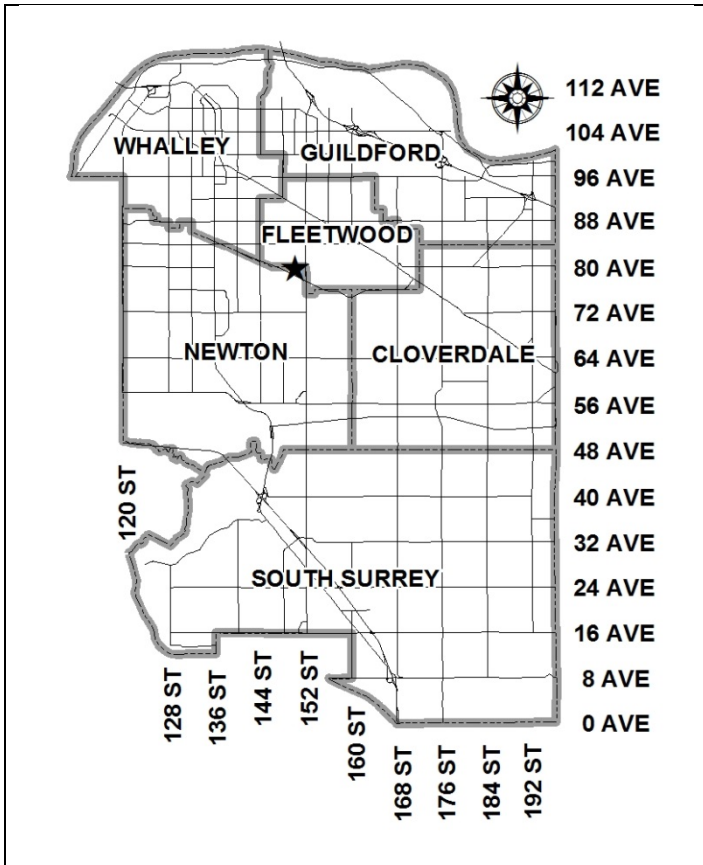


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0011-00

Planning Report Date: June 15, 2015



PROPOSAL:

- **OCP Amendment** of a portion from Suburban to Urban
- **Rezoning** of portions from A-1 and CPG to RM-15 and A-1
- **Development Permit**
- **Development Variance Permit**

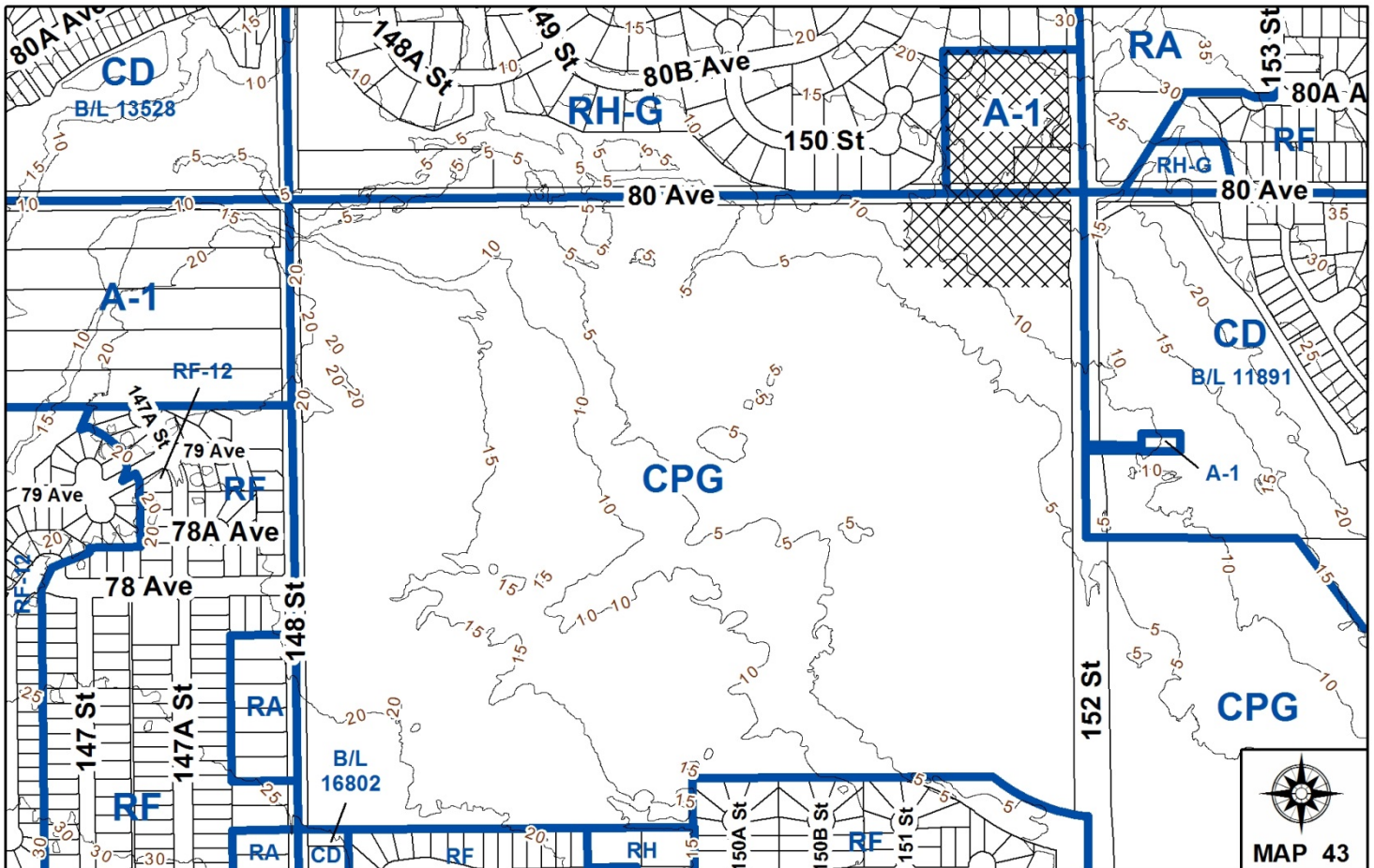
to permit the development of approximately 59 townhouse units and two "hooked" parcels to be dedicated for riparian protection.

LOCATION: 8009, 8027, 8055 and portion of 7929 - 152 Street and portion of 80 Avenue

OWNER: Guildford Golf & Country Ltd.

ZONING: A-1 and CPG

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment of a portion; and
 - Rezoning of a portion.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to forward proposed subdivision to the Agricultural Land Commission (ALC).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxations of the front, rear and side yard setbacks in the RM-15 Zone.

RATIONALE OF RECOMMENDATION

- The development will result in the creation of approximately 1.3 hectares (3.2 acres) of riparian protection area, as well as the expansion of aquatic habitat through daylighting (i.e. removal of the creek from an existing culvert and restoring to a more natural state) of approximately 132 linear metres of a Class A, red-coded creek.
- A portion of the lot proposed for riparian protection area, and to be dedicated to the City, is within the Agricultural Land Reserve (ALR) and the subdivision proposal requires approval of the ALC.
- The northern portion proposed for redesignation to Urban and rezoning to RM-15 will permit the development of 59, 2-storey and 3-storey townhouse units.
- Enabling higher density residential development adjacent a golf course provides a range in housing choices and was most recently approved by Council in 2010, specifically the townhouse development adjacent Surrey Golf Course (Application Nos. 7906-0317-00 and 7910-0149-00).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the portion of the subject site shown as Block A on the survey plan attached in Appendix I from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix I from "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)" to "Multiple Residential 15 Zone (RM-15)" and the portions of the subject site shown as Blocks B and C on the Survey Plan from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)" and a date be set for Public Hearing.
4. Council authorize referral of the proposed subdivision within the ALR, for the purpose of biodiversity conservation, to the Agricultural Land Commission.
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council authorize staff to draft Development Permit No. 7914-0011-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7914-0011-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front, rear, east and west side yard setbacks of the RM-15 Zone from 7.5 metres (25 ft.) to varying distances ranging from 0.5 metre (1.5 ft.) to 7.0 metres (23 ft.) as outlined in Schedule A of the Development Variance Permit.
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of the Environment in accordance with the Water Act;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) completion of the road closure and acquisition of portions of unopened 80 Avenue;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) registration of a reciprocal access easement to allow for shared access with the golf course property to the south (7929 - 152 Street);
- (l) registration of a 6.0-metre (20 ft.) wide statutory right-of-way for pedestrian access across a portion of the internal driveway within the site to accommodate a public pathway;
- (m) the applicant to enter into a P-15 agreement to permit habitat compensation works on lands to be conveyed to the City, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture; and
- (n) the applicant adequately address the impact of no 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:**

11 Elementary students at Maple Green Elementary School
6 Secondary students 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 Fall, 2016.

Parks, Recreation & Culture:	The Parks, Recreation and Culture Department has concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to enter into a license and monitoring agreement with the City in accordance with Policy P-15 and conditions as stipulated by the Realty Services Division.
Surrey Fire Department:	The Surrey Fire Department has no concerns with the proposed development.
Agricultural and Food Security Advisory Committee (AFSAC):	At the December 4, 2014 meeting, AFSAC passed a motion to recommend to staff and Council that the proposed development should conform with the DP guidelines for farm protection. At the June 4, 2015 meeting, AFSAC supported the proposed subdivision of land within the ALR to create a City-owned park, specifically for the purpose of riparian protection.

SITE CHARACTERISTICS

Existing Land Use: Vacant A-1-zoned parcels, portion of unopened 80 Avenue right-of-way, and Guildford Golf Course (a portion of which is in the ALR) and related parking lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Half-acre residential gross density lots.	Suburban	RH-G
East (Across 152 Street):	Eaglequest Coyote Creek Golf Course, acreage residential, and Sequoia Ridge Park	Suburban	RA and CD By-law No. 11891
South:	Portion of Guildford Golf Course, within the ALR	Agricultural	CPG
West:	Half-acre residential gross density lots and Guildford Golf Course, within the ALR	Suburban and Agricultural	RH-G and CPG

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The subject site consists of four properties at 152 Street and unopened 80 Avenue, and includes a portion of the Guildford Golf Course and three, undeveloped properties that are immediately north of, and owned by, the golf course. Portions of the unopened 80 Avenue right-of-way are also proposed to be acquired from the City and included in the development.
- For practical purposes, the portion of the subject site that is considered to be a part of the development application (the "proposed development site") is a 3.0-hectare (7.4-acre) area in the northeast corner of the greater subject site (see Appendix II).
- The majority of Guildford Golf Course (the approximately 48-hectares, or 118-acre "remainder area" not included in the proposed development site) is within the Agricultural Land Reserve (ALR). Excluding this remainder area, the portion of the Guildford Golf Course that is proposed for development, along with the adjacent lots to the north, are entirely outside of the ALR.
- However, a portion of ALR-designated land that is within the remainder area is included in the subdivision application as it is proposed to be conveyed to the City as open space, for the sole purpose of biodiversity conservation (in this circumstance, specifically as riparian protection area). Regulations within the Agricultural Land Commission (ALC) Act (under Part 2, Section 3) permit parks within the ALR for the following purposes: biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing. This proposed subdivision of land within the ALR for park purposes must be referred to the ALC for approval before it can be considered by the City Approving Officer.
- Two tributaries of Bear Creek (known as West Tributary and East Tributary) bisect the proposed development site, one tributary along the west side of the site and a second traversing the site from the northeast to the west of the site (see Appendix VIII). These two tributaries merge on the southwest corner of the proposed development site before ultimately flowing into Bear Creek, which traverses the Guildford Golf Course from northwest to southeast. These tributaries, along with Bear Creek, are Class A (red-coded), fish-bearing watercourses and those portions within the development site will be conveyed to the City as riparian protection areas, as proposed Lots 2 and 3.

Current Application

- The current proposal includes subdividing the subject site in order to permit a multi-family lot (proposed Lot 1), two park lots for riparian protection purposes (proposed Lots 2 and 3), with the existing Guildford Golf Course remaining on a separate remnant lot to the south (see Appendix II).

Proposed RM-15 Townhouse Lot (Proposed Lot 1)

- Proposed Lot 1 will be the site of the proposed 59-unit, 2-storey and 3-storey townhouse development and extends from the edge of Guildford Golf Course along the southern property line of the development site, to the existing half-acre residential development along the north property line, with a lot area of 1.65 hectares (4.1 acres).

- In order to permit this use, the applicant proposes to:
 - redesignate this portion of the site from Suburban to Urban in the OCP;
 - rezone from A-1 to RM-15 in order to permit the development of fifty-nine (59), two and three-storey townhouse units in eighteen (18) buildings with a proposed density of 35 uph (14 upa) and floor area ratio (FAR) of 0.53; and
 - acquire and incorporate a 0.15-hectare (0.38-ac) portion of the unopened 80 Avenue road right-of-way (ROW) into the development.
- The proposed townhouse development will gain access through a shared intersection and entryway with the Guildford Golf Course. This shared access will be relocated south from the current access, for traffic safety purposes.
- The proposed townhouse lot is comprised of a northern portion and a southern portion, which are connected by an internal drive aisle that crosses a portion of the creek that is proposed to be daylighted. To the east and west of this drive aisle connection are portions of two proposed riparian protection areas.
- The northern portion of proposed Lot 1 consists of thirty-four (34) townhouse units, located between two riparian protection areas to the west and east of the proposed units, and south of the existing half-acre residential development.
- The southern portion of proposed Lot 1 consists of twenty-five (25) townhouse units, located between portions of the proposed riparian protection area and daylighted stream to the west and north and the existing Guildford Golf Course and associated parking lot to the south and east.
- With the adoption of OCP By-law No. 18020 on October 20, 2014, the following Development Permits are required for the application:
 - Form and Character Development Permit to regulate the form and character of the proposed development (see Design Proposal and Review section);
 - Farming Protection Development Permit to regulate the development of land adjacent to the boundary of the ALR; and
 - Hazard Lands Development Permit ("Hazard Lands DP") to regulate the development of land with steep slopes in excess of 15% gradient.
- The proposed development does not fully comply with the 30-metre (98 ft.) setback or 24-metre (79 ft.) landscape buffer provisions of the Farming Protection Development Permit guidelines, for the following reasons:

- The development is dedicating approximately 1.3 hectares (3.2 ac) of the site to the City for riparian protection. This includes the daylighting of approximately 132 linear metres (433 ft.) of creek, part of which will act as a buffer to the ALR edge along the west side of the proposed development. This reduces the overall developable area of the site by approximately 43%;
 - The location and width available for the buffer reflects the need to re-locate the site access further south along 152 St. (for traffic safety purposes). This influenced the location of the east-west internal road and siting of the southernmost row of townhouses; and
 - Significant landscaping will be provided within a proposed southerly, 3.0-metre (10 ft.) wide buffer to ensure effective physical and visual separation between the new townhouses and golf course/ALR lands.
- With respect to the Hazard Lands DP, the applicant has engaged a geotechnical consultant (GeoPacific Consultants Ltd.) to investigate any concerns related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site.
 - The consultant has determined that the development is feasible provided that the recommendations in their report (dated March 9, 2015) are incorporated into the overall design of the site. The geotechnical investigation report has been reviewed by staff and found to be acceptable;
 - In addition, the applicant engaged an environmental consultant (Enkon Environmental) to provide recommendations for appropriate stream setbacks and a civil engineer (Aplin & Martin Consultants Ltd.) to design an appropriate storm water management system, as well as a design for the proposed daylighted watercourse setbacks (see Environmental Considerations section); and
 - Staff have no concerns with respect to the issuance of the proposed Hazard Lands DP.
 - In addition, a Development Variance Permit is required for the application. The applicant is proposing reduced building setbacks of the RM-15 Zone along all property lines, from 7.5 metres (25 ft.) to setbacks of varying distances ranging from 0.5 metre (1.5 ft.) to 7.0 metres (23 ft.) (see By-law Variance section).

