTRUCTED ABOVE GRADE WITH/OUT EXCAVATION. SERVICE TO TRANSFORMER SHALL ROUTE FROM 148 STREET OR TREE REMOVAL MAY BE REQUIRED.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

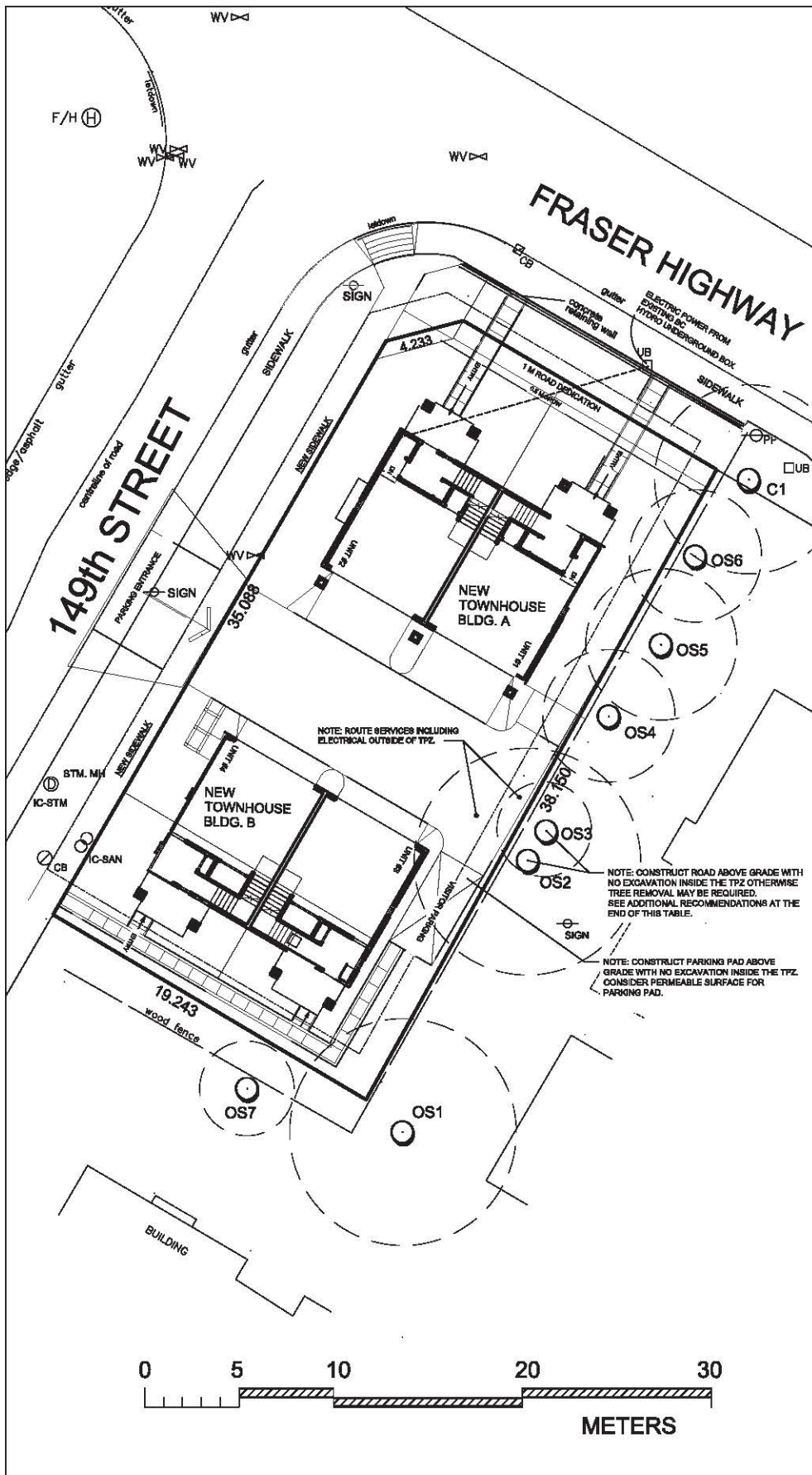
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DRAWN
SGL