Proposed Riparian Protection and Park Dedication Areas (Proposed Lots 2 and 3)

- The applicant is proposing to dedicate approximately 1.3 hectares (3.2 acres), or 43% of the development site, to the City as riparian protection area and park.
- This dedication areas consist of the following:
 - as noted above, two Class A (red-coded) tributaries of Bear Creek (known as West Tributary and East Tributary, see Appendix VIII), and the associated streamside protection and enhancement area (SPEA) setbacks that surround the tributaries, including approximately 0.26 hectare (0.64 ac) of land within the current golf course generally west of the ALR boundary and west tributary;

- approximately 132 linear metres (433 ft.) of daylighted creek connecting the two tributaries of Bear Creek, totaling approximately 0.12 hectare (0.3 ac) in area; and
- two portions of the property outside of the proposed SPEA setbacks totaling approximately 0.12 hectare (0.3 ac), located in the northwest corner and east side of the property, respectively (see Appendix II).
- Incorporated into the riparian protection and park dedication area will be a dedicated, 3-metre (10 ft.) wide east-west pedestrian path (see Appendix II) that is intended, in the very long term, to ultimately connect to a possible future pedestrian trail along the unopened 80 Avenue right-of-way (ROW) through to Enver Creek Park to the west. This connection is not anticipated to occur in the foreseeable future and Parks staff indicate its installation will involve consultation with the adjacent residential property owners to the north.
- Not included in the 1.3-hectare (3.2-ac) total riparian protection and park dedication area is the additional, approximately 0.1-hectare (0.24-ac) portion of unopened 80 Avenue ROW that will not be acquired by the applicant.
- The proposed riparian protection and park areas will be dedicated to the City as two separate lots, consisting of the following lot areas:
 - Proposed Lot 2 will be 0.82 hectare (2.02 ac) in area; and
 - Proposed Lot 3 will be 0.51 hectare (1.26 ac) in area.
- As noted earlier in this report, the applicant has engaged an environmental consultant (Enkon Environmental) to provide recommendations for appropriate streamside protection and enhancement area (SPEA) setbacks in accordance with provincial Riparian Area Regulations (RAR). The environmental consultant undertook a field assessment and measurements of the stream channel and riparian areas to determine the high water mark and establish the SPEA setback.
- The SPEA setbacks have been established as a minimum of 10 metres (33 ft.) from the high-water mark of the East Tributary and a minimum of 11.4 metres (37 ft.) for the lower reaches of the West Tributary, and 11.7 metres (38 ft.) for the upper reaches of the West Tributary.
- In addition, the environmental consultant included additional measures to protect the integrity of the SPEA setbacks, including slope stability, windfirm tree assessments, tree protection, and storm water management as well as consideration for City access to the watercourses for maintenance in establishing the extent of the riparian protection areas. This information was reviewed by staff and found acceptable.
- In addition, an independent peer review of the RAR assessment and proposed SPEA setback recommendations conducted by a Qualified Environmental Professional (QEP) from Diamond Head Consulting Ltd. found that the recommendations of the project consultant are appropriate.

- The applicant is proposing to convey the creek riparian setback areas to the City as open space. Parks, Recreation and Culture confirmed that the conveyance of this land to the City as open space is acceptable. A P-15 agreement will be required to permit habitat compensation works within lands proposed to be conveyed to the City.
- As a portion of the riparian protection area is within the Agricultural Land Reserve (ALR), the approval of the ALC is required.
- At present, these proposed lots are zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)". For consistency, those portions presently zoned "Golf Course Zone (CPG)" are proposed to be rezoned to "General Agriculture Zone (A-1)".

Existing Golf Course (Proposed Remainder Lot)

- The existing Guildford Golf Course, which predates the ALR and has operated in its present location since approximately 1965, will remain in its present location with adjusted property boundaries.
- Once the proposed subdivision is complete, the Guildford Golf Course and related facilities will be entirely within the ALR. There are no proposals to redevelop this portion of the site nor to remove any land from the ALR.
- The applicant will be required to reconfigure the existing parking lot associated with Guildford Golf Course. The reconfiguration will include the removal of some trees adjacent the existing club house (as noted in the Tree Removal and Replacement Plan), and the installation of additional trees interspersed throughout the parking lot and along the eastern property line, acting as a landscape buffer adjacent 152 Street. The applicant has demonstrated that the parking lot will comply with the parking requirements of the CPG Zone after the proposed development is complete.

Road Dedication and Engineering Requirements

- The applicant will be required to dedicate a portion of the site for the widening of 152 Street.
- The applicant is proposing to construct a full-movement, signalized intersection at the proposed shared entrance from 152 Street to the proposed development and Guildford Golf Course. The applicant has engaged a traffic consultant (Bunt & Associates) to confirm that the proposed intersection is feasible, and will not have a significant impact on operations at the adjacent intersections along 152 Street. The applicant has initiated preliminary design of the proposed intersection.
- The Transportation Division has no objection to the proposed installation of a full-movement, signalized intersection in this location. However, the applicant must provide a design that is acceptable to staff.
- Should a full-movement, signalized intersection not be provided for proposed access to 152 Street, access will be restricted to left-in/right-in/right-out only.
- A reciprocal access easement with the Guildford Golf Course will be required to ensure that adequate access is provided and maintained.

- In addition, Highway License Agreements (HLA) will be required as the Guildford Golf Course is encroaching onto City road right-of-way in three separate locations:
 - within the unopened 80 Avenue ROW west of the subject site;
 - within City-owned road ROW to the south that is reserved for a possible future Bear Creek Connector transportation corridor; and
 - within a portion of the 148 Street road allowance along the west side of the existing golf course for fence encroachment.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on January 27, 2015, and a development proposal sign was erected on February 5, 2015. Staff received ten (10) telephone responses and eight (8) written responses to the pre-notification letter and the development proposal sign, some of which were from the same individuals and households.

In total, responses were received from seventeen (17) individuals from fifteen (15) households. Of these 15 households, ten (10) are outright opposed to the proposed development, three (3) households had some concerns that were somewhat mitigated after they discussed the scale and location of the development with staff, and two (2) called requesting information but offered no comments.

As a result of the volume of responses generated through the pre-notification stage, staff requested that the applicant host a Public Information Meeting (PIM) to apprise local residents and property owners of the proposed development.

The PIM was held Tuesday, March 5, 2015 at the Guildford Golf Course club house. Twenty six (26) residents registered their attendance at the PIM, while approximately thirty-five (35) people were in attendance. Staff representatives from the Planning and Development Department and the Parks, Recreation and Culture Department were also in attendance.

The general concerns raised during through pre-notification process and at the PIM are described below (with staff comments in italics):

- Several residents expressed concern that the proposed development would have a negative impact on the existing watercourses and related species that are present on the site. This included a concern that these watercourses would be covered and redirected into pipes.

(The two watercourses on the site, which are Class-A, red-coded streams, will be retained and conveyed to the City for the purposes of riparian protection. This includes the significant mature tree coverage within the required streamside protection and enhancement area (SPEA) that surrounds the watercourses. No watercourses will be redirected to pipes, while approximately 132 linear metres of creek will be removed from an existing culvert and restored to a more natural state.)

- Residents were concerned about the level of tree removal on the site. As the site has many mature trees and significant coverage, residents view this area as an important natural amenity.

(Although some trees will be removed to permit development, the majority of the townhouse development is within previously cleared areas, on a portion of the golf course parking lot, and on the unopened 80 Avenue road right-of-way. No trees are proposed to be removed from the proposed riparian protection area, except for one tree deemed hazardous. Additional vegetation will be planted in the riparian protection areas at the direction of City staff, through the Policy P-15 agreement.)

- There was some confusion as to the extent of the development, as some residents believed that the golf course itself was proposed for development. A few residents indicated that they were afraid that land was either going to be removed from the ALR to support this development, or would be removed from the ALR to allow for future development of the entire golf course.

(Staff clarified that the applicant is not proposing to remove any land from the ALR. The proposed development area is on land currently outside of the ALR, and does not include the golf course itself. The applicant has also indicated that they have no intention of removing land from the ALR, now or in the future however they are aware that this would require the approval of both the City of Surrey and the Agricultural Land Commission.)

- Many residents expressed concern that the proposed density is too high for the Suburban context, and that the City should be encouraging single family development. Several residents were concerned about the proximity of the development to their existing neighbourhood, and the height of the townhouses.

(Staff advised that an OCP amendment from Suburban to Urban is required to permit the proposed townhouses, at a unit density of 14 units per acre (upa). Staff and the project consultant noted that there will be no direct vehicle connection between this development and the surrounding neighbourhood, and that the existing residences will be screened by existing trees and new landscaping. The proposed density allows for a clustering of units with significant riparian protection and dedication. The project consultant notes that the maximum height of the proposed units is comparable to that of a single family house. In addition, it was noted that the proposed townhouse units will be lower than the existing residences, due to the site topography.)

- Concern was expressed about the quality of the proposed development, and the affect it would have on surrounding property values. Concern was also raised about the impact on school capacity.

(The project consultant advised residents that the proposed development will incorporate high quality design and materials and is targeted towards retirees and "empty-nesters". Surrey School District staff have noted that both the local elementary school and high school are able to accommodate additional enrollment.)

- Several residents expressed concern that significant traffic will be generated through this proposed development, which will result in congestion, noise, short-cutting through the existing neighbourhood, and parking capacity issues, both on-site and in the surrounding neighbourhood.

(Vehicle access to the site will be entirely from 152 Street, and the applicant is proposing to install a full movement signalized intersection to ensure that full movement access and egress can be done safely and would be designed to ensure that traffic flow is not interrupted and does not back up to 81 Avenue, which is the primary access to the existing neighbourhood to the north.

There will be no direct vehicle access from the proposed development site into the existing residential neighbourhood, which should mitigate concerns regarding parking and short-cutting in the existing neighbourhood. The proposed on-site residential parking meets the parking requirements in the Zoning By-law, while the proposed on-site visitor parking exceeds requirements. Each unit has a side-by-side double garage.)

- Some residents expressed concern about the transparency of the planning process. There was some concern that the comments from the PIM would not reach staff, or that the golf course and the unopened 80 Avenue road ROW would be further developed without notification.

(Staff attended the PIM, and also received a summary of the PIM along with several comment sheets.

There are no proposals to either open or develop the unopened 80 Avenue ROW west of the development site, as this portion of the ROW is within the ALR and at 10 metres (33 ft.) in width is not of sufficient depth for development.)

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The portion of the subject site proposed for development is designated Suburban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate a portion of the site (proposed Lot 1) from Suburban to Urban to permit the proposed 59-unit, 2-storey and 3-storey townhouse development with a proposed unit density of approximately 35 units per hectare (uph), or 14 units per acre (upa), based on the net site area and a proposed floor area ratio (FAR) of 0.53 (see Appendix VII).
- The development will result in the creation of approximately 1.3 hectares (3.2 acres) of riparian protection area, as well as the expansion of aquatic habitat through daylighting (i.e. removal of the creek from an existing culvert and restoring to a more natural state) of approximately 132 linear metres of a Class A, red-coded creek.

- A portion of the single family residential areas along the south and west sides of the existing Guildford Golf Course are designated Urban in the OCP, as are the residential areas east of the existing Eaglequest Coyote Creek Golf Course. In addition, a redesignation from Suburban to Urban and rezoning to RM-15 to allow for townhouses on a property adjacent to a golf course (Surrey Golf Course) that is within the ALR has previously been supported under Development Application No. 7906-0317-00 (which received final adoption from Council on April 12, 2010).

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 59-unit, 2-storey and 3-storey townhouse development on a 1.65-hectare (4.0-ac) northern portion of the subject lands.
- The townhouse units range in size from 158 square metres (1,702 sq.ft.) to 212 square metres (2,286 sq.ft.) and are comprised of nine 3-bedroom units, fourteen 3-bedroom & den units, and thirty-six 4-bedroom units.
- Each of the 59 townhouse units will contain a side-by-side attached garage at grade. Ten (10) of the units are two storeys in height, and consist of a master bedroom on the main floor along with kitchen, dining, and living rooms. Forty-nine (49) of the units have a garage and a flex-room located at grade, with the kitchen, dining, family and living rooms on the second floor, and bedrooms on the third floor.
- With between two (2) to four (4) units per building, the aesthetic of the townhouse project is inspired by large English country-style manor houses. As indicated by the project architect (Atelier Pacific), the building details are equestrian-inspired, with barn-like garage doors, stone and crushed rock pathways, and vintage-style lighting, door hardware and window boxes and incorporate a mixture of country fieldstone and brick, large chimneys, window shutters, steep roof pitches with dormers, smaller upper floor (loft-style) footprints built into the roof, and large covered outdoor spaces accessible off of the living areas.
- The proposed major exterior finishes on the townhouses consist of vertical elements in four different colour themes ("light", "dark", "warm", and "crisp"). These four themes and finishes are comprised of painted stucco (warm brown, warm beige, and forest green tones) and fibre-reinforced cement (hardie) panelling (light maple, forest green, hearthstone grey, and warm red tones) with minimal use of vinyl siding (light maple, and brown tones). The roofing materials are comprised of profiled architectural asphalt shingles (grey).

Indoor Amenity Space

- No indoor amenity space is proposed for this townhouse development. The RM-15 Zone requires that 177 square metres (1,905 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit).
- The applicant has agreed to address the impact of the proposed elimination of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy. However, the applicant has indicated that they will explore options to enter into an agreement with the future townhouse strata to allow access to the adjacent golf club house for use of the golf club facilities.

Landscaping and Outdoor Amenity Space

- Along with significant tree retention within the riparian protection areas (see Trees section), the proposed landscaping will consist of two hundred and eighty-seven (287) coniferous and deciduous trees planted throughout the site, such as Cypress, Cedar, Spruce, Maple, Katsura, and Beech trees interspersed with shrubs such as Azalea, Dogwood, Salal, Pine, Rhododendron, Yew and others and perennials such as Fern and Coneflower (sunflower).
- Cedar fences, at approximately 1.8 metres (6 ft.) in height, will provide privacy for the individual outdoor spaces associated with the townhouse units.
- A network of 1.5-metre (5 ft.) wide internal pathways meander through the site, adjacent to the edge of the riparian protection areas, to provide residents the opportunity to walk through the development. These internal pathways will also connect to the 3-metre (10 ft.) wide dedicated parks path that bisects the site.
- The RM-15 Zone requires that 177 square metres (1,905 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 555 square metres (5,974 sq.ft.). The outdoor amenity space is located in the southern portion of the development, adjacent to the riparian protection area and the intersection of several pathways. The proposed amenity area will include seating within a "public commons" – inspired passive lawn area, planted with Azalea, Japanese Maple and Weeping Nootka Cedar around the periphery.

Landscape Buffers

- Two separate landscape buffers will be installed on the site.
- At the south end of the site, adjacent the portion of the Guildford Golf Course that is within the ALR, a 3.0-metre (10 ft.) wide buffer will be provided, consisting of Cypress, Maple, Viburnum, Pine and Katsura. The buffer is reinforced by wooden fences along the rear of the units. No access, gates or pathways will be provided into the buffer area.
- At the north end, adjacent to the existing half-acre residential lots to the north, a 2.0-metre (6.6 ft.) wide buffer consisting primarily of cedar hedges will be provided.

Parking

- A total of one-hundred and eighteen (118) resident parking spaces are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided in a double garage parking arrangement for each proposed unit.
- A total of fifteen (15) visitor parking spaces are to be provided on-site, which exceeds the minimum parking requirements in Surrey Zoning By-law No. 12000 of twelve (12) spaces.

TREES

- Senga Lindsay, ISA Certified Arborist of Senga Landscape Architecture, 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	12	12	0
Cottonwood	6	6	0
Coniferous Trees			
Douglas Fir	12	7	5
Spruce	2	2	0
Western Red Cedar	9	8	1
Total (excluding Alder and Cottonwood Trees)	23	17	6
Additional Estimated Trees in the proposed Riparian Area	300	0	300
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		287	
Total Retained and Replacement Trees		293	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of twenty-three (23) mature trees on the portion of the site proposed for development, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately 44% of the total trees on the site, are Alder and Cottonwood trees. It was determined that six (6) trees can be retained as part of this development proposal on the portion of the site proposed for development. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional, approximately three hundred (300) protected trees that are located within the proposed riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of fifty-two (52) replacement trees on the site. The applicant is proposing two hundred and eighty-seven (287) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 152 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Cypress, Cedar, Spruce, Maple, Katsura, and Beech trees.
- In summary, a total of two hundred and ninety-three (293) trees are proposed to be retained or replaced on the portion of the site proposed for development, not including the trees within the proposed riparian protection area.

BIODIVERSITY CONSERVATION STRATEGY

- While the portion of the subject site that is to be developed is not identified as a Hub or Corridor through the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), the proposed dedication of riparian protection area to the City as open space will enhance the aquatic habitat of two tributaries of Bear Creek, which will be a benefit to Bear Creek.
- The BCS Green Infrastructure Network map identifies a Regional Corridor surrounding the portion of Bear Creek that traverse the middle of the golf course site. This Regional Corridor is in the Fleetwood BCS management area, with a Medium ecological value. This portion of the site is not included as part of the proposed development (see Appendix VIII).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 19, 2015. 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 development protects natural areas.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The development offers a mix of housing types that will allow limited aging-in-place, including master bedrooms on the main floor, and provides private outdoor space for gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and rain water detention areas. The development provides a riparian protection area for two red-coded watercourses, and restores a portion of a watercourse to a more natural state. A significant number of existing trees will be retained and protected.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The development provides several on-site pathways, and will connect to an off-site pathway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development incorporates CPTED principles, such as providing ground-oriented buildings with sightlines to pathways and amenity spaces, and provides outdoor amenity space accessible to and suitable for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> The development will meet or exceed EnerGuide, Energy Star and ASHRAE 90.1 specifications
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Purchasers of units within the development will be provided with information regarding the daylighted watercourses and riparian protection areas adjacent the development.

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 front, rear, east and west side yard setbacks of the RM-15 Zone from 7.5 metres (25 ft.) to varying distances ranging from 0.5 metre (1.5 ft.) to 7.0 metres (23 ft.).

Applicant's Reasons:

- The proposed setbacks are necessary due to the significant riparian area dedication and related geotechnical and access setbacks in addition to the proposed stream daylighting that is provided throughout the site

Staff Comments:

- The setback variances allow for significant riparian area protection and dedication of two Class A, red-coded watercourses.
- The majority of the setbacks, including the most significant relaxations, are primarily internal to the site and will have no impact on the surrounding community.
- The proposed units adjacent 152 Street will have landscape screening for privacy and noise reduction.
- For units proposed adjacent to the existing residential lots to the north, setback relaxations will be to the covered deck and not to the face of the building, which will retain a 7.5-metre (25 ft.) setback. A 2-metre (6.5 ft.) landscape buffer will be provided in this location.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Bear Creek BCS GIN Corridor, Tributaries and ALR Boundary
Appendix IX.	Development Variance Permit No. 7914-0011-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd., dated March 9, 2015
- Environmental Report Prepared by Enkon Environmental, dated September 7, 2014.

Original signed by Judith Robertson for

Jean Lamontagne
General Manager
Planning and Development

CA/da

\\file-server1\net-data\csdc\generate\areaproduct\save\16979675035.doc
CTA 6/15/15 2:29 PM

- (b) Introduce a By-law to rezone portions of the site and portions of road allowance.
- (c) Proceed with Public Notification for Development Variance Permit No. 7914-0011-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Existing and Proposed Zoning: A-1, CPG, RM-15

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	125.7 acres
Hectares	50.8 hectares
NUMBER OF LOTS	
Existing	4
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	431 sq. metres – 16,463 sq. metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	35 uph / 14 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30%
Estimated Road, Lane & Driveway Coverage	12.4%
Total Site Coverage	42.4%
PARKLAND	
Area (square metres)	15,440
% of Gross Site	3% (43% of development site)
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		508,974
Road Widening area		252.0
Undevelopable area (Existing Golf Course and Parkland Dedication Area)		491,434
Net Total		16,500
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	30%
Paved & Hard Surfaced Areas		12.4%
Total Site Coverage	45%	42.4%
SETBACKS (in metres)		
Front	7.5 m	Varying distances, ranging from 0.5 m to 7.0 m*
Rear	7.5 m	
Side #1 (N)	7.5 m	
Side #2 (S)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	11.0 m	11.0 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		59
Total	62	59
FLOOR AREA: Residential	9,878	8,681
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,878	8,681

* **Variance required**

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)	15 upa	14 upa
FAR (gross)		
FAR (net)	0.6	0.53
AMENITY SPACE (area in square metres)		
Indoor	177	0
Outdoor	177	555
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed +	118	118
Residential Visitors	12	15
Institutional		
Total Number of Parking Spaces	130	133
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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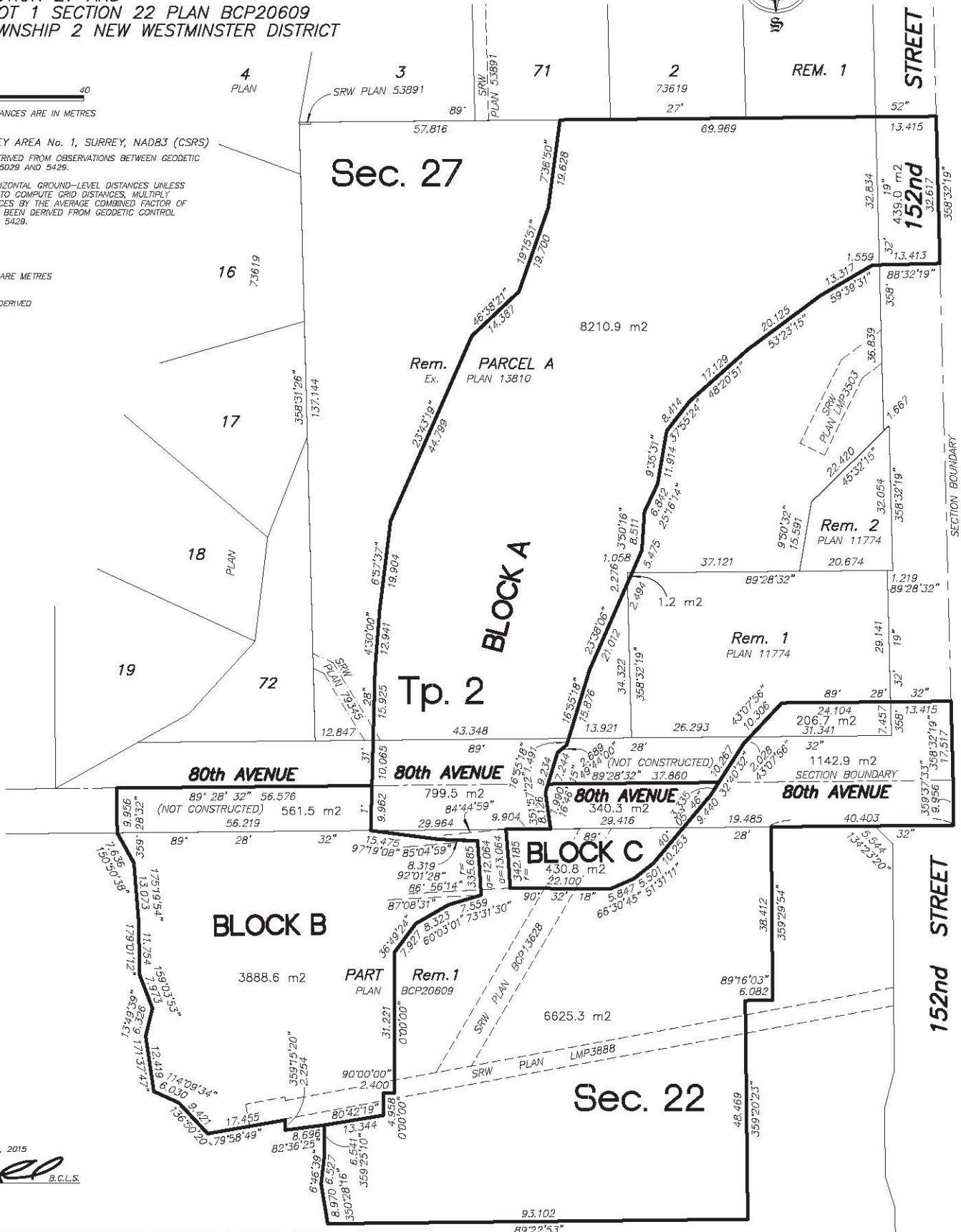
BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. _____
 OF PART OF PARCEL A (EXPLANATORY PLAN 13810) LOT 3 PLAN 11774
 EXCEPT: FIRSTLY; PARCEL 1 (BYLAW PLAN 62401) AND
 SECONDLY; PARCEL N (BYLAW PLAN 86859) AND
 PARTS OF LOT 1 PLAN 11774 EXCEPT: PARCEL A (BYLAW PLAN 62401)
 ALL OF SECTION 27 AND
 PART OF LOT 1 SECTION 22 PLAN BCP20609
 ALL OF TOWNSHIP 2 NEW WESTMINSTER DISTRICT



0 20 40
 SCALE 1:600 DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83 (CSRS)
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5029 AND 5429.
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.9996007 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5029 AND 5429.

LEGEND
 m² DENOTES SQUARE METRES
 LOT DIMENSIONS ARE DERIVED FROM FIELD SURVEY



CERTIFIED CORRECT
 THIS 9th DAY OF JUNE, 2015

 GARY SUNDVICK B.C.L.S.