SCALE
AS SHOWN

DATE
DECEMBER 19, 2013

T-1
SHEET 1 OF 1



LEGEND

	TREE TO BE REMOVED		MINIMUM NO DISTURBANCE ZONE (8X DIAMETER AS PER CITY OF SURREY POLICY)
	TREE TO BE REMOVED		



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0296-00

Issued To: SANA R. KHAWAJA

("the Owner")

Address of Owner: 14922 - Fraser Highway
Surrey, BC V3R 3N9

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

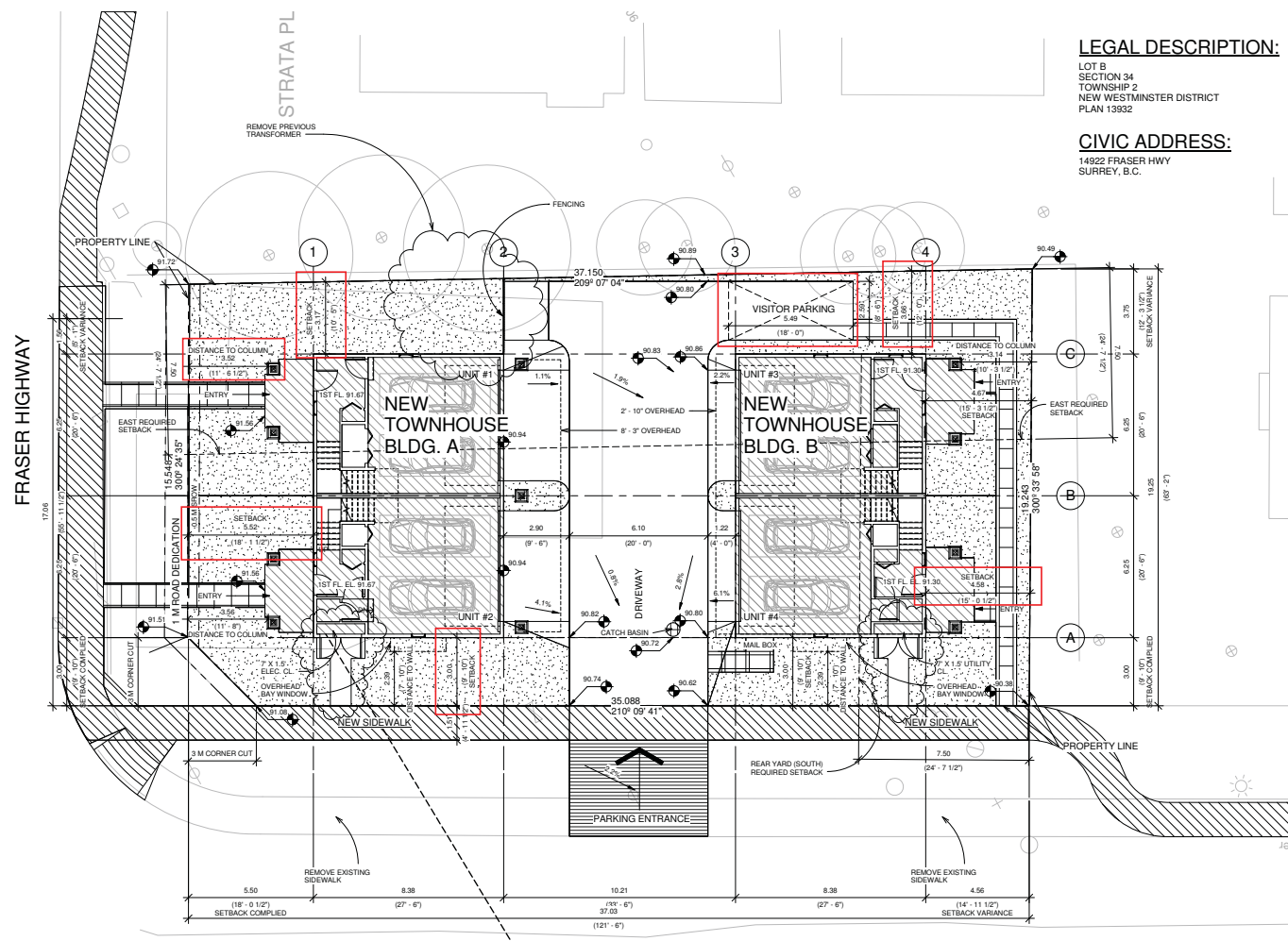
Parcel Identifier: 009-858-661

Lot B Section 34 Township 2 New Westminster District Plan 13932 Except: Part Dedicated Road On Plan BCP29915 And Part On BCP43618

14922 - Fraser Highway

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the building face and 3.5 metres (11 ft.) for the porch columns of Building A;
 - (b) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face and 3.0 metres (10 ft.) for the porch / deck columns of Building B;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building faces of Buildings A and B;
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10.5 ft.) and 3.6 metres (12 ft.) for the building faces of Buildings A and B, respectively; and



LEGAL DESCRIPTION:
 LOT B
 SECTION 34
 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT
 PLAN 13932

CIVIC ADDRESS:
 14922 FRASER HWY
 SURREY, B.C.

ZONING ANALYSIS:

1. ZONE	C-4
CURRENT ZONING	RM-30
2. SITE	7503.9 SQ. FT. 697.13 SQ. M. 0.06971 HA.
3. DENSITY PERMITTED:	75 UPH
PROVIDED:	4 / 0.06971 = 57.4
4. SITE COVERAGE PERMITTED:	45%
PROVIDED:	34%
5. F.A.R. PERMITTED:	0.9
FLOOR AREA PROVIDED:	
FIRST FL.	560.7 X 4 = 2242.8
SECOND FL.	621.8 X 4 = 2487.2
THIRD FL.	621.8 X 4 = 2487.2
LESS GARAGE	445.2 X 4 = 1780.8
TOTAL	5436.4 SQ. FT. (505.0 SQ. M.)
F.S.R.	5436.4 / 7503.9 = 0.72

6. SET BACKS	PERMITTED	PROPOSED
FRONT (FRASER HWY)	7.5 M	5.5 M TO WALL 3.5 M TO COLUMN (VARIANCE)
REAR (SOUTH)	7.5 M	4.6 M TO WALL 3.1 M TO COLUMN (VARIANCE)
WEST (149 ST)	7.5 M	3.0 M (VARIANCE)
EAST	7.5 M	3.2 M (VARIANCE)

7. PARKING REQUIRED:	
RESIDENTIAL:	4x2 = 8 CARS
VISITOR:	4X0.2 = 0.8 CARS
PROVIDED:	
RESIDENTIAL:	8 CARS (IN GARAGES)
VISITOR:	1 CAR
8. BUILDING HEIGHT ALLOWED:	13 M
PROVIDED:	
BUILDING A	12.2 M
BUILDING B	12.2 M

149TH STREET

- NOTE:**
 BUILDING A ACUSTIC UPGRADING.
 1. ADD ONE EXTRA 1/2" GWS X INSIDE ON THIRD FLOOR EXTERIOR WALL ALONG FRASER HWY
2. BEDROOM WINDOWS ON THIRD FLOOR UPGRADE TO OTC RATING
3. PROVIDE VENTILATION SYSTEM TO MEET BCBC 9.32.1.2



1 SITE PLAN
1:96

SUBMITTED FOR REZONING & DP

SITE PLAN

14922 FRASER HWY DEVELOPMENT

Cherry Plonst
architect a.i.b.c.

DATE: 11 MAR 15

JOB NO. 13.37

A1

Ph: 522-9008
 Suite 111, 12488 82nd Ave, Surrey, B.C. V3V 6J9