TABLE OF AREAS	PID No.	BLOCK A	BLOCK B	BLOCK C
PART PARCEL A (EXPLANATORY PLAN 13810) PLAN 11774	001-558-901	8210.9 m ²		
PARTS LOT 1 PLAN 11774	000-567-701	207.9 m ²		
PARTS LOT 1 PLAN BCP20609	026-479-931	6625.3 m ²	3888.6 m ²	430.8 m ²
PARTS ROAD		2381.4 m ²	561.5 m ²	340.3 m ²
TOTALS		17425.5 m²	4450.1 m²	771.1 m²

JUNE 9, 2015
BUTLER SUNDVICK
 4 - 19089 94th Ave
 Surrey, BC V4N 3S4
 www.butlersundvick.ca
 Tel. 604-513-9611
 File: 4303
 Dwg: 4303-21(2015-06-09)

**PROPOSED SUBDIVISION PLAN OF
 PARCEL A (EXPLANATORY PLAN 13810) LOT 3 PLAN 11774
 EXCEPT: FIRSTLY; PARCEL 1 (BYLAW PLAN 62401) AND
 SECONDLY; PARCEL N (BYLAW PLAN 86859) AND
 LOT 1 PLAN 11774 EXCEPT: PARCEL A (BYLAW PLAN 62401) AND
 LOT 2 PLAN 11774 EXCEPT: PARCEL B (BYLAW PLAN 62401) AND
 PARCEL A (REFERENCE PLAN EPP) AND
 PARCEL B (REFERENCE PLAN EPP) AND
 ALL OF SECTION 27 AND
 PART OF LOT 1 SECTION 22 PLAN BCP20609
 ALL OF TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

PLAN EPP



5029
 Datum: NAD83(CRS) 4.0.G.S.C.1.0.00
 UTM Zone 10
 UTM Northing: 5444381.751
 UTM Easting: 514487.719
 Station Combined Factor: 0.9992884
 Estimated horizontal positional accuracy: 0.027
 Estimated horizontal positional accuracy: 0.016



SCALE 1 : 500 DISTANCES ARE METRIC
 THE INTENDED PLOT SCALE OF THIS PLAN IS 380 mm
 IN WIDTH BY 884 mm IN HEIGHT (D SIZE) WHEN
 PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 1, SURVEY, NAD83 (CRS)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC
 CONTROL MONUMENTS 5029 AND 5129.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
 OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES. HORIZONTAL
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
 CORRECTION WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
 MONUMENTS 5029 AND 5129.

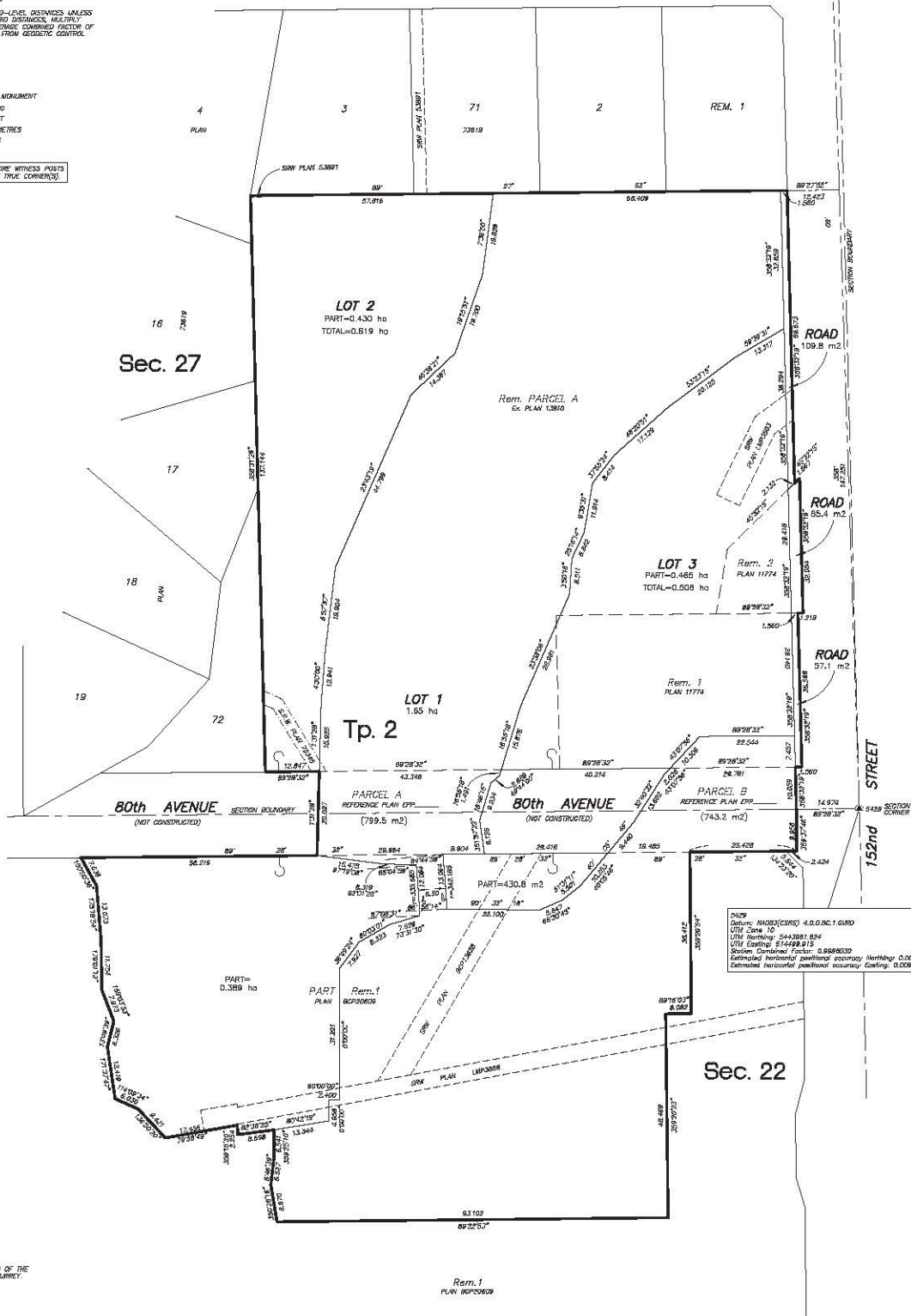
LEGEND

FOUND PLACED

- ⊕ DENOTES CONTROL MONUMENT
- DENOTES LEAD PLUG
- ⊙ DENOTES IRON POST
- m2 DENOTES SQUARE METRES
- ha DENOTES HECTARES
- WT DENOTES WITNESS

NOTED THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
 WHICH ARE NOT SET ON THE TRUE CORNERS

81st AVENUE



5429
 Datum: NAD83(CRS) 4.0.G.S.C.1.0.00
 UTM Zone 10
 UTM Northing: 5443981.524
 UTM Easting: 514498.215
 Station Combined Factor: 0.9992930
 Estimated horizontal positional accuracy: 0.028
 Estimated horizontal positional accuracy: 0.008

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF SURREY.

DRAFT JUNE 9, 2015

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED ON THE 24th DAY OF JUNE 2015
 GARY SUNDIUK, B.S. (S.T.)

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

JUNE 9, 2015
 1 - 10089 84th Ave
 SUTLER
 SURREY
 Surrey, BC V4N 3G9
 www.sutler-engineers.ca
 Tel: 604-513-8611
 Fax: 432-
 Dwg: 4303-37 Rev(2015-06-08)

SITE CONCEPT PLAN

UNIT TYPOLOGY

# OF UNITS	UNIT TYPE
14	TYPE 'A1' / 'A3' 2 levels + garage, no basement
24	TYPE 'A2' / 'A4' 3 levels, basement + garage + rec room
9	TYPE 'C2' 2 levels + garage, master on main
3	TYPE 'D' 3 levels + garage + partial basement + 2 levels above, main on main
9	TYPE 'E' 3 levels, basement + garage + rec room

LEGEND

- AREA FROM CREEK TO TOP OF BANK
- AREA FROM TO TOP OF BANK TO RIPARIAN PROTECTION ZONE (RPZ) BOUNDARY
- LANDSCAPED AREAS WITHIN RM-15 DEVELOPMENT SITE
- UNIT OUTDOOR AREAS (BACK YARDS) WITHIN RM-15 DEVELOPMENT SITE
- NEW CONSTRUCTED DAYLIGHTED CHANNEL DEDICATION
- EXISTING CREEK
- NEW DAYLIGHTED CREEK



A-0.3A

SITE CONCEPT PLAN

SCALE 1:500

MAY 27, 2015



Guildford Golf Course Townhouse Development

8009, 8027, 8055 & 7929 (Portion) 152 Street, Surrey, B.C.

SANDERSON PLANNING LTD.

ATELIER PACIFIC ARCHITECTURE INC.



atelier pacific architecture inc.

PREPARED BY:

Appendix II

COLOUR SCHEME 1 (LIGHT)



FRONT ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

- ① PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
- ② PAINTED WOOD FINIAL
- ③ ALUMINUM RWLS + PROFILED GUTTERS
- ④ PAINTED WOOD FASCIAS + TRIMS + POSTS + BEAMS
- ⑤ PAINTED FIBER REINFORCED CEMENT PANNELING
- ⑥ PAINTED FIBER REINFORCED CEMENT HORIZONTAL LAP SIDING
- ⑦ PAINTED STUCCO
- ⑧ PAINTED WINDOW TRIMS
- ⑨ PAINTED WOOD SHUTTERS
- ⑩ VINYL WINDOWS
- ⑪ ALUMINUM WINDOW BOX / PLANTER
- ⑫ CULTURED STONE
- ⑬ PAINTED / STAINED FIBERGLASS ENTRY DOOR
- ⑭ PAINTED / STAINED WOOD POST , TRELLIS + FENCE
- ⑮ PROFILED HORIZONTAL VINYL SIDING
- ⑯ DECORATIVE LIGHT FIXTURE
- ⑰ GARAGE DOOR



SIDE ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.



REAR ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

A-0.6

EXTERIOR MATERIALS + COLOUR SCHEMES

APRIL 30, 2015



Guildford Golf Course Townhouse Development

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ATELIER PACIFIC ARCHITECTURE INC.

PREPARED BY:

atelier *pacifc* architecture inc.



COLOUR SCHEME 2 (DARK)



FRONT ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

- ① PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
- ② PAINTED WOOD FINIAL
- ③ ALUMINUM RWLs + PROFILED GUTTERS
- ④ PAINTED WOOD FASCIAS + TRIMS + POSTS + BEAMS
- ⑤ PAINTED FIBER REINFORCED CEMENT PANNELING
- ⑥ PAINTED FIBER REINFORCED CEMENT HORIZONTAL LAP SIDING
- ⑦ PAINTED STUCCO
- ⑧ PAINTED WINDOW TRIMS
- ⑨ PAINTED WOOD SHUTTERS
- ⑩ VINYL WINDOWS
- ⑪ ALUMINUM WINDOW BOX / PLANTER
- ⑫ CULTURED STONE
- ⑬ PAINTED / STAINED FIBERGLASS ENTRY DOOR
- ⑭ PAINTED / STAINED WOOD POST , TRELLIS + FENCE
- ⑮ PROFILED HORIZONTAL VINYL SIDING
- ⑯ DECORATIVE LIGHT FIXTURE
- ⑰ GARAGE DOOR



SIDE ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.



REAR ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

A-0.7

EXTERIOR MATERIALS + COLOUR SCHEMES

MARCH 11, 2015



Guildford Golf Course Townhouse Development

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ATELIER PACIFIC ARCHITECTURE INC.

PREPARED BY:



atelier pacific architecture inc.

COLOUR SCHEME 3 (WARM)



FRONT ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

- ① PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
- ② PAINTED WOOD FINIAL
- ③ ALUMINUM RWLS + PROFILED GUTTERS
- ④ PAINTED WOOD FASCIAS + TRIMS + POSTS + BEAMS
- ⑤ PAINTED FIBER REINFORCED CEMENT PANNELLING
- ⑥ PAINTED FIBER REINFORCED CEMENT HORIZONTAL LAP SIDING
- ⑦ PAINTED STUCCO
- ⑧ PAINTED WINDOW TRIMS
- ⑨ PAINTED WOOD SHUTTERS
- ⑩ VINYL WINDOWS
- ⑪ ALUMINUM WINDOW BOX / PLANTER
- ⑫ CULTURED STONE
- ⑬ PAINTED / STAINED FIBERGLASS ENTRY DOOR
- ⑭ PAINTED / STAINED WOOD POST , TRELLIS + FENCE
- ⑮ PROFILED HORIZONTAL VINYL SIDING
- ⑯ DECORATIVE LIGHT FIXTURE
- ⑰ GARAGE DOOR



SIDE ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.



REAR ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

A-0.8

EXTERIOR
MATERIALS
+ COLOUR
SCHEMES

MARCH 11, 2015



Guildford Golf Course Townhouse Development

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SANDERSON PLANNING LTD.

ATELIER PACIFIC ARCHITECTURE INC.

PREPARED BY:



atelier pacific architecture inc.

COLOUR SCHEME 4 (CRISP)

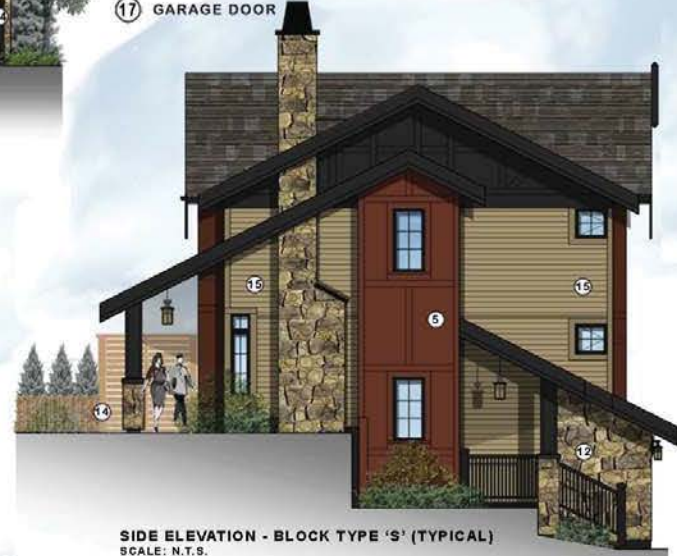


FRONT ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

- ① PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
- ② PAINTED WOOD FINIAL
- ③ ALUMINUM RWLs + PROFILED GUTTERS
- ④ PAINTED WOOD FASCIAS + TRIMS + POSTS + BEAMS
- ⑤ PAINTED FIBER REINFORCED CEMENT PANNELING
- ⑥ PAINTED FIBER REINFORCED CEMENT HORIZONTAL LAP SIDING
- ⑦ PAINTED STUCCO
- ⑧ PAINTED WINDOW TRIMS
- ⑨ PAINTED WOOD SHUTTERS
- ⑩ VINYL WINDOWS
- ⑪ ALUMINUM WINDOW BOX / PLANTER
- ⑫ CULTURED STONE
- ⑬ PAINTED / STAINED FIBERGLASS ENTRY DOOR
- ⑭ PAINTED / STAINED WOOD POST , TRELIS + FENCE
- ⑮ PROFILED HORIZONTAL VINYL SIDING
- ⑯ DECORATIVE LIGHT FIXTURE
- ⑰ GARAGE DOOR



REAR ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.



SIDE ELEVATION - BLOCK TYPE 'S' (TYPICAL)
SCALE: N.T.S.

A-0.9

EXTERIOR MATERIALS + COLOUR SCHEMES

MARCH 11, 2015



Guildford Golf Course Townhouse Development

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SANDERSON PLANNING LTD.

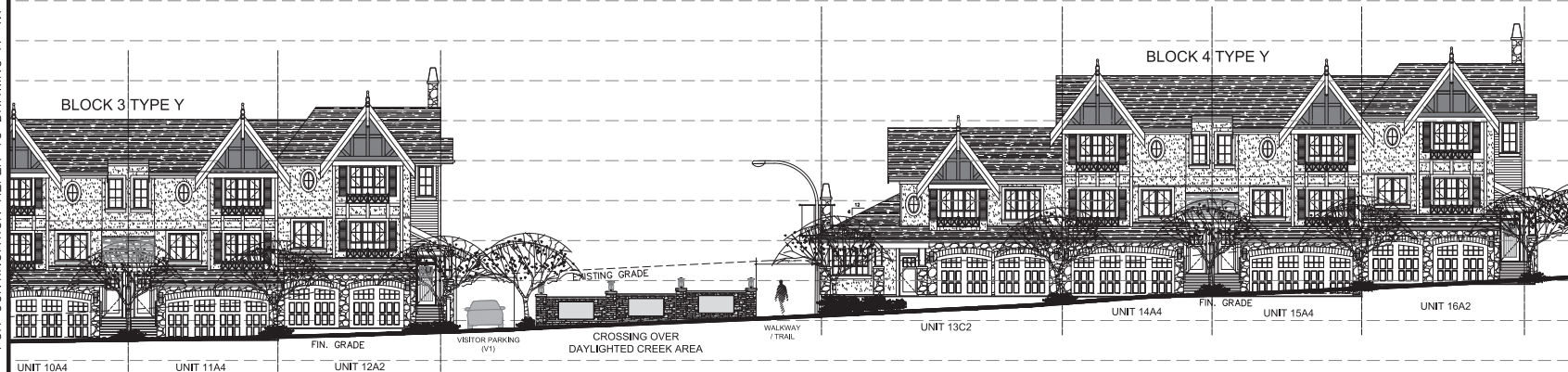
ATELIER PACIFIC ARCHITECTURE INC.

PREPARED BY:



atelier pacific architecture inc.

FOR CONTINUATION REFER TO DRAWING A-4.7



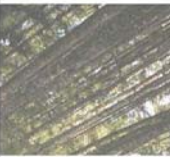
FOR CONTINUATION REFER TO DRAWING A-4.7B

1 SITE SECTION J-J
SCALE: 1:100

A-4.7A

SITE SECTIONS
SITE SECTION J-J

SCALE: 1:100
APRIL 30 2015



Guildford Golf Course Townhouse Development

152 Street & 80 Avenue, Surrey, B.C.
SANDERSON PLANNING LTD.
ATELIER PACIFIC ARCHITECTURE INC.

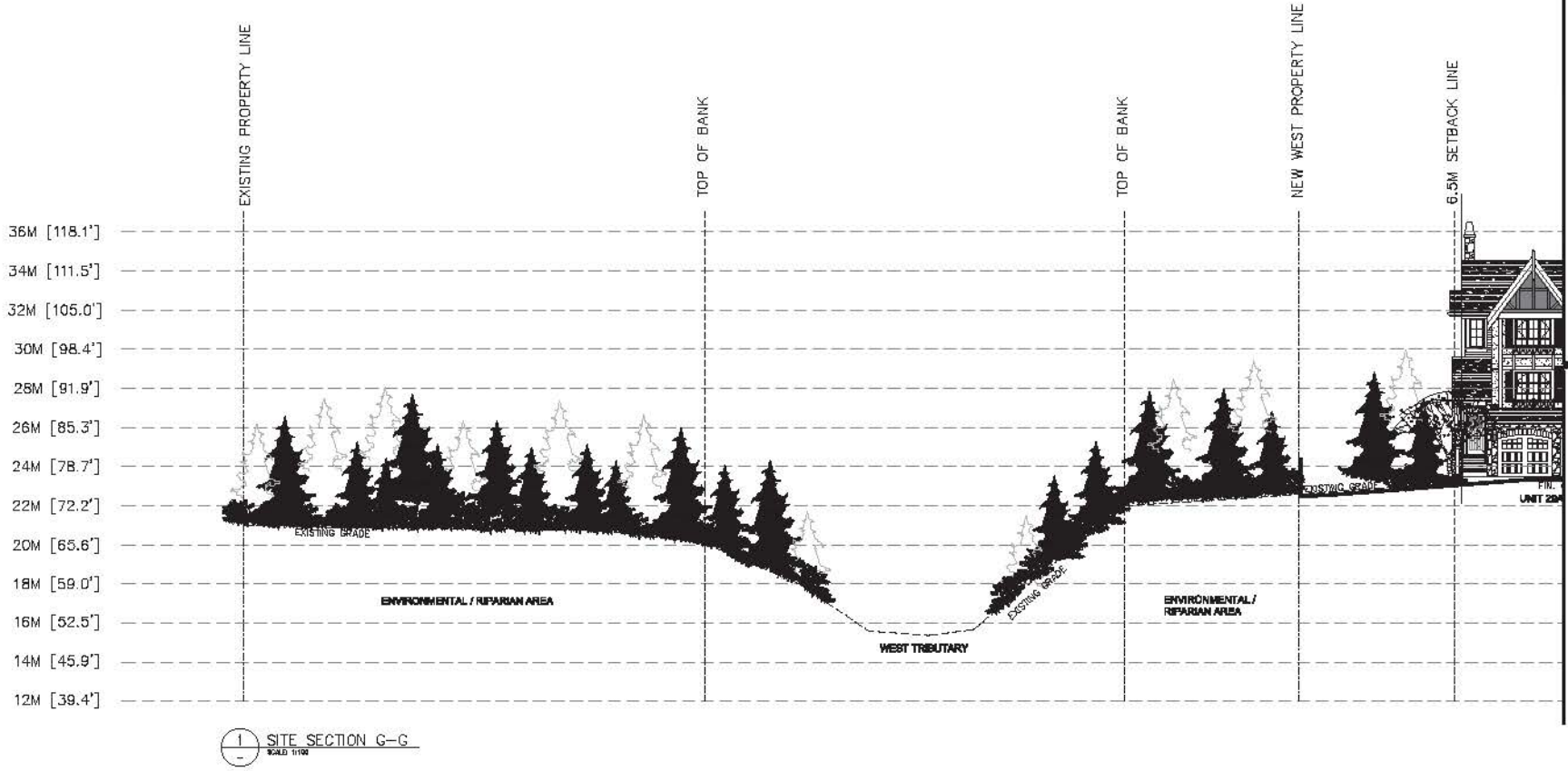


PREPARED BY: atelier pacific architecture inc.

A-4.5

SITE SECTIONS
SITE SECTION G-G

SCALE: 1:100
APRIL 28 2018



1 SITE SECTION G-G
SCALE 1:100

FOR CONTINUATION REFER TO DRAWING A-4.5A

Guildford Golf Course Townhouse Development

152 Street & 80 Avenue, Surrey, B.C.
 SANDERSON PLANNING LTD.
 ATELIER PLANNING ARCHITECTURE INC.

PREPARED BY:



atelier pacific architecture inc.

A-4.7

SITE SECTIONS
SITE SECTION J-J

SCALE: 1:100
APRIL 30 2015



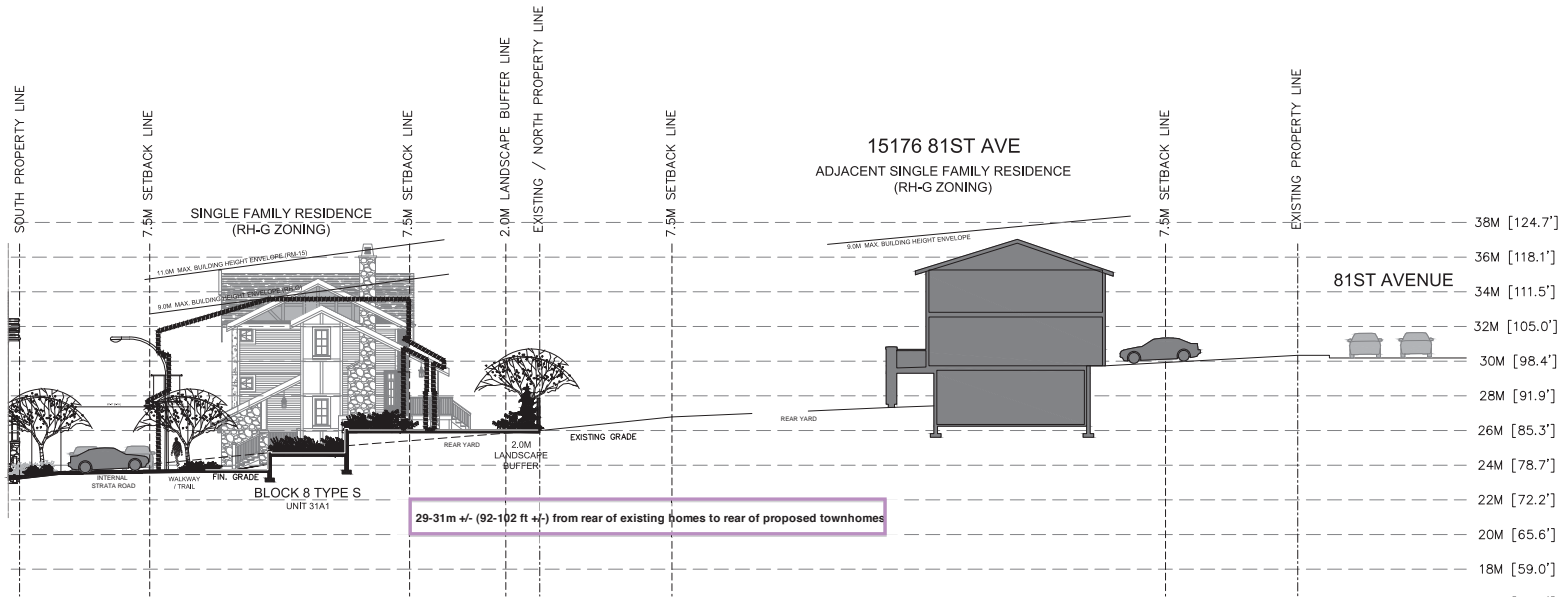
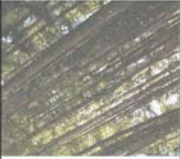
1 SITE SECTION J-J
SCALE: 1:100

Guildford Golf Course Townhouse Development

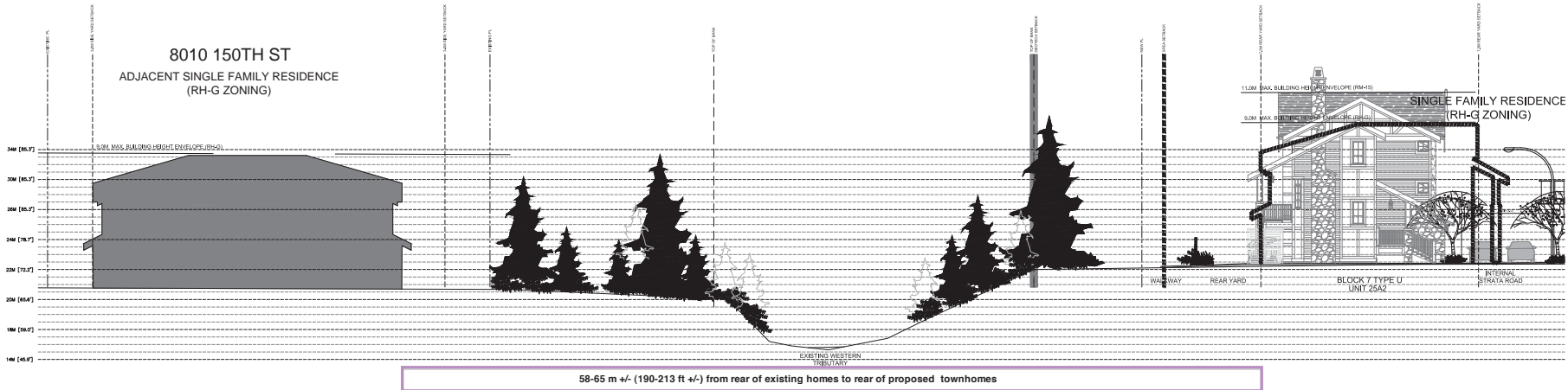
152 Street & 80 Avenue, Surrey, B.C.
SANDERSON PLANNING LTD.
ATELIER PACIFIC ARCHITECTURE INC.



PREPARED BY: atelier pacific architecture inc.



1 EXTENDED SITE SECTION J-J
SCALE: 1:200



2 EXTENDED SITE SECTION K-K
SCALE: 1:200

FIGURE 2
COMPARATIVE CROSS-SECTIONS
PROPOSED TOWNHOMES or RH-G SINGLE FAMILY RESIDENCES
NORTH-SOUTH (Section J-J: from RH-G Homes on 81st. Avenue to Proposed Townhomes)
WEST-EAST (Section K-K: from RH-G Homes on 150 St. to Proposed Townhomes)
Sanderson Planning Ltd.: SP901 April, 2015

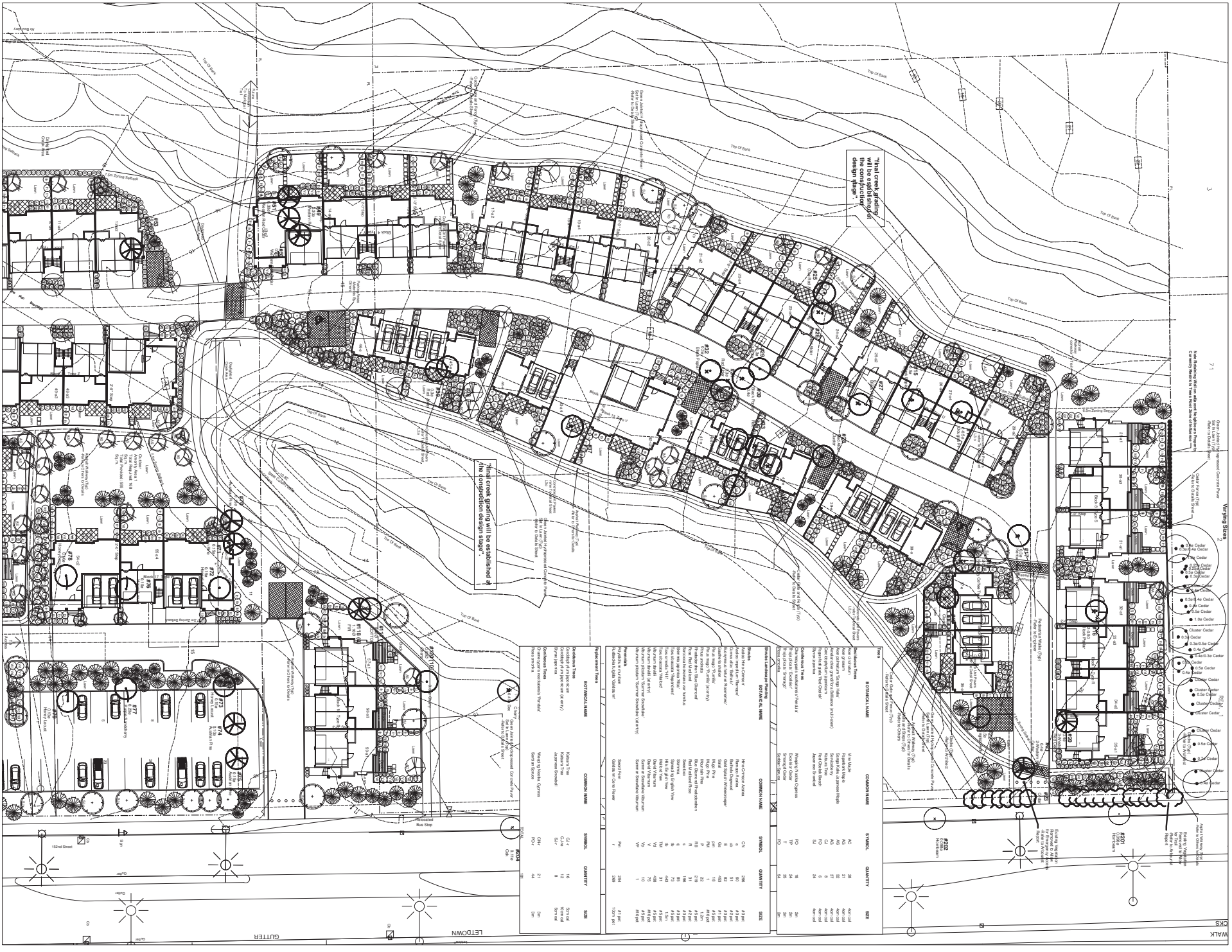
Guildford Golf Course Townhouse Development

152 Street & 80 Avenue, Surrey, B.C.
SANDERSON PLANNING LTD.
ATELIER PACIFIC ARCHITECTURE INC.

PREPARED BY:



atelier pacific architecture inc.



SYMBOL	QUANTITY	SIZE
1	20	20"
2	20	20"
3	20	20"
4	20	20"
5	20	20"
6	20	20"
7	20	20"
8	20	20"
9	20	20"
10	20	20"
11	20	20"
12	20	20"
13	20	20"
14	20	20"
15	20	20"
16	20	20"
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88	20	20"
89	20	20"
90	20	20"
91	20	20"
92	20	20"
93	20	20"
94	20	20"
95	20	20"
96	20	20"
97	20	20"
98	20	20"
99	20	20"
100	20	20"

CONSULTANT: 4858 Forestry Way, North Vancouver, B.C. V7N 4M4, 604-929-8927 (tel), 604-929-8154 (fax)

PROJECT: Gullford Golf Course, 150rd Street@ Avenue Surrey, B.C.

PROJECT TITLE: Planning plan

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

DATE: November 2014

REVISIONS: 1. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SHEET NUMBER: L1.0



Final creek grading will be established at the construction design stage.

Final road grading will be established at the construction design stage.

Final 100% grading will be established at the construction design stage.

CONSULTANT
 4288 Portman Way
 Richmond, BC V7B 4G9
 604-929-8127 (tel)
 604-929-8154 (fax)

PROJECT
 Guildford Golf Course
 Townhomes
 152nd Street/80 Avenue
 Surrey, B.C.

PROJECT TITLE
 Grading plan

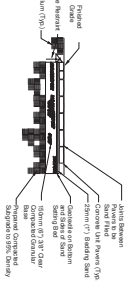
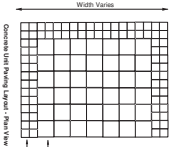
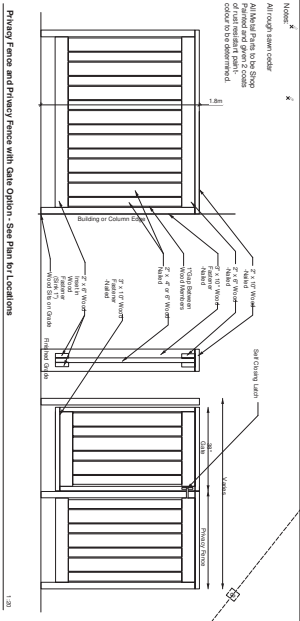
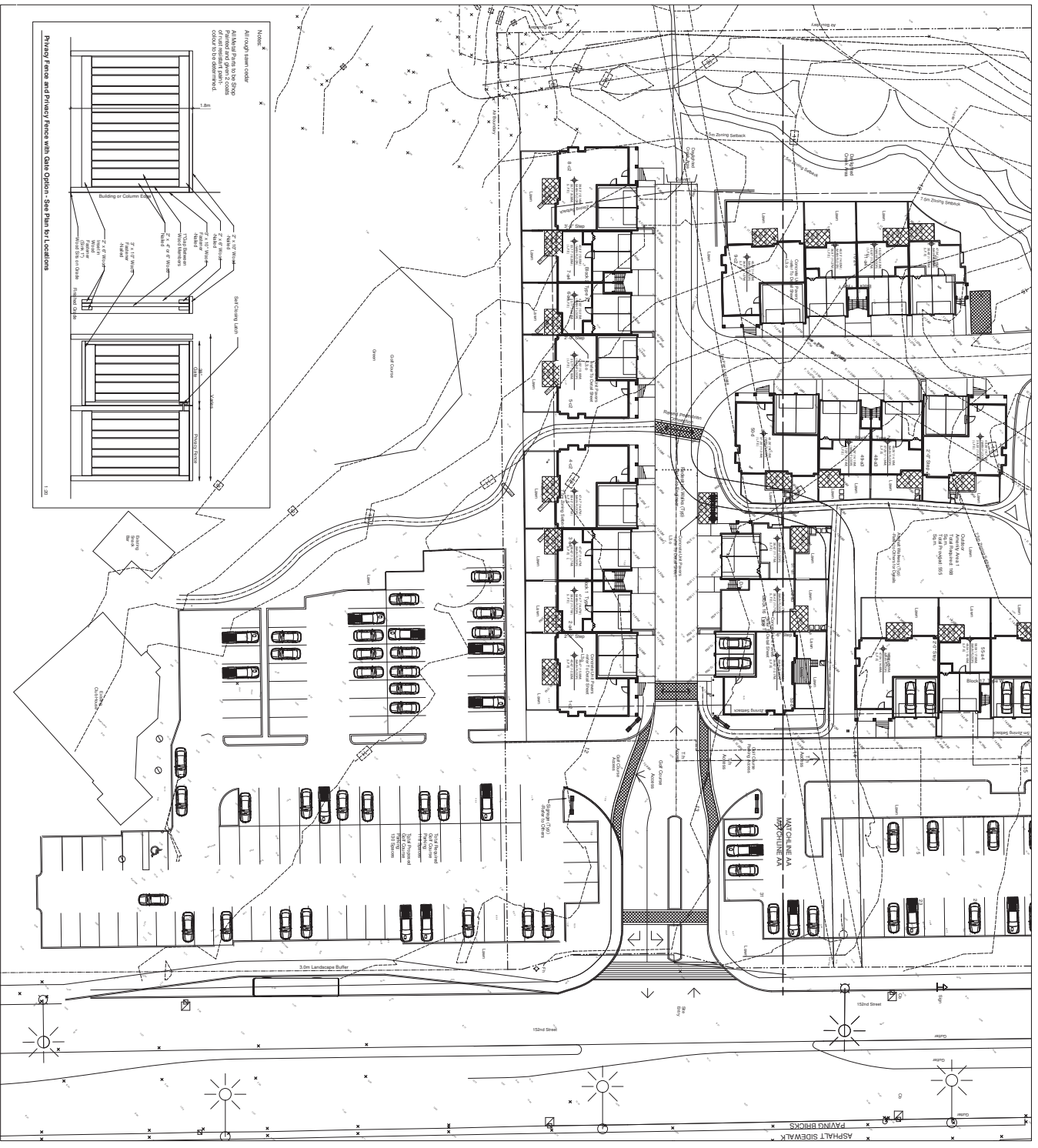


DATE
 2014-05-20
 DRAWN BY
 J. WILSON
 CHECKED BY
 M. WILSON
 SCALE
 1" = 4'

REVISIONS

NO.	DATE	DESCRIPTION
1	2014-05-20	Issue for Review
2	2014-05-20	Issue for Review
3	2014-05-20	Issue for Review
4	2014-05-20	Issue for Review
5	2014-05-20	Issue for Review

SHEET NUMBER
 L20



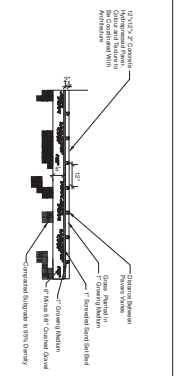
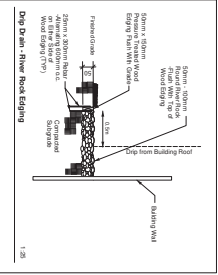
Detail 1: Concrete Slab Paving (Typ) - Sidewalk, Paths

1/20



Detail 1: Concrete Bench (Typ) - Sidewalk, Paths

1/20



1/20

CONSULTANT

4288 Fortmyrn Way
 4288 Fortmyrn Way
 Richmond, BC V6V 1K6
 604-929-8627 (tel)
 604-929-9154 (fax)

PROJECT

Guilford Golf Course
 Townhomes
 152nd Street/30 Avenue
 Surrey, B.C.

PROJECT TITLE

Grading plan

DATE

1/20/24

SCALE

1" = 4'

REVISIONS

1	2024.01.14	Initial Design
2	2024.01.15	Revised Design
3	2024.01.16	Final Design
4	2024.01.17	Final Design

SHEET NUMBERS

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: June 10, 2015 PROJECT FILE: **7814-0011-00**

**RE: Engineering Requirements
Location: 7929/8009/8027/8055 - 152 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 – 2.808 m along 152 Street for 30.000 m arterial road;
- Dedicate Parcels A, B & One, Plan 62401 and Parcel N Plan 86859 as road;
- Provide 0.5 metre wide statutory rights-of-way (SROW) all along 152 Street site frontage;
- Provide SROW over 80 Avenue sanitary main;
- Provide SROW over the 1.2m wide pedestrian pathway, including pathway that connects rear path with internal road; and
- Provide necessary SROWs for operation and maintenance of drainage infrastructure through parent lots including, but not limited to, channels, culverts and headwalls.

Works and Services

- Re-construct existing 152 Street raised median;
- Relocate and construct bus stop on 152 Street including concrete sidewalk;
- Construct sanitary sewer main on 152 Street to service the site;
- Re-construct existing drainage system as necessary;
- Provide service connections to each lot;
- Register restrictive covenant for water quality/sediment control facility;
- Register restrictive covenant for right-in/right-out and left-in only (if applicable);
- Enter into Licensing Agreement with the City to use unopened road allowances;
- Enter into Licensing Agreement with the City to use 148 Street road allowance;
- Enter into an agreement with the City, for monitoring and maintenance of riparian area.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file



Friday, October 24, 2014
 Planning

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.

The subject development could yield a student population of up to 11 elementary students and 6 secondary students. Both the area elementary school, Maple Green, and the area secondary school, Enver Creek, are able to accommodate additional enrolment. It is the school district's understanding that this potential development will likely not be marketed to families in which case there would be no real impact on the student population in the area.

THE IMPACT ON SCHOOLS

APPLICATION #: 7914-0011-00

SUMMARY

The proposed 56 townhouse units are estimated to have the following impact on the following schools:

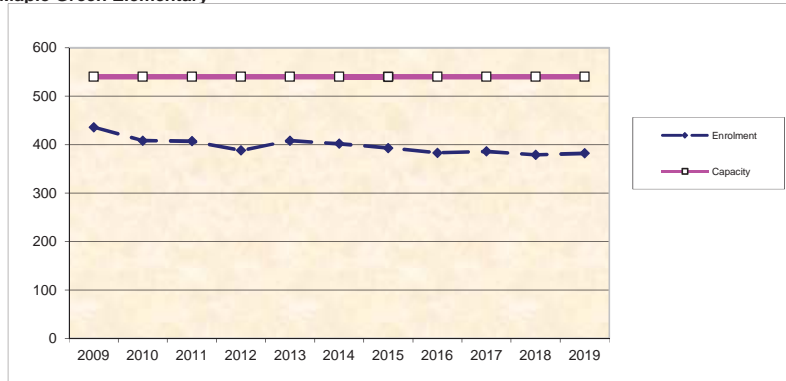
Projected # of students for this development:

Elementary Students:	11
Secondary Students:	6

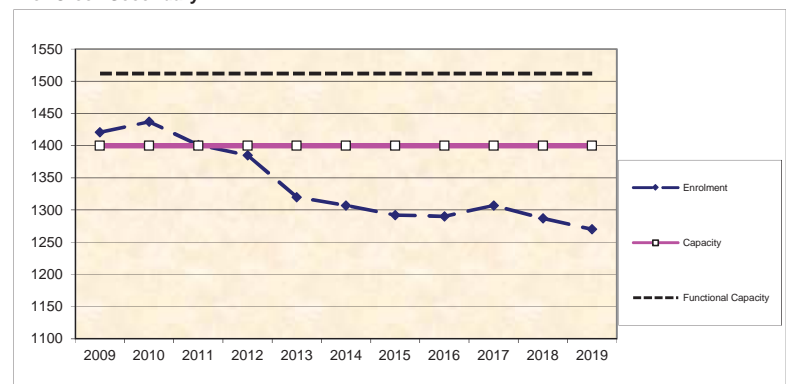
September 2013 Enrolment/School Capacity

Maple Green Elementary	
Enrolment (K/1-7):	57 K + 351
Capacity (K/1-7):	40 K + 500
Enver Creek Secondary	
Enrolment (8-12):	1320
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Maple Green 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.

It was Moved by B. Stewart
Seconded by M. Hilmer
That the Agriculture and Food Security
Advisory Committee recommend to the G.M. of Planning and Development that
Application No.: 7914-0168-00 not be supported due to the Committees concerns
over a general erosion of landscape buffer consistency along the ALR edge and a
density increase from 1 Acre to ½ Acre panhandles lots.
Carried
with B. Singh opposed

→ 5. **Proposed Application to Develop Land Within 300 Metres of the ALR
7929, 8009, 8027 and 8055 152 Street**
File No.: 7914-0011-00; 6880-75

Christopher Atkins, Planner, was in attendance to review the memo from Ron Gill, Acting Current Planning Manager – North, dated November 24, 2014, regarding the above subject line. The following comments were made:

- The Applicant is proposing to develop land within 300 metres of the ALR. A small portion will be re-designated Agricultural to Suburban. The Applicant proposes to consolidate three (3) A-1 zoned lots with a portion of the CP-G zoned golf course. The new lot comprises of land entirely outside the ALR. The rezoning is for portions of the site from A-1 to CP-G to RM-15 to allow for 56 townhouses (13.5 units per acre).
- Two (2) tributaries of Bear Creek traverse the site. A significant portion of the site will be set aside for riparian protection.
- The Farming Protection Development Permit Guidelines for Multiple-Family Development state that the minimum building setback from the Agricultural Land Reserve boundary is 37.5 metres, with a minimum vegetated buffer of 24 metres. The proposed development does not comply with this guideline and only provides a 7.5 building setback, and 3.0 meter landscape buffer. The application is proposing the reduction in building setback and landscape buffer size.
- It was noted that the existing golf course pre-dates the ALR. Guildford Golf Course and related facilities are within the ALR.
- The location and width available for the buffer reflect the need to re-locate the site access further south along 152 Street (for traffic safety purposes). The City's Transportation department is still in discussions as the slope of 152 Street is not the safest location for access. A new entrance will have to be developed as the existing entrance on 88 Avenue will be closed.
- The buffer on the southern edge (between townhouses backyard and ALR, reinforced by wooden fences along the rear of the units) is 3.05 metres.
- The golf course has demonstrated that under the current configuration they can meet the parking requirements. They are not proposing to further expand the parking lot.

The Committee commented as follows:

- The golf course is proposing this development under the assumption that the golf course will be in operation in perpetuity.
- As the golf course is within the ALR, discussion ensued with regard to the fact that at some point, ALR land that is not being used for farming *today* may be required at some point in the future. The buffering guidelines are put in place for the protection of agriculture land for today and in the future.
- Concern was expressed that this Application is a non-compliant to the City's setback and landscaping guidelines and policies, as the Farm Protection DPA requirements of both the Ministry of Agriculture and the City do not differentiate design requirements for golf course in the ALR.

It was

Moved by J. Sandhar

Seconded by M. Bose

That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0011-00 be sent back to staff to work with the applicant to ensure generally conformity to Farm Protection DPA requirements for Multifamily Interface building setbacks and Landscape buffers adjacent to the ALR edge.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

1. Proposed 2015 Meeting Dates

File No.: 0540-20 AFSAC

The memo from the City Clerk, regarding proposed 2015 Meeting Dates, was reviewed.

It was

Moved by M. Hilmer

Seconded M. Bose

That the Agriculture and Food Security Advisory Committee receive and adopt the Proposed 2015 Meeting Dates.

Carried

G. INFORMATION ITEMS

1. City of Surrey Comments on the Ministry of Agriculture's Proposed Bylaw Standards Regulating Medical Marijuana Production Facilities in the ALR, dated September 15, 2014

File No.: 6880-75;

The information regarding City of Surrey comments on the Ministry of Agriculture's Proposed Bylaw Standards Regulating Medical Marijuana Production Facilities in the ALR, dated September 15, 2014, was reviewed. Staff noted that these comments are an initial and general first response. With regard to timeline,

- The Committee noted that farming a triangle is difficult and, from an agricultural point of view, there is a benefit to having a rectangular parcel. If the buffers remain exactly as they are, or the alignment doesn't have any effect on the buffers, argument is negated.
- With the ALR boundary and the 40 metre buffer, the swap is no longer the same if the neighbour loses land. When called upon for clarification, the applicant confirmed that the buffer does affect the neighbour to the south. The applicant is in discussions with the neighbour and notes that the buffer would be in non-ALR land.
- Staff noted that NCP designation is intended for single family type of development. New DP guidelines for farm protection do support increasing densities adjacent to the ALR but would require wider buffers.
- It was suggested that moving the diagonal red line (on the COSMOS) west of the streams would create the 2 for 1 compliance. Concern was expressed that the land proposed to be excluded is superior farming land than that proposed to be included. Staff requested these minutes stipulate that the 2 for 1 policy is not being proposed by the applicant in this case, as this is a 1 for 1 swap proposal.
- A member of the Committee suggested that a boundary alignment and consolidation of both lots would create a strong benefit to agriculture and may gain more to support.

It was

Moved by S. VanKeulen

Seconded by D. Arnold

That the Agriculture and Food Security Advisory Committee recommend that the GM of Planning and Development not support application 15-0093-00, based on the 2 for 1 exclusion policy.

Carried



2. Application to Subdivide Land within the ALR (for Biodiversity Conservation Purposes)

(Chris Atkins)

File: 14-0011-00

The following comments were made:

- The applicant is proposing subdivision of land within the ALR to create a city-owned park for the purpose of biodiversity conservation, specifically riparian area protection.
- The area under consideration is approximately .26 hectare. The site is forested and comprises a portion of the riparian setback along a Class A watercourse.

- The site will be consolidated with adjacent park dedication areas and conveyed to the City. It will be rezoned from Golf Course Zone (CPG) to General Agriculture Zone (A-1) and will remain in the ALR.
- The City would prefer riparian protection areas to be in City ownership so as to maintain and protect these areas.

Discussion

- The Committee noted that, because of the existing red-coded stream, City ownership would be the best way to protect this land.
- Under the original proposal, there was a buffer for protection of the stream but a gap existed between that and where the creek actually is. This could be protected by maximizing how much is secured from the golf course.
- Although this sub-division would create City-owned parkland in the ALR, concern was expressed that potential would exist for the land to be sold in the future, and new owners could apply for lot line adjustment between this parcel and the golf course parcel.
- Staff advised that with the Class A red-coded creek classification, legislation would prevent any other development in this area, and that this sub/division would occur specifically under ALC regulations for biodiversity purposes.

It was

Moved by S. VanKeulen

Seconded by M. Bose

That the Agriculture and Food Security Advisory Committee recommend that the GM of Planning and Development support application 14-0011-00 to subdivide land within the ALR to create a city-owned park for the purpose of biodiversity conservation, specifically riparian area protection.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

H. INTEGRITY OF THE AGRICULTURE LAND

1. The property at (location provided to staff) recently changed hands and the new owners have installed signage welcoming trucks to park on the property. This property is not on a truck route.

Tree Preservation Summary

Surrey Project No:


Address:

Registered Arborist:

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)	81
Protected Trees to be Removed	64
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	17
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>18</u> X one (1) =	18
- All other Trees Requiring 2 to 1 Replacement Ratio <u>17</u> X two (2) =	34
Replacement Trees Proposed	see landscape plan
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

Summary, report and plan prepared and submitted by:



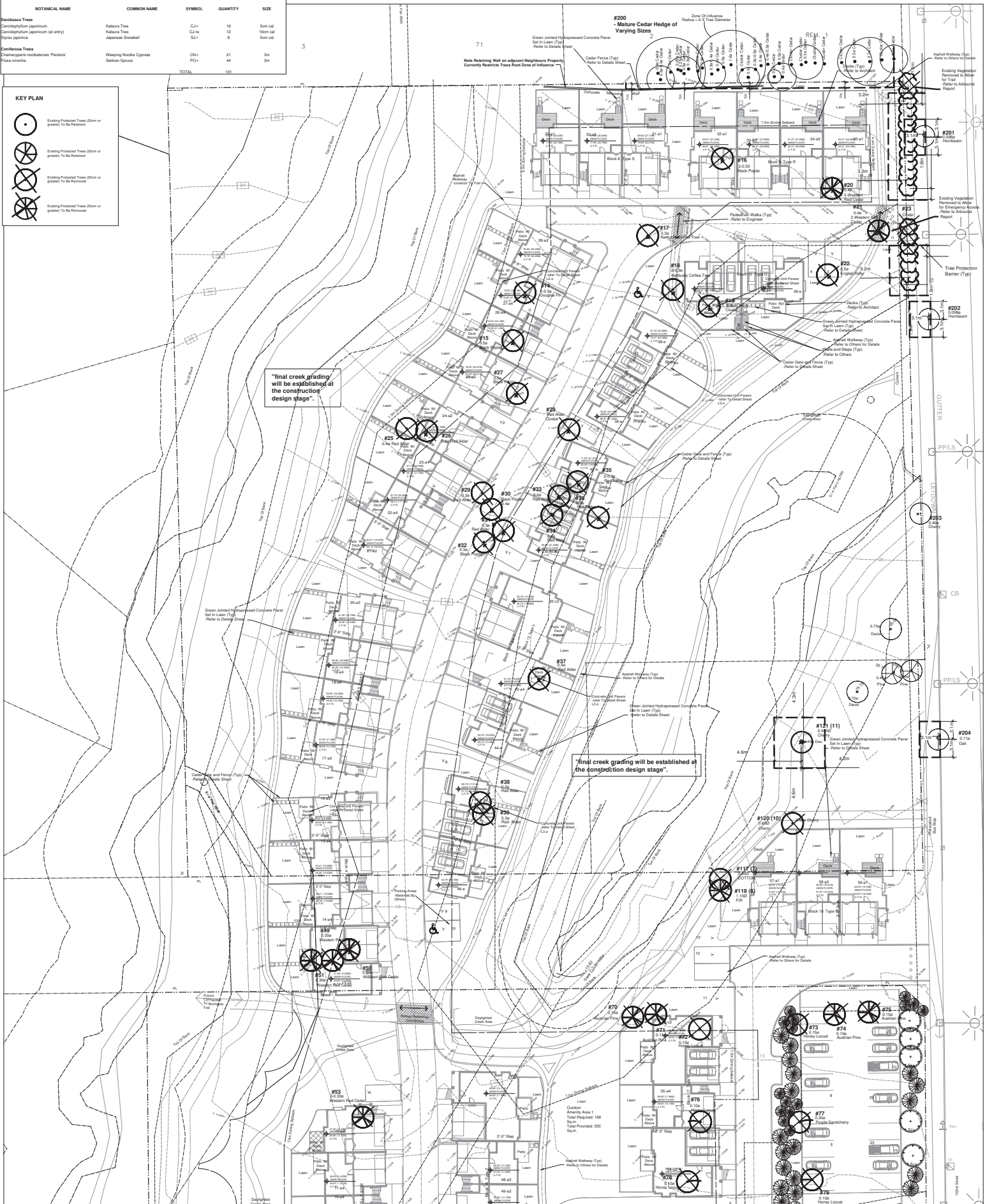
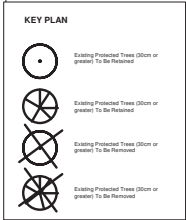
(Signature of Arborist)

May 28/15

Date

Note: On site trees include those species not listed in the Table 1 Summary

Replacement Trees	BOTANICAL NAME	COMMON NAME	SYMBOL	QUANTITY	SIZE
Deciduous Trees	<i>Cercidiphyllum japonicum</i>	Katsura Tree	CJa	16	50m cal
	<i>Cercidiphyllum japonicum</i> (at entry)	Katsura Tree	CJaE	12	100m cal
	<i>Syrinx japonica</i>	Japanese Snowbell	SJa	8	50m cal
Coniferous Trees	<i>Chamaecyparis nootkanensis</i> 'Pendula'	Weeping Nootka Cypress	CNo	21	3m
	<i>Picea sitchensis</i>	Sitka Spruce	PSi	44	3m
	TOTAL			101	



CONSULTANT

4288 Forteyn Way
North Vancouver
B.C. V7R 4L4

604-929-8627 (tel)
604-929-6154 (fax)

PROJECT

Gullford Golf Course
Townhomes
152nd Street/80 Avenue
Surrey, B.C.

PROJECT TITLE

Tree Retention/
Tree Removal and
Replanting Plan



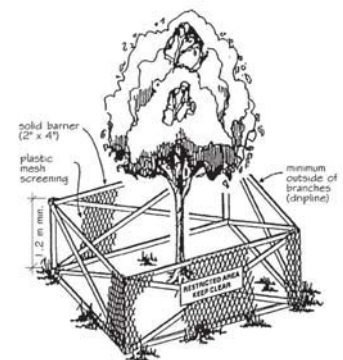
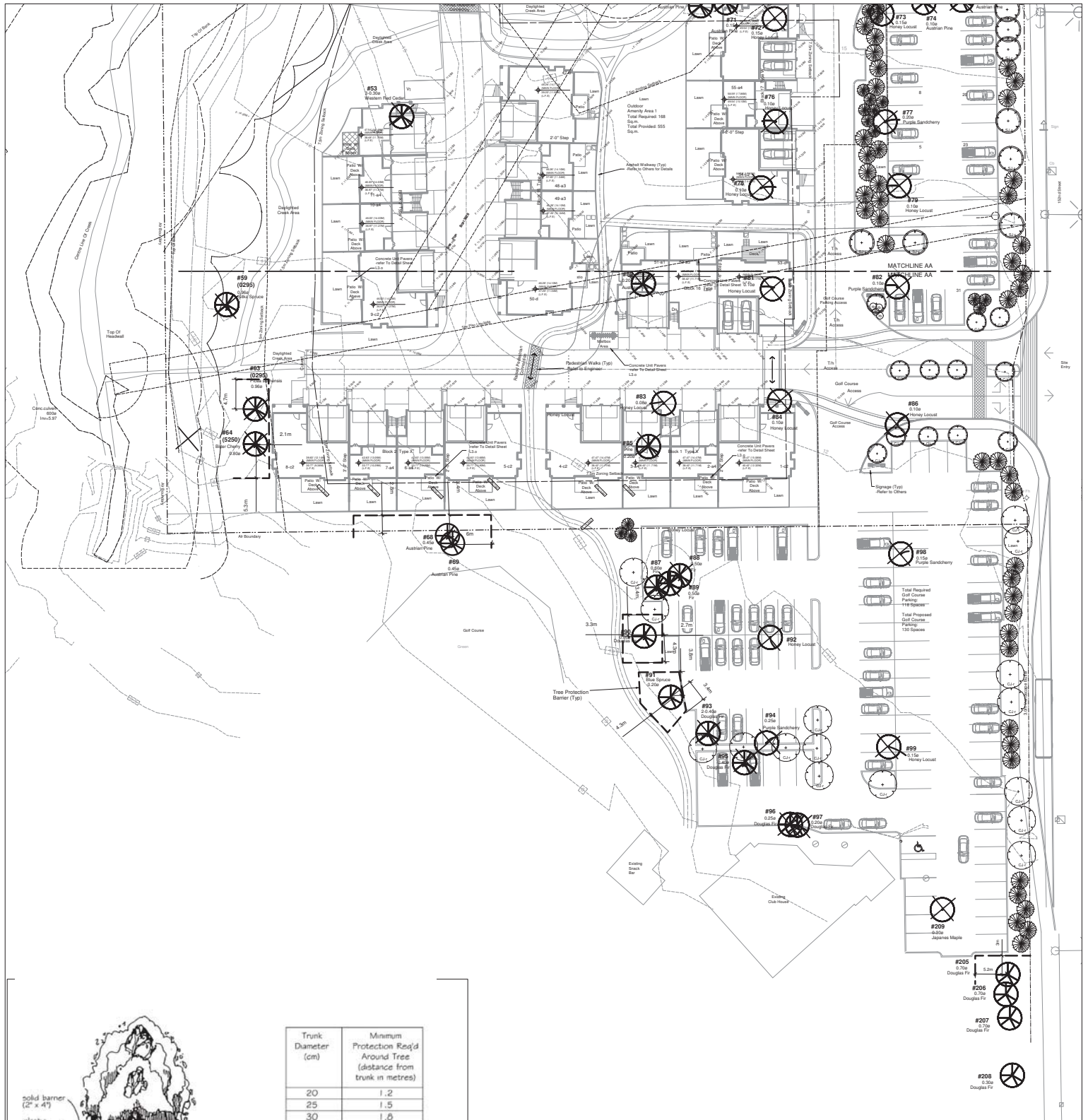
DATE November 2014
DRAWN BY RL
CHECKED BY
SCALE 1/8" = 1'

REVISIONS

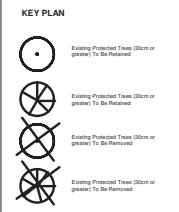
No.	Date	Description
1.	May 21/14	Submit Abstract Drawings
2.	Oct 16/14	Submit For O.P.
3.	April 13/15	Re-submit For O.P.
4.	May 26/15	Revised Abstract Report
		Revised Abstract Report and Site Plan

SHEET NUMBER

LA.0



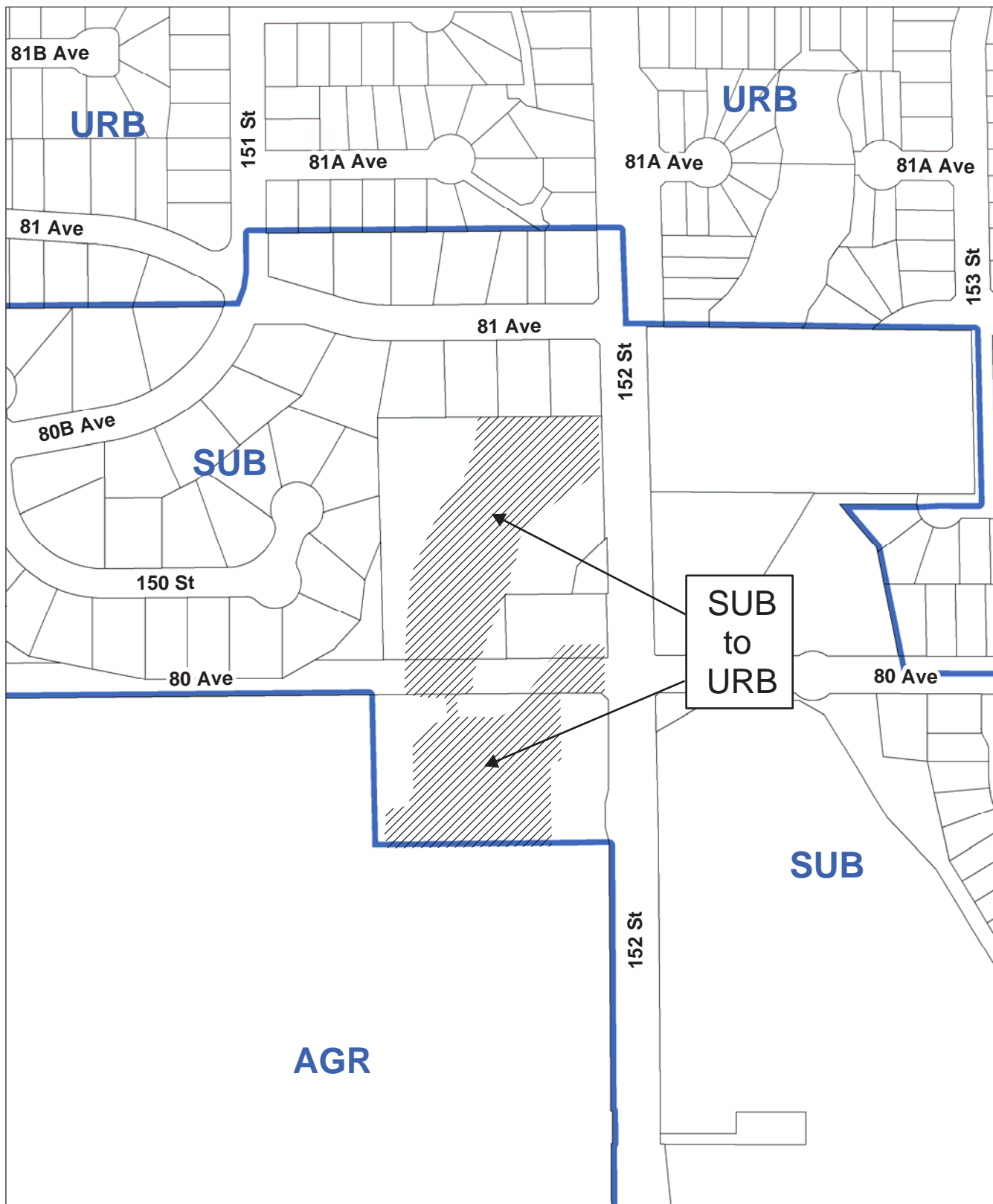
Trunk Diameter (cm)	Minimum Protection Res'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0



BOTANICAL NAME	COMMON NAME	SYMBOL	QUANTITY	SIZE
Deciduous Trees				
<i>Cercidiphyllum japonicum</i>	Katana Tree	CJ+	16	50m cal
<i>Cercidiphyllum japonicum</i> (at entry)	Katana Tree	CJ+	12	150m cal
<i>Syringa japonica</i>	Japanese Snowbell	SJ+	8	50m cal
Coniferous Trees				
<i>Chamaecyparis nootkanensis</i> 'Pendula'	Wreeping Nootka Cypress	CN+	21	3m
<i>Prinos sitchensis</i>	Sitka Spruce	PS+	44	3m
TOTAL			101	

Tree Protection Details

NTS

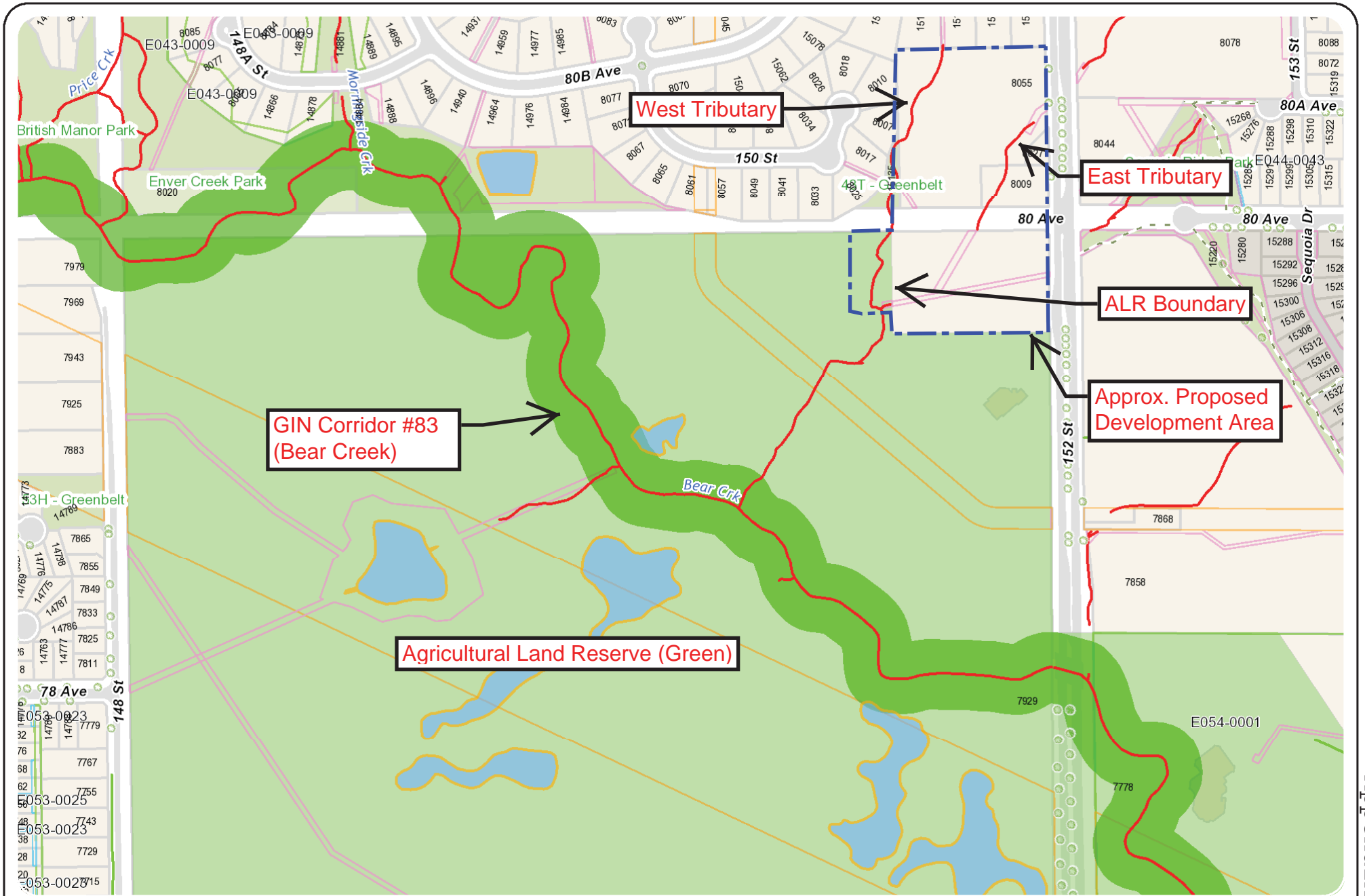


OCP Amendment 7914-0011-00
Proposed amendment from Suburban-Urban





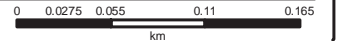
Bear Creek BCS GIN Corridor and Tributaries



Application No. 14-0011

Scale: 1:4,400

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



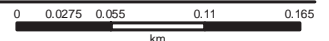
Map created on: 09/06/2015



Application No. 14-0011

Scale: 1:4,400

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Map created on: 09/06/2015

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0011-00

Issued To: GUILDFORD GOLF & COUNTRY LTD.

("the Owner")

Address of Owner: C/O 7639 - Morrison Crescent
Langley, BC V2Y 2E7

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: 000-567-701

Lot 1 Except: Parcel "A" (By-Law Plan 62401); Section 27 Township 2 New Westminster District Plan 11774

8009 - 152 Street

Parcel Identifier: 009-587-667

Lot 2 Except: Parcel "B" (Bylaw Plan 62401); Section 27 Township 2 New Westminster District Plan 11774

8027 - 152 Street

Parcel Identifier: 001-558-901

Parcel A (Explanatory Plan 13810) Lot 3 Except: Firstly: Parcel 1 (Bylaw Plan 62401) And Secondly: Parcel N (Bylaw Plan 86859), Section 27 Township 2 New Westminster District Plan 11774

8055 - 152 Street

Parcel Identifier: 026-479-931

Lot 1 Section 22 Township 2 New Westminster District Plan BCP20609

7929 - 152 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 21 "Multiple Residential 15 Zone (RM-15)" the minimum front, rear, and side yard setbacks are reduced from 7.5 metres (25 ft.) to varying distances ranging from 0.5 metre (1.5 ft.) to 7.0 metres (23 ft.) as illustrated on the plan attached hereto as Schedule A.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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



SCHEDULE A: DEVELOPMENT VARIANCE PERMIT: SETBACKS PROPOSED RM-15 ZONING

